

LANYON CONSERVATION MANAGEMENT PLAN

VOLUME 1



Prepared by Duncan Marshall, Australian Archaeological Survey Consultants Pty Ltd, Dr Lenore Coltheart, Context Pty Ltd, Geoff Butler & Associates, John Armes & Associates, Dr Michael Pearson & Ken Taylor

**for the
Cultural Facilities Corporation - ACT Historic Places**

2010

STATUS OF THIS PLAN

Lanyon is a large and complex place with a wide range of heritage values related to the place and a collection of objects, to buildings and its landscape. These values include Aboriginal heritage values as well as those relating to post-European settlement.

Given this complexity, it is considered too difficult to try to capture everything in the one document. Rather, it is proposed there be:

- an overview conservation management plan (CMP), this document, which captures the main information at a broad scale, and which provides a framework for the management of the place including major policies and strategies; and
- potentially, more detailed heritage studies which relate to components (eg. specific buildings, the collection of objects, maintenance planning, and interpretation). Such heritage studies would be consistent with the overview CMP, although they may lead to revisions of the CMP itself. The exact number and scope of these heritage studies is not yet clear but may become more clear after completion of the CMP.

In addition, it is not possible at this stage to fully undertake the preparation of the overview CMP given a variety of constraints. Accordingly, the CMP will be developed in stages. In the initial stage, work will focus on:

- drawing information readily available from existing sources to compile sections of the CMP;
- developing the best understanding of significance given existing constraints;
- developing key general policies and strategies which can provide an immediate framework to guide management;
- developing policies and strategies to assist with immediate issues confronting management; and
- providing a work plan to complete the CMP and any heritage studies considered necessary.

It is anticipated the CMP will be an evolving document, with sections updated as new research is undertaken to complete particular CMP tasks. Such new research may also impact on other sections of the CMP (eg. significance).

This draft CMP provides information resulting from the initial stage of work to develop the overview conservation management plan for Lanyon. While a substantial draft providing a good general framework, there are gaps and limitations as noted.



EXECUTIVE SUMMARY

This conservation management plan for Lanyon provides a sound basis for the good management and conservation of this place and its heritage significance. This conservation management plan:

- describes the remnant historic pastoral property of Lanyon;
- provides an overview of the history of the place;
- offers evidence related to historic, aesthetic, scientific and social values;
- analyses all of this evidence and provides a statement of significance for the place;
- considers opportunities and constraints affecting the management of Lanyon; and
- provides a conservation policy and implementation strategies to guide management and conservation.

Lanyon is entered on the ACT Heritage Register under the ACT *Heritage Act 2004*. This listing protects the heritage values of the place, and imposes a number of obligations including the need to prepare a conservation management plan.

Lanyon is located south of the suburbs of Canberra, between the modern suburb of Banks and the rural village of Tharwa. Lanyon is an extensive and layered landscape with remnant natural woodlands, Aboriginal heritage, and substantial landscapes, gardens, buildings and other features relating to pastoral use beginning in the 1830s. It has a range of heritage values related to:

- technical and creative achievements;
- design and aesthetic qualities;
- evidence of a distinctive way of life, land use and function;
- its value to the community and cultural groups for cultural and social associations;
- components of Lanyon are important as part of local Aboriginal tradition;
- its rare qualities and rare intactness;
- some components are notable examples;
- because aspects are likely to provide information through research or teaching; and
- as significant habitat and remnant woodland.

The conservation management plan considers a number of implications arising from this heritage significance, as well as a range of other legislative, management, physical and stakeholder issues. The range of constraints and opportunities have been used as the basis for the development of an extensive set of conservation policies and implementation strategies including those related to:

- training, consultation and liaison;
- Aboriginal heritage values;
- natural heritage values;
- the gardens and landscape, including natural and cultivated trees;
- the buildings and other structures;
- historical archaeological features;
- the collection;
- the broader setting for Lanyon;
- use of the place;
- new development; and
- interpretation.

