

Australian Capital Territory

Heritage (Decision about Registration of the Pine Island Homestead and Surrounds, Greenway) Notice 2015

Notifiable Instrument NI2015—666

made under the

Heritage Act 2004, s40 Notice of decision about registration

1 Name of instrument

This instrument is the *Heritage (Decision about Registration of the Pine Island Homestead and Surrounds, Greenway) Notice 2015*.

2 Registration details of the place

Registration details of the place are at Attachment A: Register entry for the Pine Island Homestead and Surrounds, Greenway.

3 Reason for decision

The ACT Heritage Council has decided that the Pine Island Homestead and Surrounds, Greenway meets one or more of the heritage significance criteria at s 10 of the *Heritage Act 2004*.

4 Date of registration

19 November 2015

5 Revocation

The Heritage (Decision about Provisional Registration of the Pine Island Homestead and Surrounds, Greenway) Notice 2015 notifiable instrument NI2015—257 is revoked.

Fiona Moore
A/g Secretary (as delegate for)
ACT Heritage Council
19 November 2015



ACT Heritage Council

**AUSTRALIAN CAPITAL TERRITORY
HERITAGE REGISTER
(Registration)**

For the purposes of s. 40 of the *Heritage Act 2004*, an entry to the heritage register has been prepared by the ACT Heritage Council for the following place:

Pine Island Homestead and Surrounds

(Part) Block 16 Section 46, Greenway

DATE OF REGISTRATION

19 November 2015 Notifiable Instrument: 2015 –666

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

The Secretary
ACT Heritage Council
GPO Box 158
CANBERRA ACT 2601

Telephone 13 22 81

This statement refers to the location of the Pine Island Homestead and Surrounds as required in s. 12 (b) of the *Heritage Act 2004*.

LOCATION OF THE PLACE

Pine Island Homestead and Surrounds, Pine Island Road. (Part) Block 16, Section 46, Greenway.

This section refers to the description of the Pine Island Homestead and Surrounds as required in s.12(c) of the *Heritage Act 2004*.

DESCRIPTION OF THE PLACE

The Pine Island Homestead and Surrounds, consisting of the following attributes:

- the original Pine Island Homestead exhibiting features of the Federation Bungalow style including:
 - The external rough faced ochre-coloured concrete blocks used as quoins and as face bricks four courses high on the front half of the house, full height on the rear part of the house;
 - the external crushed quartz roughcast render panels;
 - the deep verandah with masonry piers (using the same materials and style as the house) supporting paired timber posts;
 - corrugated iron roof with simple planes; and
 - simple rectangular leadlight used sparingly in front door and windows.
- remnant orchard, consisting of the timber fence orchard enclosure and extant fruit tree plantings in current location
- remnant fence alignments and the remnant timber post and rail fences
- remnant mature trees including the Kurrajongs to the northwest of the cottage and the Irish Strawberry Tree adjacent to the house
- rural landscape setting, including the house paddock
- remnant gravel driveway
- the 1960s silo
- the 1980s shed

This statement refers to the heritage significance of the Pine Island Homestead and Surrounds as required in s.12(d) of the *Heritage Act 2004*.

STATEMENT OF HERITAGE SIGNIFICANCE

The Pine Island Homestead and Surrounds is the remnant of a World War One Solider Settlement lease that remained viable when the majority of other farms from the scheme failed during the difficult financial climate imposed by the Great Depression. It remained in the same family, expanding with success in the 1950s and 1960s, until 1975 when it was acquired by the Commonwealth. It is one of only six extant Soldier Settlement farms left in the ACT. [*criterion (a) and (b)*]

While many elements of the farm were lost to the 2003 bushfires, a number of important elements remain, including the homestead, house paddock, remnant orchard and remnant fence alignments. The homestead, completed in 1927, is a high quality building of its time more in keeping with the early suburbs of Canberra than the rural context, and has maintained a high degree of integrity. The rural character of the block and particular aesthetic setting of the homestead among a grazing paddock contribute to the historical interpretation of the property as a Solider Settlement lease. These features contribute to the history of the property as a Soldier

Settlement and demonstrate the self-sufficient nature of the lease and the farming history of the property.
[*criterion (a)*]

The Pine Island homestead differs from many of the other existing Soldier Settlement places, following a different path in its establishment. The place was established with minimal existing farm infrastructure, while other similar properties, such as the Belconnen Farm, Huntly and Callum Brae, had subsumed earlier farms and used the existing fabric, pastoral infrastructure and farm layout. Additionally, Pine Island saw a significant investment in infrastructure, with several government grants utilised to build a substantial house and improve the land. [*criterion (b)*]

CONSERVATION OBJECTIVE

The guiding conservation objective is that the Pine Island Homestead and Surrounds shall be conserved and appropriately managed in a manner respecting its heritage significance.

