

Australian Capital Territory

Heritage (Decision about Provisional Registration for Belconnen Farm, Belconnen) Notice 2011

Notifiable Instrument NI 2011 - 102

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 for Belconnen Farm, Belconnen) Notice 2011

2. Registration details of the place

Registration details of the place are at Attachment A: Provisional Register entry for Belconnen Farm, Belconnen

3. Reason for decision

The ACT Heritage Council has decided that Belconnen Farm, Belconnen 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

10 March 2011

5. Indication of council's intention

The Council intends to decide whether to register the entry under Division 6.2.


6. Public consultation period

The Council invites public comment by Wednesday 13 April 2011 on the provisional registration of Belconnen Farm to:

The Secretary
ACT Heritage Council
GPO Box 158
CANBERRA ACT 2601

Gerhard Zatschler
Secretary
ACT Heritage Council

10 March 2011

 <p>ACT Heritage Council</p>	<p>AUSTRALIAN CAPITAL TERRITORY</p> <p>HERITAGE REGISTER (Provisional Registration Details)</p> <p>Place No:</p>
---	--

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:

Belconnen Farm, Parkwood Road, Belconnen

(Part) Block 1605 District of Belconnen

DATE OF PROVISIONAL REGISTRATION

Notified: 10 March 2011 Notifiable Instrument: 2011/[Number]

PERIOD OF EFFECT OF PROVISIONAL REGISTRATION

Start Date 10 March 2011 End Date 10 August 2011

Extended Period (if applicable) Start Date _____ End 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

Belconnen Farm, (Part) Block 1605, District of Belconnen

STATEMENT OF HERITAGE SIGNIFICANCE

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

Belconnen Farm is of significance as a rare example of its kind, as important evidence of a process of conversion of exceptional interest, for strong and special associations with a person and cultural phase, and as a notable example of its kind of place.

The 1850s stone cottage at Belconnen Farm is a rare example of a reasonably intact permanent and substantial building within the ACT dating from this time. The place is also a rare example of a continuous working rural property within the ACT, dating from the 1850s.

Belconnen Farm also has a special association with the soldier settlement scheme within the ACT, and is a rare example of a successful soldier settler lease within both the ACT and nationally, testament to the skills and experience of lessee Austen Shepherd and his family. Belconnen Farm is also one of few properties in the ACT which has an association with the soldier settlement scheme which remains evident through the built structures today.

The property's settlement in the 1850s, and its subsequent occupation and use through the austere periods of soldier settlement and the Depression, and the later emergence from these periods in the 1930s demonstrate the growth and development of a distinctive process of conversion from a nineteenth century rural settlement, to an early twentieth century soldier settlement lease and later twentieth century adaptation, reflecting economic and other influences of the different periods. These phases remain evident in the built fabric of the place today.

Belconnen Farm is a notable example of a successful WWI Soldier Settlement lease. The re-use of the original stone cottage during this period, and the construction of simple outbuildings using basic, often recycled materials, demonstrates the principal characteristics of Soldier Settlement leases where capital was limited and economy, ingenuity and hard work were essential for survival.

Belconnen Farm also has a special association with well known Australian explorer, Captain Charles Sturt, who explored much of the land through the Murrumbidgee and Murray River areas in 1829 and 1830. In 1837, as reward for his explorations, Sturt chose this land as his entitlement.

Other theme-related registrations

Other places in the ACT related to the soldier settlement scheme and registered on the ACT Heritage Register include:

- Callum Brae Precinct, Narrabundah Lane Symonston
- Huntly, District of Stromlo

FEATURES INTRINSIC TO THE HERITAGE SIGNIFICANCE OF THE PLACE

The attributes listed below are assessed as features intrinsic to the heritage significance of the place:

- the rural outlook over the Murrumbidgee River

- the 1850s stone residence
 - the 1930s woolshed
 - the 1930s shearers' quarters
 - the 1930s meat house
 - the 1950s house
 - the 1950s station hand's cottage
 - the 1970s machinery shed
 - the windbreaks of *Pinus radiata* (Radiata or Monterey pine), *Cupressus spp.* (Cypresses), the grove of *Ulmus spp.* (Elms) to the east of the worker's cottage, the stand of *Prunus spp.* (Plums) to the west of the 1950s house and the line of *Tieghemopanax sambucifolius* (Elderberry) along the road that passes between the buildings.
-

APPLICABLE HERITAGE GUIDELINES

The Heritage Guidelines adopted under s27 of the *Heritage Act 2004* are applicable to the conservation of Belconnen Farm.

The guiding conservation objective is that Belconnen Farm, (Part) Block 1605, District of Belconnen, shall 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

Belconnen Farm, (Part) Block 1605, District of Belconnen has been assessed against the heritage significance criteria and been found to have heritage significance when assessed against four criteria under the ACT Heritage Act.

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. Future 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;**

The place is assessed as not meeting this criterion.

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

The place is assessed as not meeting 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;**

Belconnen Farm is important as evidence of a distinctive process of exceptional interest. The land has been used as a rural property from the 1850s demonstrating a process of conversion from its rural beginnings to a soldier settlement lease and subsequent twentieth century adaptation. It is of exceptional interest for its demonstration of growth and development, reflecting the broader economic environment within which it operated at different times throughout its use and occupation.