Key policies are provided related to:

- reviewing the existing range of **planning documents** for Lanyon to ensure they are consistent with this conservation management plan, and compatible with each other;
- seeking to have the **specific requirements/heritage guidelines** in the ACT Heritage Register citation reconciled with this conservation management plan;
- detailed and **specific conservation management plans** for significant components of Lanyon should be prepared. Priority should be given to those components where detailed guidance is required (eg. in response to the need for major works or where major change is contemplated);
- the Corporation will develop a mechanism to ensure adequate protection and conservation of identified significant sites and landscape values in the **rural lease area** outside the Corporation management area;
- the Corporation should develop improved base information about Lanyon, including an **asset register** and **geographical information system** (GIS) recording of features;
- **Aboriginal people** will be involved in making decisions about the ongoing management of their heritage places and values;
- consultation with community groups who value Lanyon for social/cultural reasons, eg. the Canberra community;
- as a guide, the **general conservation policy** for Lanyon should be to conserve all of the fabric of the place relating to its Aboriginal history, natural heritage, and its rural use from the 1830s until 1974, unless otherwise specifically allowed by other policies;
- in consultation with the Representative Aboriginal Organisations, the Corporation should work out the details for appropriate **on-site storage** for any Aboriginal heritage objects;
- replace the current one-way entry-exit **road system** with a two-way system;
- once the future for the former Nolan Gallery building and the proposed visitor orientation centre are resolved, the current main public **carpark** should be reconsidered with a view to removing it to a less sensitive place in the landscape. Options to screen any new carpark should also be considered, if necessary;
- the Corporation should develop and implement a detailed **tree management plan** for Lanyon. This should include tree maintenance works, as well as tree replacement programs to re-new significant planted elements, especially exotic plantings (eg. avenue plantings);
- consideration should be given to complete removal of the remnant and disjointed replacement pine **driveway plantings** from the main entrance to the entrance to the rural lease, and their comprehensive re-planting/ reconstruction with the original pine species;
- the long-term strategy for the **pine plantation** around the former Nolan Gallery building should be to progressively remove it as the trees become senescent, dangerous or die, in order to restore the pre-plantation landscape;
- in the meantime, following completion of the health and structural assessment of the **plantation**, options for the short to mid-term future of the plantation should be considered including opportunities to fully or partly re-create views to the homestead site from the driveway;
- the Corporation should have **maintenance schedules** prepared for all significant buildings and structures not previously dealt with;
- now that the Commonwealth Government, as the owner of the Nolan Collection, has decided to locate the Collection permanently to the Canberra Museum and Gallery, a decision can be made about the use of the **former Nolan Gallery building**. The long-term objective for the building should be determined once a careful study has been made of the visual impact of the building as the surrounding pine plantation is removed. If the building is to remain, the long-term objective should be to minimise

any visual impact of the building on the surrounding landscape. In the short to medium term, the building may be used for an appropriate purpose that is consistent with this conservation management plan, especially where this purpose achieves other objectives of the plan, for example, it could be considered for use as the visitor orientation centre recommended in the plan;

- if the Corporation continues with the **option to extend the building** to house a visitor orientation centre, then a visual impact study should be undertaken of both the existing and extended buildings, taking account of the various future stages for the pine plantation;
- an **Archaeological Zoning Plan** (AZP) shall be developed for Lanyon;
- the Corporation should encourage actions to further and effectively screen the views of **suburban development** from the entrance to Lanyon and other points within the study area;
- the primary use for the **Corporation managed area** will be for conservation, interpretation and presentation of its heritage values;
- the primary use of the **rural lease** area should remain rural purposes, consistent with the conservation of heritage values;
- the Corporation should establish a **visitor orientation centre** at Lanyon.