The ACT Heritage Council may adopt heritage guidelines applicable to the place under s19 of the *Heritage Act 2004*.

For further information on guidelines applicable to the place, or for advice on proposed works or development, please contact ACT Heritage on 13 22 81.

REASON FOR REGISTRATION

Pine Island Homestead and Surrounds, Greenway has been assessed against the heritage significance criteria and been found to have heritage significance when assessed against two criteria (a) and (b) under s.10 of the *Heritage Act 2004*.

ASSESSMENT AGAINST THE HERITAGE SIGNIFICANCE CRITERIA

The Council's assessment against the criteria specified in s.10 of the *Heritage Act 2004* is as follows.

In assessing the nomination for Pine Island Homestead and Surrounds, Greenway, the Council considered:

- the original nomination and documentary evidence supplied by the nominator;
- information gathered in a site inspection on 23 March 2015 by ACT Heritage;
- the ACT Heritage Council's *Heritage Assessment Policy*, February 2015;
- the report by ACT Heritage titled, *Background Information Pine Island Homestead and Surrounds, June 2015*, containing photographs and information on history, description, condition and integrity; and
- the Pine Island Conservation Management Plan prepared by Eric Martin and Associates for the ACT Property Group, March 2014.

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. Future research may alter the findings of this assessment.

(a) importance to the course or pattern of the ACT's cultural or natural history;

Pine Island Homestead and Surrounds, Greenway, meets this criterion.

The Federal Capital Territory Soldier Settlement scheme is an important part of ACT and Australian history as a means of employing returning soldiers and boosting post-war production. The Pine Island Homestead and Surrounds is one of the few remaining Soldier Settlement farms in the ACT and is an excellent example of how a returned soldier was able to utilise government schemes and loans to establish a farm and invest in its infrastructure so that it would eventually weather harsh economic conditions and leave a lasting legacy.

The present-day Pine Island area retains less than a third of the original rural landscape of the Soldier Settlement lease Block 4A granted to Darcy Thompson on 5 April 1920. Thompson immediately started to run stock on the property and by 1927 had built a substantial home and improved much of the land utilising several government loans available at the time. Thompson managed to maintain the farm during the difficult years of the Great Depression when many other Soldier Settlement properties failed and were resumed by the Commonwealth or taken over by neighbouring properties.

Remaining elements demonstrating the history of Pine Island as a surviving and viable Soldier Settlement farm include the homestead, house paddock, remnant orchard, remnant driveway alignment and remnant fence alignments.

The connection of the Pine Island Homestead and Surrounds to the Soldier Settlement period is maintained through the ongoing rural aspect and land use of the property. The paddock surrounding the homestead, albeit significantly reduced in size, continues to be used for grazing as it was during Thompson's ownership, allowing the ACT community to interpret its past use and setting.

The farm continued in the family when it was passed on to Darcy's son, Ian, who invested in expanding the infrastructure in the 1960s with a silo, woolshed and yards, sheep-dip and yards, hayshed, machinery shed and cow bail. The silo is extant and the sheep-dip and yards are partially evident, but the other structures were lost in the 2003 bushfires which also affected some of the earlier features, including fences and trees.

(b) has uncommon, rare or endangered aspects of the ACT's cultural or natural history;

Pine Island Homestead and Surrounds, Greenway, meets this criterion.

Pine Island Homestead and Surrounds is one of six relatively intact Soldier Settlement properties identified in the ACT and is a strong addition to those already on the ACT Heritage Register - Callum Brae, Belconnen Farm and Huntly. Like these it has continued its rural use from the Soldier Settlement period to the present day.

The only structure left from the Soldier Settlement period is the high quality homestead which is uncommon amongst Soldier Settlement period homesteads which were usually built using inexpensive and often recycled materials. The remaining farm buildings, such as the silo and grain shed, are remnants of Ian Thompson's expansion of the farm infrastructure from the 1960s.