The original 1850s stone cottage demonstrates the wealth and intended permanence of the Campbell family who owned the Duntroon Estate. The reuse of this building upon the granting of a Soldier Settler lease in 1927 to Austen Shepherd is evidence of the experience of Soldier Settlement in the ACT, including the improvisation and 'making-do' with available shelter and materials.

This period of occupation as a soldier settler lease is important as evidence of a distinctive way of life and land use of exceptional interest, as one of only five identified examples in the ACT which continue to demonstrate the soldier settlement lease established in the ACT under the WWI FCT Soldier Settlement Scheme which operated from 1920 – 1927. Most of the leases issued under this scheme have been resumed for urban development or absorbed into larger existing rural properties.

The construction of new buildings on the property in the 1930s, including a substantial woolshed, demonstrates an emergence out of the Depression, and greater certainty in tenure.

The construction of a second homestead and station hand's residence in the 1950s demonstrates the continuing occupation and adaptation of the property.

The siting of the homestead precinct at the junction of two creeks with permanent springs and the hierarchy and relationship of the associated buildings and plantings illustrate nineteenth and twentieth century rural traditions and the way of life on an isolated property.

Belconnen Farm 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;

The place is assessed as not meeting this criterion.

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

This criterion is not applicable.

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

Belconnen Farm is a rare example of its kind, being a property within the ACT which demonstrates the development and different phases of occupation as a continuing rural property since its earliest European settlement in the 1850s. Within the ACT there are few examples of such rural properties with this same longevity of use and layers of history.

The 1850s stone cottage at Belconnen Farm is of significance as a rare example of its kind, being a residence dating from the 1850s. Within the ACT, there are few comparable buildings dating from this time or earlier. Comparable examples include a stone outbuilding at Lanyon and at the Woden Homestead.

Belconnen Farm is also a rare example within the ACT of a soldier settlement lease which retains an ability to demonstrate that period of use and occupation through its built structures, including

the stone cottage and outbuildings constructed in the 1930s. It is one of only six relatively intact FCT Soldier Settlement properties identified in the ACT and one of only five still operating as a rural lease largely within the original soldier settlement boundaries.

Belconnen Farm differs to other soldier settler leases in the ACT through the use and adaptation of existing infrastructure on the lease. The continuing use of the property by family members of the original soldier settler, and their subsequent further development of the property and its built infrastructure is rare in the ACT context.

Belconnen Farm meets this criterion.

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

Belconnen Farm is a notable example of a successful WWI FCT Soldier Settlement lease which typically began as a small, economically non-viable block but which, in this case, was rapidly expanded into a viable operation by the acquisition of adjacent unsuccessful soldier settlement leases. Most of the Soldier Settlement leases in the ACT, and elsewhere, failed.

Belconnen Farm including its outbuilding precinct containing small, simple structures built by the lessee himself using basic, often recycled materials demonstrates the principal characteristics of Soldier Settlement leases where capital was limited and economy, ingenuity and hard work were essential for survival.

Belconnen Farm meets this criterion.

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

Belconnen Farm has a strong and special association with the WWI Soldier Settlement Scheme which operated in the FCT from 1920 to 1927, being granted as a lease to Austen Shepherd. The WWI Soldier Settlement scheme is important to both national and ACT history, being a key initiative of government following World War I to encourage voluntary recruitment, provide employment for returned servicemen and to increase post-war primary production. The special association results from the success of Belconnen Farm as a soldier settler lease, where many others failed – testament to the farming skills of Shepherd - and for the length of association which Shepherd's family have had with this land.

Belconnen Farm is of significance for its special association with Captain Charles Sturt who explored the Murrumbidgee and Murray Rivers in the early 1800s. Sturt's exploration is important in national history, resulting in the settlement of land to the west of the Great Dividing Range. For this accomplishment, Sturt was entitled to a grant of 5,000 acres. He chose this area, on the junction of the Molonglo and Murrumbidgee in 1837. Though Sturt never occupied or farmed the land, the association is special as there are no other places within the ACT which are associated with Sturt. The views over the Murrumbidgee today are reminiscent of the time when Sturt selected this land.

Belconnen Farm meets this criterion for the above reasons.

The property also has an association with the Campbells of Duntroon and their network of properties in the area, as Belconnen Farm was in their ownership from 1838 to 1911. The property is linked with the first Administrator of the Commonwealth, Colonel David Miller who leased it after the 1913 subdivision. These associations are noteworthy though do not meet this criterion as being strong or special.

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

This criterion is not applicable.

- (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**

The place is assessed as not meeting this criterion.

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

This criterion is not applicable.

- (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.**

This criterion is not applicable.

The place is assessed as not being significant in relation to the following criteria: a, b, d, e, i, j, k, and l.