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1. INTRODUCTION

CHAPTER SUMMARY

- This chapter provides a range of information to introduce the project to prepare a conservation management plan for Lanyon.
- Lanyon is entered on the ACT Heritage Register, and there is a statutory obligation on the Cultural Facilities Corporation to prepare a conservation management plan for the place.
- The method to develop this plan accords with the *Burra Charter*, the national standard for such documents. Details about the conduct of the project are included in the chapter.
- Lanyon is a large and complex area, and generally this plan deals with stories and issues relating to the whole area or which have an impact at the landscape scale. The plan does not attempt a detailed and specific study, and to provide management guidance for every individual component to the extent that they are distinctive.
- There are a number of limitations with this plan noted, especially regarding the natural environment, aspects of historical research, some consultations, and mapping (Section 1.4).
- The chapter lists the project consultants and acknowledges a range of individuals and organisations who provided assistance.



1.1 BACKGROUND AND PROJECT OBJECTIVES

The remnant historic pastoral property Lanyon is one of the treasured heritage places of Canberra which reflects the period before the creation of the national capital.

Lanyon is on the ACT Heritage Register and a statutory requirement under the ACT *Heritage Act 2004* is the need to prepare a conservation management plan. A copy of the register citation is reproduced at Appendix A. The boundary of the registered place is indicated in this appendix, as well as a plan indicating the landscape setting.

The Cultural Facilities Corporation (the Corporation) is the manager of Lanyon and has commissioned this report as a substantial step towards the completion of a conservation management plan.

Lanyon is a large and complex place with a wide range of heritage values related to the place and a collection of objects, to buildings and its landscape. These values include Aboriginal heritage values as well as those relating to post-European settlement.

Given this complexity, it is considered too difficult to try to capture everything in the one document. Rather, it is proposed there be:

- an overview conservation management plan, this document, which captures the main information at a broad scale, and which provides a framework for the management of the place including major policies and strategies; and
- potentially, more detailed heritage studies which relate to components (eg. specific buildings, the collection of objects, maintenance planning, and interpretation). Such heritage studies would be consistent with the overview plan, although they may lead to revisions of the plan itself. The exact number and scope of these heritage studies is not yet clear but may become more clear after completion of the plan.

In addition, it is not possible at this stage to fully undertake the preparation of the overview plan given a variety of constraints. Accordingly, the plan will be developed in stages. In the initial stage, work will focus on:

- drawing information readily available from existing sources to compile sections of the plan;
- developing the best understanding of significance given existing constraints;
- developing key general policies and strategies which can provide an immediate framework to guide management;
- developing policies and strategies to assist with immediate issues confronting management; and
- providing a work plan to complete the plan and any heritage studies considered necessary.

It is anticipated the plan will be an evolving document, with sections updated as new research is undertaken to complete particular plan tasks. Such new research may also impact on other sections of the plan (eg. significance).

This draft conservation management plan provides information resulting from the initial stage of work to develop the overview conservation management plan for Lanyon. While a substantial draft providing a good general framework, there are gaps and limitations as noted.

The plan also builds on a scoping study which examined issues related to the history,

Aboriginal heritage and historical archaeology of Lanyon (Marshall and others 2007).

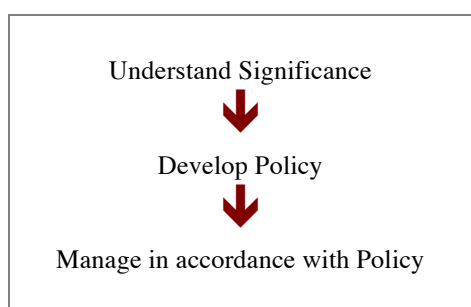
1.2 CONDUCT OF PROJECT

General

The methodology adopted for this plan is in accordance with *The Burra Charter - The Australia ICOMOS Charter for the Conservation of Places of Cultural Significance* (Australia ICOMOS 2000a). This can be summarised as a series of steps as shown in Figure 1 below.

Figure 1. Basic Steps of Conservation Management Planning

Source: Australia ICOMOS 2000a



The plan has also been structured to meet the requirements of the ACT Heritage Unit which are defined in the document ACT Government Agency Heritage Guide for Compliance with ACT Heritage Legislation (nd).