The homestead is a solidly built Federation Bungalow style building. It retains a high level of intactness. The enclosed verandah room and small toilet block are unsympathetic additions, but

are reversible, with other alterations including Colorbond roofing (post-2000) and some internal and fitout modifications. The integrity of the building has been affected due to some shifting or settling that has resulted in several areas of cracking with obvious patching, leaning in the verandah posts and a compromised front door lintel. Significantly Pine Island homestead reflects the impact of the development of urban Canberra on the rural environment of the Federal Capital Territory. While distinctly uncommon in the soldier settlement context, its style was quite common in Canberra's early garden city suburbs with several examples now included on the ACT Heritage Register within precincts such as Blandfordia 4 and 5, Forrest Housing Precinct, and Wakefield Gardens

(c) potential to yield information that will contribute to an understanding of the ACT's cultural or natural history;

Pine Island Homestead and Surrounds, Greenway, does not meet this criterion.

There is no evidence to suggest that the property has the potential to yield important information that will contribute significantly to a wider understanding of the ACT's cultural history beyond the existing known information available through published material and physical fabric of the place. The history of Soldier Settlers, as well as the Federation Bungalow style of building, in the ACT is well known and documented in several sources and there is little potential for the Pine Island Homestead to add significantly to this information.

(d) importance in demonstrating the principal characteristics of a class of cultural or natural places or objects;

Pine Island Homestead and Surrounds, Greenway, does not meet this criterion.

The Pine Island Homestead and Surrounds is one of six relatively intact Soldier Settlement properties identified in the ACT which demonstrate many of the principal characteristics of a Soldier Settler farm including original homestead and remnant rural landscape with house paddock, remnant orchard and remnant fence alignments.

However, in comparison with Callum Brae which is clearly identified as the outstanding example of a Soldier Settlement property in the ACT on the basis of the very high integrity of its Soldier Settlement structures and fabric, and relatively high integrity of its soldier settlement boundaries, the Pine Island Homestead and Surrounds are a notable but not exceptional example of a Soldier Settlement property.

The homestead differs from other Soldier Settlement homesteads, such as Callum Brae, in both the style and material used and, as such, is not considered an important component in demonstrating a typical Soldier Settlement place. Its Federation Bungalow style gives it a more substantial and elaborate appearance than the customary soldier settlement weatherboard dwelling. In comparison, the Callum Brae homestead and outbuildings are vernacular buildings using inexpensive and recycled materials to build small and simple structures.

The presence of the remnant orchard on the property demonstrates the self-sufficient nature of the farming that took place on Soldier Settlement leases and provides a connection for the present day property to the Soldier Settlement period. The remnant orchard enclosure and extant fruit tree plantings provide an insight into the layout of the soldier settlement period orchard.

The place has lost some of its farming infrastructure as a result of the 2003 bushfires, including the woolshed, hayshed, machinery shed, sheep dip and yards, cow bail and the majority of the orchard trees. There has also been a reduction in the size of the original Block 4A property due to urban development. The remaining rural landscape is roughly a third of the original block size and the nominated area covers ~5% of the original property.

Additionally, it is not considered to be important in demonstrating the principal characteristics of Federation Bungalow style buildings as there are many other examples within the Garden City suburbs of the ACT.

(e) importance in exhibiting particular aesthetic characteristics valued by the ACT community or a cultural group in the ACT;

Pine Island Homestead and Surrounds, Greenway, does not meet this criterion.

Whilst the Pine Island area is a popular recreation place for the ACT community given its proximity to the Murrumbidgee River, there is insufficient evidence that the particular aesthetic characteristics of the Pine Island homestead and surrounds are valued by the ACT community or a cultural group within the ACT.

(f) importance in demonstrating a high degree of creative or technical achievement for a particular period;

Pine Island Homestead and Surrounds, Greenway, does not meet this criterion.

The Pine Island Homestead demonstrates many characteristics of the Federation Bungalow style popular in the early 20th Century Australia, but there are no aspects that represent a particular creative or technical achievement for this period and it is therefore not considered to meet this criterion.

(g) has a strong or special association with the ACT community, or a cultural group in the ACT for social, cultural or spiritual reasons;

Pine Island Homestead and Surrounds, Greenway, does not meet this criterion.

There is insufficient evidence to demonstrate that the Pine Island Pine Island Homestead and Surrounds has a strong or special association with the ACT community, or a cultural group in the ACT for social, cultural or spiritual reasons.