SUMMARY OF THE PLACE HISTORY AND PHYSICAL DESCRIPTION

HISTORY

Early History

Captain Charles Sturt was entitled to a grant of 5,000 acres (2,023 hectares) from the Crown for his exploration of the Murrumbidgee and Murray Rivers from November 1829 to May 1830, one of the most notable journeys of exploration in Australia. From a colony chiefly bound to the coastal plains, the vision of the colony was lifted to the vast reaches of land lying beyond the Great Dividing Range as far as the mouth of the Murray where the colony of South Australia was to be founded, its settlement directly influenced by Sturt's reports of the region.

Sturt did not take up a grant of land immediately. He was posted to Norfolk Island and then returned to England to convalesce from the effects of his journey of exploration. In 1837 he made a visit to Murray of Yarralumla. On that visit Sturt chose as his grant a site at the junction of the Molonglo and Murrumbidgee Rivers. He named the property 'The Grange'. It is not recorded that he visited the site but it is possible that he did, particularly as the land leading up to it on either side of the Molonglo was held by 'Yarralumla' and by acquaintances of the Murrays. Tradition has it that he visited Fairlight on the eastern banks of the Murrumbidgee opposite 'The Grange' where he is said to have planted seeds of trees including a Medlar. (Pers. Com. Peter Webb). However he never occupied the land or farmed it.

In 1838 Charles Campbell of Duntroon acquired the land and farmed it, naming it 'Belconnen'. It is thought that Campbell gave it this name after an incident at the property when an aboriginal man used the word 'Belconnor', meaning 'I cannot find' (Shepherd, 2005). Campbell then decided to use that term

for the property. The name has been variously spelt as Belconnel, Belconon or Belcomon. The property adjoined the districts known as Ginninderra and Weetangera. The general area was not known as Belconnen until the name was applied to the naval transmitting station when it was built nearby in 1938/9.

Campbell had a two-roomed stone house built at 'Belconnen' c. 1850 (Shepherd, 2005).

From 1877 Frederick Campbell, Charles' son, managed Duntroon in his father's absence overseas. On Charles' death in 1888 the estate passed to Frederick. In 1881 Frederick Campbell acquired 'Yarralumla' adding 'Belconnen' to it. In the 1880s 'Yarralumla' (including the land on the south of the Molonglo, the present 'Huntly' and 'Belconnen') was cleared and divided into 86 paddocks. The total estate was 39,000 acres (16,783 hectares).

The land was used for sheep and crops, oats, barley and wheat. Richard Vest, employed as an overseer on Yarralumla, is thought to have lived at Belconnen from 1882 to 1888. Other employees of Frederick Campbell to have lived there include D. McDonald from 1888-89 and Duncan McInnes from 1890-1904. Fencing, stables and yards were erected in 1880-90 and later the property was connected to Yarralumla by a private telephone line.

In July 1893 a deposit of galena (the natural mineral form of lead sulphide) was found on the property but has not been exploited, nor its worth ascertained.

By 1911 'Belconnen' included the stone house and a slab sided detached kitchen with an iron roof and stone chimney, attached by a small timber room to the two-roomed house. Animal enclosures, including a stockyard, poultry run and pig sty and a stable were close to the house. There were large sheep-yards to the south and a house and woolshed to the north.

The woolshed was in the part of the property remaining in New South Wales after resumption and was later moved around 1928-1930 (Shepherd, 2005).

'Yarralumla' including 'Belconnen' was resumed by the Commonwealth in 1913. It was subdivided and was advertised for lease 'under instructions from Colonel David Miller, Administrator'. Miller was the first administrator of the new Federal Capital Territory. He himself acquired 'Belconnen'. Three rooms for shearers and a galvanized iron laundry were built near the stone house. This is thought to have been occupied by Miller's son Selwyn and a worker, with Colonel Miller occupying a tent to the south west of the stone house. Selwyn worked the property and in January 1916 it was reported that he had produced 700 bags of wheat from a 70 acre crop and 300 tons of oaten and wheaten hay from a paddock of 100 acres. Colonel Miller left the district in 1921 but continued to lease the property till 1922 when Selwyn and his family left the district.

From 1st September 1924 Blocks 14 of 1230 acres, (470 hectares) and, later Block 16 of 620 acres (251 hectares) were rented and later leased by Austen Shepherd under soldier settler arrangements.



Figure 1: Plan Showing Federal Capital Land available for lease, 1919.
Shepherd's leases are highlighted in green.
National Library of Australia MAP G8984.C3G46 1920

Soldier Settlement contextual history

In 1915 the Federal Government implemented the Soldier Settlement Scheme to encourage voluntary recruitment, to provide employment for returned servicemen and to increase post-war primary production. The scheme can be summarised as:

- the Commonwealth Government would supply loan funds to the States and Territories for a maximum £500 per soldier settler (later increased to £625);
- the States and Territories would make land available for sale to returned soldiers and would administer the scheme;
- There would be an initial period of low interest charges to settlers;
- The settlers would be paid sustenance during the establishment period; and
- The State would organise training facilities for settlers with no farming experience (Navin Officer, 2001: 6).

In 1919 land was made available in the FCT for settlement of returned Australian soldiers as a repatriation scheme. As happened elsewhere throughout Australia, large landholdings were resumed by the government and subdivided for closer settlement including for soldier settlement. In the FCT, this land included areas at Yarralumla (including 'Belconnen'), Duntroon, Lanyon, Tuggeranong and Charnwood (Pfanner, 1999: 11).