The preparation of this conservation management plan has involved a range of consultations, research, inspections and analyses (Chapters 2 - 6). These provided a sound understanding of the place, and led to the preparation of a statement of significance. This work also provided an understanding of the constraints and opportunities related to the current and future management of the place. The statement of significance (Chapter 7) and the information about constraints and opportunities (Chapter 8) were used as the basis for developing a conservation policy and implementation strategies (Chapter 9).

Appendix H regarding the collection was prepared by Alison Stewart of The Corporation.

There is a very large number of previous heritage studies related to Lanyon, as noted in the bibliography. To the extent possible, these reports have been at least briefly reviewed for material relevant to this plan – especially issues, problems and recommendations.

While work was undertaken in all of the fields relevant to Lanyon, in some cases the full extent of work was not possible because of constraints. Where further work is needed to complete this conservation management plan, this is noted.

Aboriginal Heritage

Field Survey

The field survey work was undertaken over a period of 1 day (22-9-2007). The field survey team was comprised of:

- two AASC archaeologists (Stuart Huys and Robert Paton);

- 18 ANU students from course 2051 (Introduction to Cultural Heritage Management); and
- representatives from two of the Representative Aboriginal Organisations (RAOs) (Don and Ruth Bell from the Buru Ngunawal Aboriginal Corporation and Carl Brown from the Consultative Body Aboriginal Corporation on Indigenous Land and Artefacts in the Ngunnawal Area).

For the morning session of the field survey, the survey group operated as a single team. In the afternoon the survey group separated into two teams, one under the guidance of Robert Paton and the other under Stuart Huys.

The primary aim of the field assessment was to relocate, record, photograph and re-assess the status of the 14 previously identified Aboriginal sites identified in the study area. The purpose of the site re-assessment work was to provide an updated report on the present condition of sites, on any impacts that have occurred to sites, and to present management mitigation measures to address any current or potential impacts to sites.

A secondary aim of the field assessment was to attempt to identify locations within the study area where Potential Archaeological Deposits (PADs) may be present, to define these locations, and to develop a sub-surface investigation program at these locations – to be implemented at a later date. In order to achieve this, the survey team walked a series of survey transects within selected areas in the Lanyon study area. The survey transects were focused within two distinct areas. The first is the eastern margins of the Murrumbidgee River, from the northern boundary of the Lanyon study area, south through to the Lanyon Homestead. The second is the margins either side of a creek line that runs roughly north–east to south–west through the Lanyon study area. Figure 2 shows the location of the survey transects.

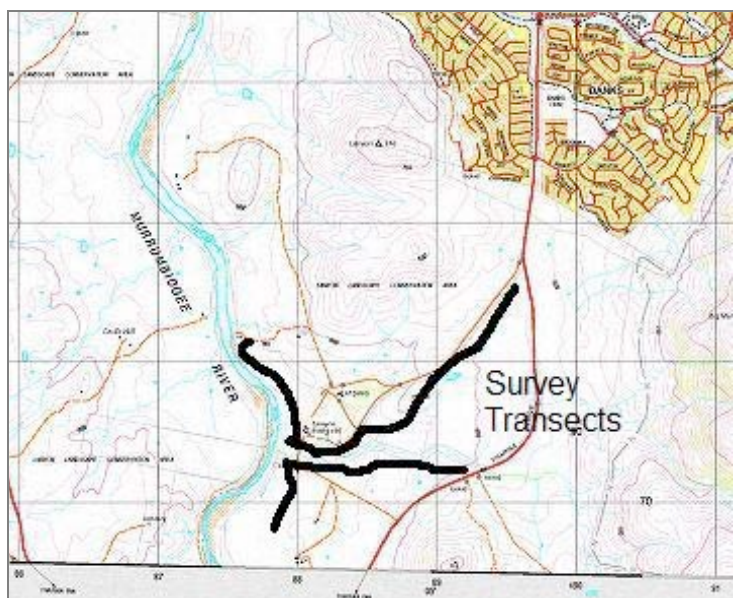


Figure 2. Survey Transects walked through the Study Area

Analysis of the Field Results and Development of a Report

An analysis of the data obtained from the field survey was carried out by AASC personnel (Stuart Huys and Rob Paton) in conjunction with ANU 2051 students. On the completion of the analysis a report was compiled, documenting the findings of the investigation. A draft of this report has been presented to the ACT Heritage Unit and the four RAOs for comment.