(h) has a special association with the life or work of a person, or people, important to the history of the ACT.

Pine Island Homestead and Surrounds, Greenway, does not meet this criterion.

The Pine Island Pine Island Homestead and Surrounds has a special association with the Thompson family who acquired the block as a Soldier Settlement lease in 1920 and owned it until it was acquired by the Federal Government in 1975. While the Thompson family has this association, the importance of the Thompson family to the history of the ACT is not demonstrated and therefore not considered to meet this criterion.

The place also holds associative value for a number of earlier landholders, including John MacLaren (*Janevale*), Sheriff Thomas Macquoid and Thomas Hyacinth Macquoid (*Waniassa*), the Cunningham family (*Tuggeranong*). However, these associations are not considered special for the purposes of this criterion.

SITE PLAN

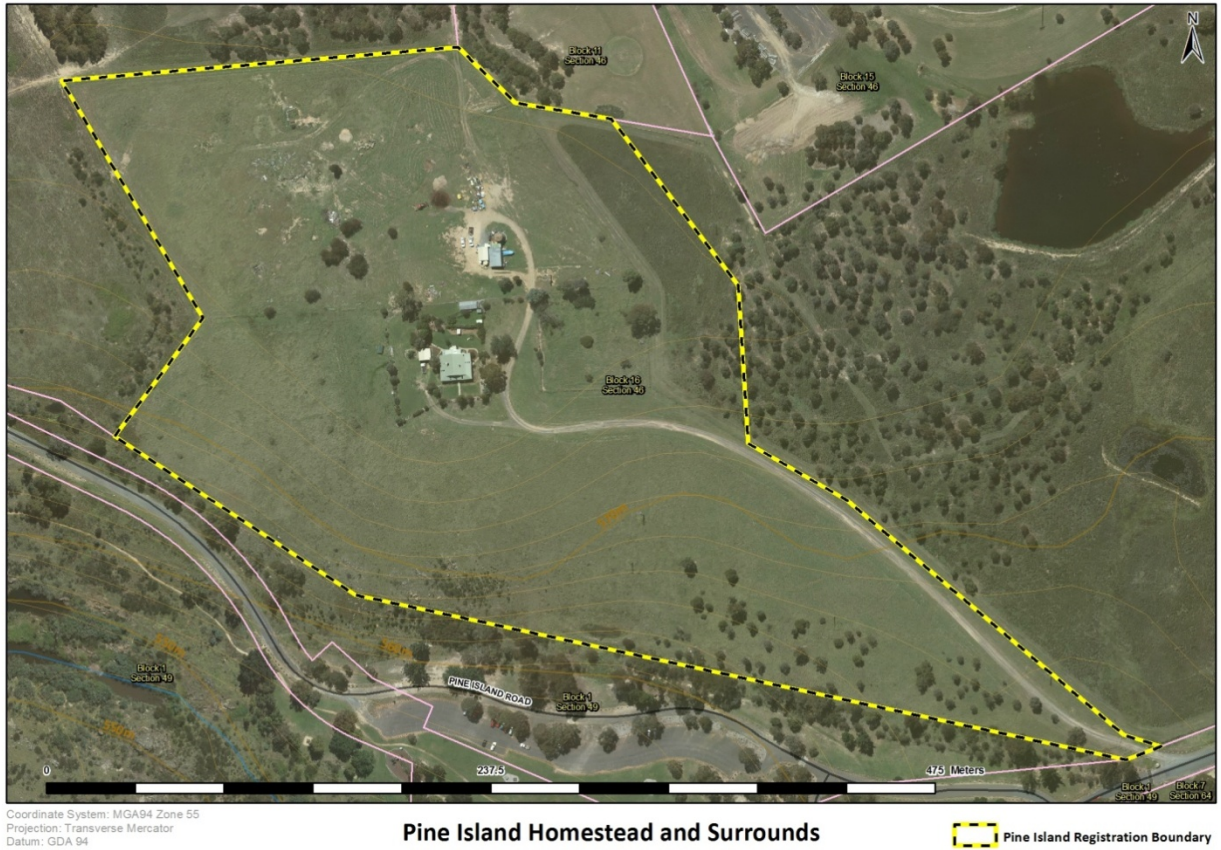


Image 1 Pine Island Homestead and Surrounds Registration Boundary