Returned soldiers signed a very detailed lease agreement when they accepted a block, including issues about rental, filling in rabbit burrows and subletting (Pfanner, 1999: 13).

Life on most of the soldier settlement leases appears to have been difficult. Most of the settlers had little capital and many had no previous farming experience (Navin Officer, 2001: 6).

Soon after taking up their leases, it was usual for the soldier settlers to undertake fencing works, sink dams and place stock on their land (Pfanner, 1999: 14). In the FCT, soldier settlers were given an advance of £500 to £625 for these purposes. The settlers were also responsible for rabbit eradication and control of noxious weeds. In addition, Government officials undertook regular inspections (Navin Officer, 2001: 6).

Bad seasons in the late 1920s and the Depression soon meant that many soldier settlers struggled to pay back their advance.

Lessees gave up their blocks, many compulsorily, as the land was needed for other purposes (Pfanner, 1999: 22).

In general terms, the Soldier Settler Schemes across Australia were considered to have failed. This is due to a number of factors, including 'small non-viable blocks on poor land which were unsuitable for farming, over-capitalisation due to the high price of stock and equipment, lack of previous farming experience, a fall in farm commodity prices in the critical years between 1920 and 1924 when soldier settlers were trying to establish their properties, and continued decline in the rural sector from 1924 and throughout the Depression' (Navin Officer, 2001: 6).

In the ACT, a greater flexibility in the leasehold system enabled struggling lessees to transfer or consolidate their leases, thereby saving the scheme in the ACT from total failure. Most of these leases were eventually resumed for the development of Canberra (Navin Officer, 2001: 7).

'Belconnen'

(Shepherd, 2005 is the source of much of the following information).

Austen Shepherd was born in 1887 and grew up on the family properties, Wheeo, Crookwell NSW and Teneriffe, Goulburn NSW. He trained as an agronomist at Hawkesbury Agricultural College, NSW. He worked for a period at Leeton. In 1915 Shepherd enlisted in a battery from Albury and served in Egypt and France achieving the rank of staff sergeant and was awarded the Meritorious Service Medal in 1919. He returned to Leeton in 1920 as a field officer for the NSW Department of Agriculture. While there he grew the first successful crop of rice using seed imported from the USA.

The land he applied for in the ACT was not specifically reserved for soldier settlers but they were given preference if they applied for it. Austen Shepherd did not receive the associated soldier settler grant until 1927. Later Shepherd also acquired the lease of nearby Block 16 from the Shooberts. Shepherd ran strong wool crossbreds and cattle and cropped wheat and oats. He was also one of the first to use pasture improvement techniques to increase production.

Shepherd succeeded where some other soldier settlers failed most probably because of his expertise and experience and the back up of other family properties.

Shepherd's daughter Jean Nugent Shepherd was born in Leeton. She was three when they moved to 'Belconnen'. His son Austen Robert Nugent Shepherd (Bob) was born three weeks before they moved there in 1925.

In 1936 a new woolshed and yards were built of materials sourced from Duntroon. Shearers' quarters were moved from near the stone house and re-erected beside the cook's house in 1938. By the 1930s the stone house had been extended with a weatherboard schoolroom to the north east and a large fibro-cement extension to the west comprising a sitting dining room, a verandah later enclosed and an office.

Initially the two Shepherd children were taught from correspondence courses by their mother. Later they went as boarders to Canberra Grammar and Canberra Girls' Grammar respectively. Bob later transferred to St Patrick's School in Goulburn. When Bob left school he worked on the property. Jean

worked in the Customs Department. Both enlisted in the 2nd World War, Bob into the Navy and Jean into the coastal defences.

Initially Jean worked in Tamworth after the war where she married John McLennan. Austen Shepherd leased the property Spring Valley at Stromlo for Jean in 1947. Bob assisted on 'Belconnen', worked on another Shepherd property near Goulburn and at Adelong and assisted Jean on 'Spring Valley' after her husband died. Bob married Roma Gilmour, a distant connection of the poet Dame Mary Gilmour.

After the war, plans for a new homestead were designed by the architect Kenneth H. Oliphant. The building application was first submitted on 11 July 1947 and was approved one month later but the building permit was not issued until 26 May 1950. The builder was G.W. Furlonger (Peter Freeman Pty Ltd 1996). The concrete blocks were made by the men on the property and Bob assisted with moving the large amount of sand needed to make them.

In 1962 Bob, now a Canberra businessman, took over the lease of 'Belconnen' from his father who retired to live in Campbell, ACT. He ran merinos and cattle and grew wheat, rye and improved pasture. Bob established Shepherd Ford in the district of Belconnen in 1976. The property was rented to Peter Canham of the adjoining Strathnairn property and three houses were sublet as residences. The land was gradually encroached on for the Belconnen tip which has covered the cereal cropping area and the property has been reduced to 470 hectares.

In 2003 the lease was acquired by Corkhill Bros who continue to raise beef, though renting out the cottages.

Extraordinarily the fires of 1939, 1952 and 2003 missed this property.