ACT Heritage consultation

Stuart Huys, David Johnston and Rob Paton of AASC met with personnel from ACT Heritage on 13 August 2007. The purpose of these meetings was to advise ACT Heritage of the project details for the Aboriginal heritage component of the Lanyon conservation management plan project, and to gauge any concerns or requirements that ACT Heritage may have regarding the project. ACT Heritage stated that they were satisfied with the stated scope and proposed methodology, and would like to be kept informed regarding the progress of the project.

Natural and Cultivated Trees

Geoff Butler & Associates (GB&A) involvement in this project required a horticultural and botanical/ecological contribution towards the preparation of a conservation management plan (CMP) for Lanyon.

The first stage of the project was to gather together any available information to gain a broader perspective of the study area's European history, prior to a site visit, and to focus contributions on particular sections of the CMP related to GB&A's area of expertise. Archival materials relevant to the cultivated areas around the homestead were provided by The Corporation.

Lanyon and its owners figure prominently throughout early European historical writings (eg. Scarlett 1968 and Gale 1927) as it was one of the earlier, affluent and significant rural properties in the region. The various layers of commercial production and domestic cultivation activities at Lanyon have been well researched and mapped, especially by Taylor (Taylor and others 1987), Lehany (1986) and Ray (1981). Over the last decade or so, the remnant native vegetation communities and fauna of the ACT, including the remnant woodlands of the Murrumbidgee River Corridor, have been better studied as a result of a greater environmental awareness permeating government and non-government agencies.

Site visits were undertaken for a broader visual assessment of the landscape and vegetation of the overall study area. Further visits provided a focus on the cultivated domestic/aesthetic tree components of the homestead periphery and the entry/egress from Lanyon Drive to the homestead. The objective was to identify trees that appear to be significant to the 19th century occupation, and to provide management and maintenance actions and information to inform the CMP.

The management of Lanyon and its surrounding curtilage is controlled and protected under a variety of Commonwealth and ACT legislative instruments (eg. ACT Heritage Act, *Territory Plan*, *National Capital Plan*, Murrumbidgee River Corridor Management Plan, Environment Protection & Biodiversity Conservation Act 1999) and these and other documents were referenced as part of the desktop assessment.

The history of the gardens and broader landscape has been well researched and documented. The tree research therefore has a focus on the retention of the historical tree assets centred on the main period of tree planting, the mid nineteenth century through to about 1921, and provides the principles and strategies that are essential to their conservation and maintaining landscape characteristics. It also takes into account the policies of the Murrumbidgee River Corridor Management Plan that are relevant as part of the overall management of the Lanyon area.

Assessing the significance of trees

The extensive garden areas reflect the aesthetic values, needs and planting programs of the various owners of Lanyon over time. This is a critical part of the values of Lanyon, though can also pose a dilemma in assigning significance to trees. Fortunately detailed research documents on the garden history at Lanyon have already recorded the approximate planting periods of some trees and avenues (Taylor and others 1987; Lehany 1986; Eric Martin & Associates and Taylor 2007). Lehany (following on from Ray 1981) dealt with the garden areas and plantings around the homestead in five time periods, and these were 1849–1887, 1887–1913, 1913–1926, 1926–1930 and 1930–1971.

During the site visits, a quick visual structural and health assessment of the trees was undertaken, as well as conservatively attempting to rate their significance. The main focus for significance was the main period of tree planting, the mid nineteenth century through to about 1921, after which time some extensive plantings and landscape changes were undertaken, including the construction and landscaping of the Nolan Gallery. Some of these later plantings impinge on a significant heritage value in particular – the vistas on entry and egress to the homestead area. These vistas usually were used to great advantage by affluent people to provide an impressive entry to their luxury residences. This is explained in detail in Taylor and others 1987.

A measure for significance can sometimes be extremely difficult for live assets. During the garden tree assessment, an estimate of significance was recorded. This was based on an estimated age of the tree, and in some cases old photography assisted with this. This can still be a difficult process, as some species (eg. *Crataegus*, *Ulmus*) can be very old but still be relatively small trees, or sucker regrowth from original individuals. The site on which they were growing can also influence growth rates and morphology. The trees estimated to be the most significant were marked on a pre-existing plant survey map of the homestead area (Department of Housing & Construction 1982). At the same time, trees that had died and/or been removed were also marked. New plantings were not recorded. This map is reproduced at Figure 15.

Social Value Research

The overall objective for Context's component of the heritage assessment is to identify, document and assess associations which are important to one or more identifiable communities or cultural groups. The approach to the Lanyon CMP project was developed building on Context's long experience in the systematic and careful identification of social value as an evolving area of heritage practice.

What is social value?

Social significance is generally defined as strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. Social value is seen as a value held by today's community. While historical research may be able to demonstrate considerable longevity and continuity of association, this is not enough to demonstrate social value. Recognising social value is based on acknowledging that places may have an importance to people with direct experience and knowledge of a place, and that significance transcends utilitarian values.

Assessing social value (or social significance) involves identifying and consulting with communities and groups of people to understand their social, spiritual or cultural associations with a place, and to appreciate its significance to them. It also involves understanding if significance resides in the fabric of the place, or in other aspects such as

its use, or accessibility or aesthetic appreciation.

Why explore social values?

As part of the comprehensive assessment of heritage significance, it is essential to identify the social and values of Lanyon for the communities and cultural groups that have associations with this place.

Identifying these values and the aspects of the place that embody these values will help in the development of appropriate conservation policies.

The assessment of social values relates to Criterion (d) in the ACT *Heritage Act 2004*:

‘A place or object has heritage significance if it satisfies one or of the following criteria...

(d) It is highly valued by the community or a cultural group for reasons of strong special religious, spiritual, cultural, educational or social associations.’

Defining communities

The criterion refers to ‘community or cultural group’. In this report we use ‘community’ as short-hand to include ‘cultural group’.

We have adopted a broad definition of communities and cultural groups as those that can be defined by shared culture, beliefs, ethnicity, activity or experience.

Methods Used

A range of methods was used to identify and understand communities with associations with Lanyon, the nature of those associations, and to understand whether these associations gave rise to social and community aesthetic values.

The most important method was to hold two community heritage workshops. Methods also included one-on-one interviews and a limited review of documentary sources and tourism materials.

Associated communities

Central to assessing social values is defining the communities who hold those values. The approach adopted was to identify a wide range of people likely to have experience of or associations with Lanyon, either through living and working there, or involvement in its day-to-day management, or as local Canberra people who visit the place, or who may have special interest for professional reasons (heritage or environmental interests for example).

Community Workshops

A structured workshop process was designed to address the following questions:

- Who are the communities or cultural groups who have associations with Lanyon (or aspects of Lanyon)?
- What is nature of their association?
- Has the association led to significance? Is it strong or special?
- If so, what aspects of Lanyon are significant? Is the value evident in a particular feature, place, use, memory, or experience?
- What is the relative significance compared to other places valued by the same communities for similar reasons?
- Do we have enough information to satisfy the ACT Heritage criteria?

In order to answer these questions, a range of target groups were identified and invited to

share their experience and values through two workshops.

Additional research and one-on-one interviews filled gaps and validated the information gathered at the workshops. As well, tourist materials were sampled to see how Lanyon is represented in tourism materials.

The evidence of social values gathered at the workshops and through the additional research was then analysed and assessed against the ACT heritage criteria for social significance to provide a statement of heritage significance for this aspect of the place. A robust understanding of the social significance of Lanyon then formed the basis for developing policies for the management of this aspect of Lanyon's significance into the future.

It was decided by the project team that it would be appropriate to hold two workshops, one at Lanyon and one at the Canberra Museum and Gallery. Letters of invitation were sent to the target groups and an advertisement placed in the local media.