DESCRIPTION

Historical boundaries of the property no longer remain intact (See Figure 1, above). The current Block boundary is a result of more recent developments in the area.

Exotic trees provide wind breaks around the stone cottage, and ornamental trees were planted for decorative effect beside the 1950s house and the track through the group of structures. From parts of the homestead precinct there are spectacular views of the hills on the other side of the Murrumbidgee, the Baldy Range, the Wombat Ridge and the Brindabellas.

Three groups of structures are linked by the original track into the property. The homestead group contains a stone house c. 1850, the 1950s house and a galvanized iron garage. It has a single Pine (*Pinus radiata*) beside the stone house, a windbreak of Radiata pine (*Pinus radiata*) and a grove of *Prunus spp.*

The stone house has 50 centimeter rubble stone walls, marked by twentieth century additions and changes. It is surrounded by a timber verandah, part of which has been enclosed to make two weatherboard rooms. Further additions by the Shepherds in the 1920s-30s were removed after the 1950s house was built. The building retains its original plasterwork, Baltic pine ceilings, 4x4 pane timber sash windows with brick soldier arches and sills, pine linings to the internal reveals of openings and brick fireplaces and chimney. A new door was opened in the western corner in the 1930s.

The verandah roof and support posts are in need of repair. The two original stone rooms are in fair condition. The rooms are more spacious than those in Blundell's cottage and Mugga Mugga Cottage, but it is a smaller house than the other Campbell house, The Oaks and the more extensive 'Duntroon'. It is more comparable in size and design to the original small (three room) stone house built by Mowatt at 'Yarralumla' (Coulthard-Clark, C.D., 1988).

The 1950s house, of patterned concrete brick with tiled roof, and a timber verandah is a plain structure reflecting none of Oliphant's more typical designs. Shepherd believes his father asked Oliphant for the very plain external design. It is a three bedroom house with separate lounge room and dining room leading off a central passageway. The kitchen opens onto a back lobby and the laundry in turn opens off that. The house has its back to the main (southerly) view over the Murrumbidgee but the front verandah, lounge and two bedrooms are oriented to the north for winter sun. The roof, of tiles from India, has never been satisfactory (Shepherd, 2005). The building is in fair condition, except for the front verandah which is in poor condition.

A woolshed, shearers' quarters, an ablutions/laundry building and machinery shed form a functional group and are located to the north-north-east of the homestead group. The materials for each of these are described in Attachment A. They were constructed by the Shepherd family in the 1930s. The cook's house is the most southerly of the set of buildings. The three room shearers' quarters to the north of the cook's house were possibly built by Miller and originally lay to the east of the stone house. They were moved by Bob Shepherd and re-erected by carpenters in their current site. A wind break of Cypress (*Cupressus spp.*) and Pines (*Pinus spp.*) shelter the group. The plantings date from the 1960s. A worker's house built in the 1950s lies on the other side of the road into the property. It and two of the structures in the shearers' quarters contain asbestos. These buildings are in fair to poor condition.

Also on the property is a fibro and galvanized iron station hands' cottage. Construction details for the ancillary structures are at Appendix A.

Elms (*Ulmus spp.*) obscure the tip face from the site to the north. Kentish cherries (*Prunus spp.*) possibly planted by Campbell, Austen Shepherd's orchard and vegetable garden and most garden plants have disappeared. (Shepherd, 2005)

Although all these structures are in discrete groups they are visually linked within a tilted saucer shaped slope of land that faces south and south west to the Brindabellas and other ranges.

The property had a well that has disappeared under a retention pond associated with the Belconnen tip. It lay about 200 metres from the stone house to the north. Water from a spring on Spring Creek opposite the stone house was pumped to a tank beside the house.

Despite the Belconnen tip to the north which is partly screened from the buildings by trees and power lines crossing the property on the far side of Spring Creek the landscape setting of Belconnen Farm to the north, west and south retains the nineteenth century landscape patterns established by Frederick Campbell. Changes made since 1913 other than those referred to above have reinforced these patterns and have not compromised the dramatic views from the property buildings.

REFERENCES

Archives Office of New South Wales

- Letters of the Colonial Secretary. Microfilm reel no.1185. Letter from Captain Charles Sturt to the Colonial Secretary 30.5.1835

National Archives of Australia

- Series A880/1 Item TL 1257 Pt.1. A N Shepherd lease Block 14 Belconnen
- Series A192 Item FCL 1918/618. Belconnen Telephone
- Series A365 Item NN. Stock returns for 1921
- Series A358/2 Item 21. J E R Campbell, Duntroon Estate. Letter to Prime Minister from Premier of NSW requesting transfer of part of Portion3 to F Campbell
- Series A357. Yarralumla Valuations

National Library of Australia. Manuscript Section

- Diaries and station books of Richard Vest

Shepherd, A.R.N.

- A collection of documents, photographs and his unpublished notes about 'Belconnen'. Also notes compiled by him in association with the ACT Department of the Environment, land and Planning for an exhibition, 1976.
- 2005, Personal communications.

Secondary sources

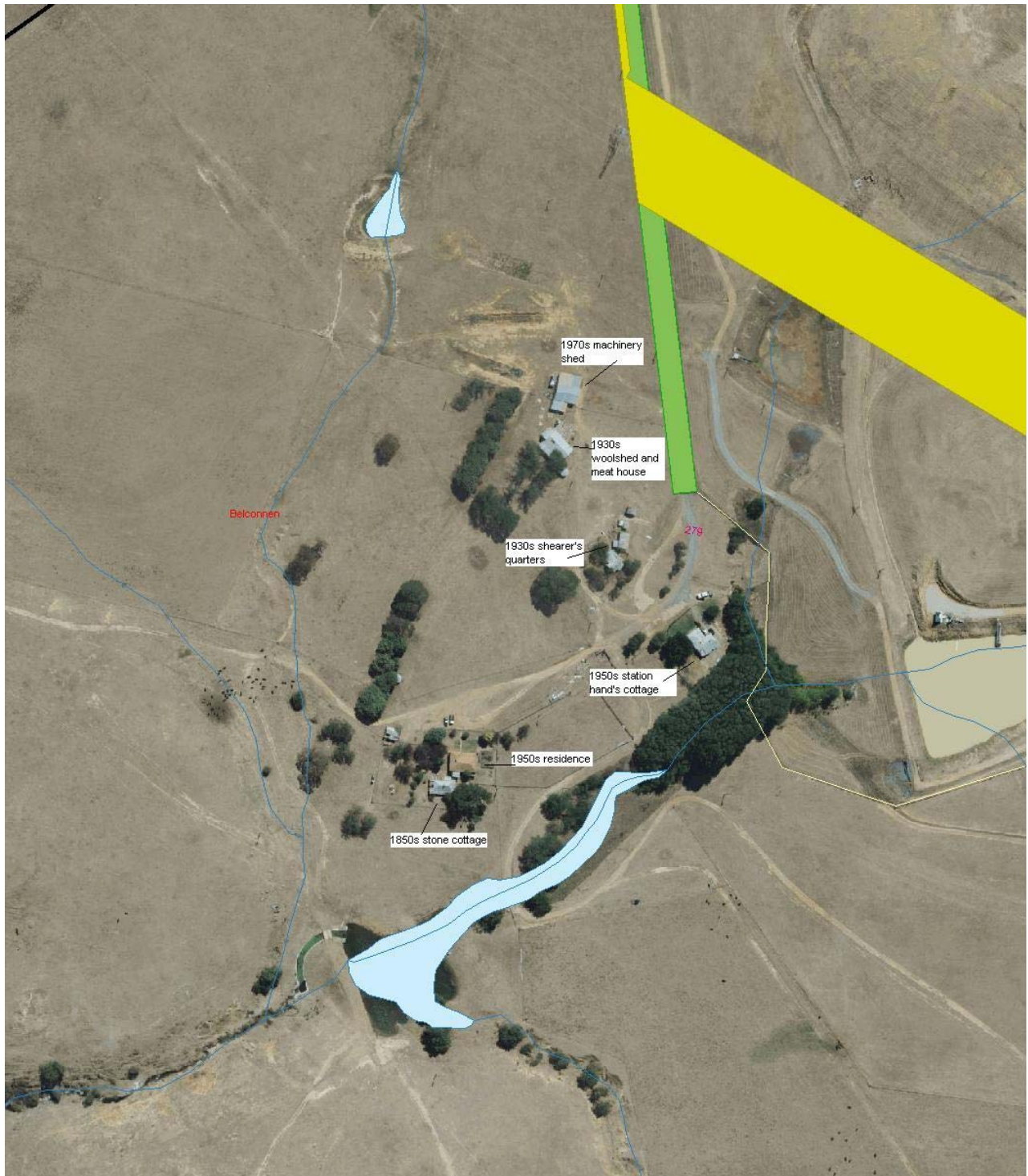
- Baskin, J., Martin, Jo and Riboust, P. 1997. Rural properties of the ACT.
 - Canberra Historical Journal no 1, March 1973 pp.25-32 Yarralumla Estate 1881-1913 by D. Vest. Canberra, Canberra & District Historical Association.
 - Coulthard-Clark, C D ed., 1988. Gables, Ghosts and Governors-General; the historic house at Yarralumla, Canberra. North Sydney, Allen & Unwin in association with the Canberra & District Historical Society.
 - Cumpston, J H L, 1951. Charles Sturt; his life and journeys of exploration. Melbourne, Georgian House.
 - Gillespie, Lyall L., 1992. Ginninderra: forerunner to Canberra. Canberra, The Wizard Canberra Local History Series.
 - Kelton, J, 1992. Belconnen Station Woolshed ACT: Historical cultural landscapes Woolshed Survey. Canberra, University of Canberra. Not published
 - McLennan, Austen Robert Nugent, formerly of Belconnen Property. Personal communication, April 2005.
 - McLennan, Jean Shepherd, Garran, ACT, formerly of Belconnen and Springfield Properties. Personal communications 2004
 - Navin Officer Heritage Consultants, 2001, A Comparative Assessment of the Cultural Heritage Values of Surviving Soldier Settlement Properties within the ACT. Report to Purdon Associates Pty Ltd.
 - New South Wales. Electoral Rolls for the District of Queanbeyan. Nla Mfm no 273 reels 7, 20.
 - Newman, C.E.T., 1961. The spirit of Wharf House. Sydney, Angus and Robertson.
 - Peter Freeman Pty Ltd, 1996. Kenneth H. Oliphant; his life and work. Canberra, RAIA ACT Chapter.
 - Pfanner, S. 1996, Soldier settlement subdivisions in the Federal Capital Territory after WWI. *Canberra Historical Journal* 37: 25-34, March 1996. Canberra & District Historical Society.
 - Pfanner, S. 1999, A History of Soldier Settlement in the Federal Capital Territory after the First World War. Unpublished report to ACT Heritage Unit.
 - Wilson, Gwendoline, 1968. Murray of Yarralumla. Melbourne, Oxford University Press.
 - Webb, Peter, Fairlight Station NSW. Personal communication, 1996.
-