A workshop was held at the Canberra Museum and Gallery on Thursday 1 November 2007 and at Lanyon on 2 November 2007. Workshop agendas and attendance lists are at Appendix C. The workshops were attended by 16 and 21 people respectively.

Each workshop worked through a structured agenda that encouraged participants to identify which community or group they belonged to, what their association with Lanyon is, and over what period it has persisted, what features they valued and why. Value statements were prepared and shared in the larger group to test these views and identify how widely they are shared. This approach elicited a range of information that is summarised in the Section 5.3.

Issues also arose about more general aspects of management and relationships with the local community. Where appropriate, these issues were addressed by staff, or listed for further consideration. Issues were also raised about the future of the Nolan Gallery and collection of paintings by Sir Sidney Nolan. These issues were addressed in brief at the workshop and are noted in this report.

While the numbers of people attending the workshops were modest, the public and interested individuals and organisations were invited to attend. The workshop findings were also just one of the sources of information about social value considered.

1.3 PURPOSE OF REPORT

The purpose of this report is to provide a draft conservation management plan for Lanyon in accordance with the obligations under the *ACT Heritage Act 2004*, including an understanding of its heritage values (Chapter 7), and conservation policies and implementation strategies for its future management (Chapter 9).

1.4 LIMITATIONS AND NON-CONFORMING ASPECTS

The following factors limited the work undertaken as part of preparing this plan:

- native trees were the only component of the natural environment considered, and other aspects of the environment should also be examined at some future stage;

- more historical research about Lanyon in the period 1939-45 is needed;
- more detail could be provided about the post-1974 period, including changes made to plantings and fencing by the NCDC;
- consultations could be undertaken with the range of stakeholders not directly contacted as part of this project, as noted in Section 8.3;
- former substantial vegetation elements need to be mapped, where possible;
- further research is needed to understand the original alignment of the Cunningham entry driveway in the vicinity of the former Nolan Gallery building;
- the Block details in the study area need to be re-checked to confirm the details;
- the remnant 1950s irrigation system for lucerne production has not been researched – it has been suggested it is technologically innovative; and
- a more detailed comparative analysis could be undertaken of Lanyon and its components with other examples (eg. rural buildings in the region).

These comments must also be considered in the light of the overview nature of this conservation management plan. In general terms, the plan does not attempt to address matters in detail, and such work is another layer of management planning yet to be undertaken.

The main limitation to assessing the cultivated trees at Lanyon and their significance is estimating when many of them were planted. While historic records, photographs and various studies of the cultivated flora at Lanyon have identified with some surety certain individual trees, groups of trees and avenue plantings, there is a complexity caused by the various layers of occupation of the study area. Lanyon has been studied on numerous occasions, so it is probably unlikely that further revelations about the planted flora will come to light. For this project, all the cultivated trees and plantations at Lanyon were examined, and careful estimates as to when they may have been planted, and therefore their significance, were made.

This conservation management plan conforms with the *Burra Charter* (Australia ICOMOS 2000a) and with the requirements of the ACT Heritage Unit, and there are no non-conforming aspects to note apart from the limitations above.

1.5 CONSULTANTS

The consultants for the project are:

- Duncan Marshall, team manager, architectural heritage consultant and conservation management planner;
- Stuart Huys, Robert Paton and David Johnston, Australian Archaeological Survey Consultants Pty Ltd, Aboriginal heritage consultant;
- Dr Lenore Coltheart, historian;
- Dr Sandy Blair, Chris Johnston and Caitlin Scott, Context Pty Ltd, social value consultant;
- Geoff Butler, Geoff Butler & Associates, heritage tree consultant;
- Dr Michael Pearson, Heritage Management Consultants Pty Ltd, historical archaeologist and conservation management planner;
- John Armes, John Armes & Associates, heritage architect and maintenance schedules consultant; and
- Ken Taylor, landscape heritage consultant.