SITE PLANS AND MAPS

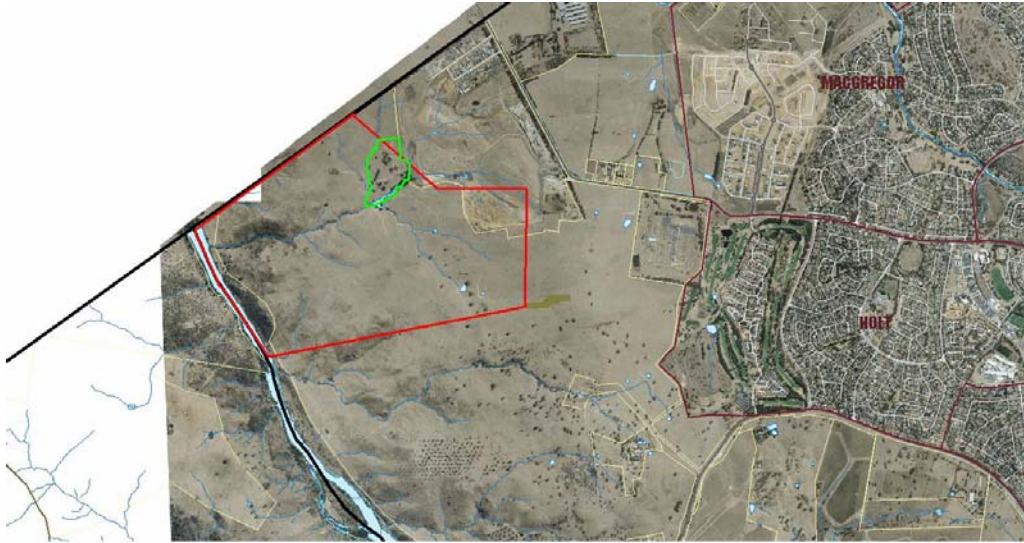


Belconnen Farm - the boundaries for ACT Heritage Register citation are defined by creek lines to the southern and western boundaries, by the land title to the east, and a straight line drawn from a small dam to the land title across the northern boundary at right angles, as illustrated by the solid green line

The Belconnen Farm boundary, for the purposes of this citation, includes a contained area around the main homestead and outbuildings group. It is defined by creek lines to the southern and western boundaries, by the land title to the east, and a straight line drawn from a small dam to the land title across the northern boundary at right angles, as illustrated by the solid green line.



Aerial image showing creek lines and land title boundary.



Belconnen Farm showing Soldier Settler boundaries overlaid with proposed ACT Heritage Register citation boundaries

Aerial image showing soldier settler boundary (solid red line), overlaid with citation boundary (solid green line).

IMAGES



1850s stone cottage



rural views over the Murrumbidgee River



1930s woolshed exterior



1930s woolshed interior



1920s/1930s shearer's quarters



1950s house



1950s station-hand's cottage



1970s machinery shed

Images taken 9 November 2010.

NON-STATUTORY BACKGROUND INFORMATION

ATTACHMENT A

Site Inventory and Key to Plan of Site.

1	Residence	c. 1850	Stone, galvanised iron, timber
x	Stables, yards	1894	Slab, galvanised iron, morticed post and rail: rebuilt 1960s. The 1898 shed was x built by James Kilby and Evan Cameron. The year is cut into one of the corner posts. The two men were paid forty pounds for supplying the material and their labour.
x	Sheep yards	c. 1900	Timber, post and rail
x	Sheep yards	1936	Sawn timber from Black Mountain. Built by Bob Shepherd. Bricks from General Legge's place.
5	Woolshed	1936	Sawn timber and galvanised iron from the old Duntroon mess
6	Shearers' quarters		Jarra timber, galvanised iron and fibro cement sheet
	(a) sleeping	c.1920 (moved 1947).	Originally built by Miller.
	(b) kitchen	c.1938	
	(c) shower	c.1938	
x	(d) cook's house.	C 1938	Bay window built c.1980/90
x	Office	c.1930	Galvanised iron and fibro cement ???
8	Meat house	c 1938	Galvanised iron & timber
x	Bore	c.1940	Steel windmill and casing
x	Chicken yard	c.1940	Wire netting, galvanised iron
11	Spray dip	c.1947	Galvanised iron, steel
12	Homestead	1950	Concrete block (coloured) and terracotta tile
13	Garage	1950s	Galvanised iron and timber
14	Station hand's cottage	1959	Fibro cement and galvanised iron
15	Plunge dip	1960s	Concrete
16	Machinery shed	1970s	Galvanised iron and timber
17	Water tanks	1972	Concrete and galvanised iron
Trees	Botanical name		Common name
18	<i>Pinus radiata</i>		Pine, Radiata pine, Monterey pine
19	<i>Salix babylonica</i>		Weeping willow
20	<i>Ulmus spp.</i>		Elms
21	<i>Prunus spp.</i>		Plum
22	<i>Cupressus spp.</i>		Cypress
23	<i>Tieghemopanax sambucifolius</i>		Elderberry
24	<i>Pinus spp.</i>		Pine

An x indicates that this feature no longer exists.

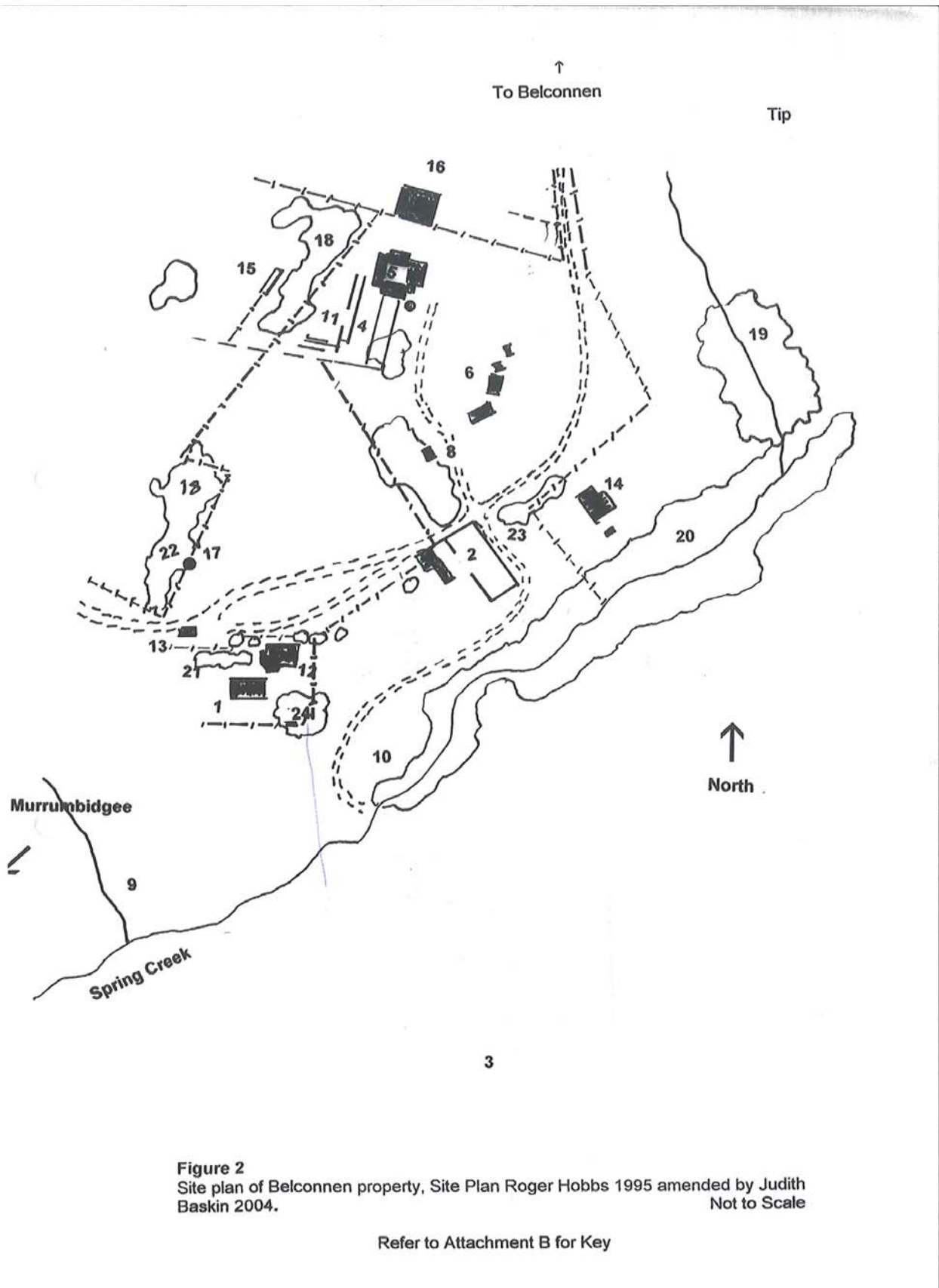


Figure 2
Site plan of Belconnen property, Site Plan Roger Hobbs 1995 amended by Judith Baskin 2004.
Not to Scale

Refer to Attachment B for Key