1.6 ACKNOWLEDGMENTS

The consultants wish to acknowledge the kind assistance of the following people and organisations. In addition, we are grateful to the many people who participated in the social values workshops or were otherwise interviewed (see Appendix C).

John Armes	Cultural Facilities Corporation – ACT Historic Places
Alison Stewart	formerly with Cultural Facilities Corporation – ACT Historic Places
Harriet Elvin	Cultural Facilities Corporation
Peter Haynes	Cultural Facilities Corporation – ACT Museums and Galleries
Antoinette Buchanan	ACT Heritage Library
Dr Sue Chambers	National Trust of Australia (ACT)
Anne Claoué-Long	ACT Heritage
Robyn Debin	National Capital Authority Library
John Feint	ACT Department of Territory and Municipal Services
Andrew Geikie	Rural Leaseholder, Lanyon
Graeme Hirth	ACT Department of Territory and Municipal Services
John Howard	National Trust of Australia (ACT)
Eric Martin AM	National Trust of Australia (ACT)
Wendy McLeod	National Capital Authority Library

2. LOCATION, BOUNDARIES, DESCRIPTION AND ASSOCIATED PLACES

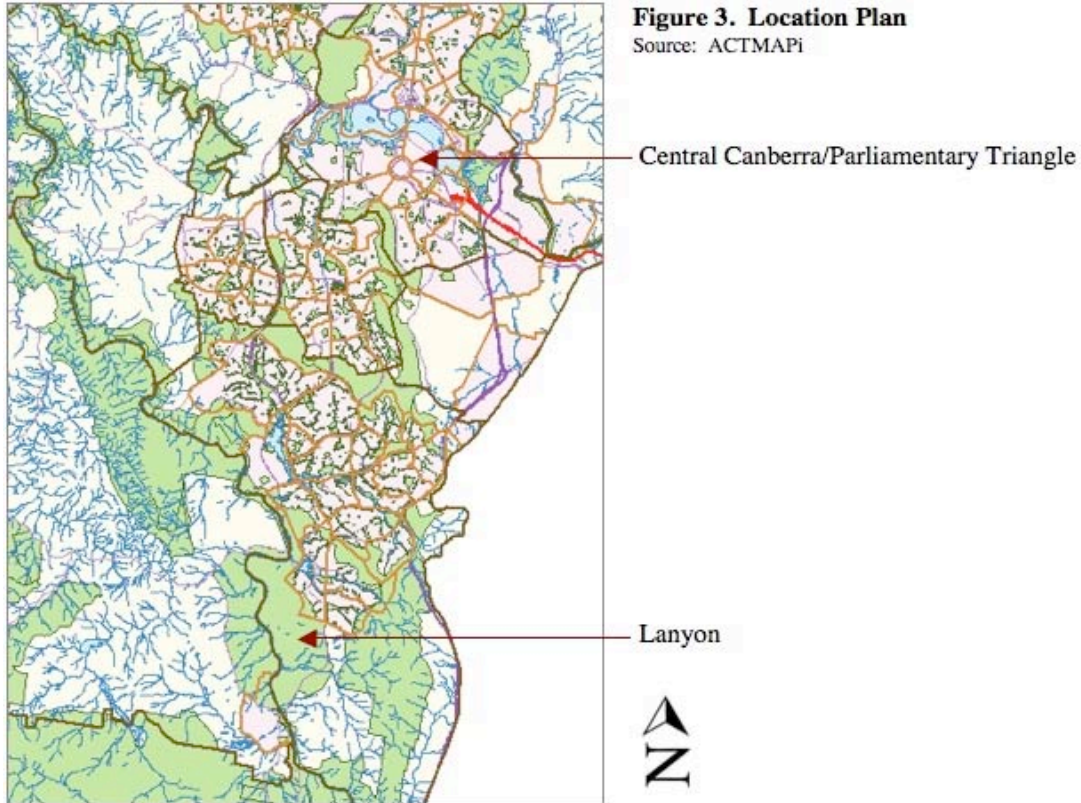
CHAPTER SUMMARY

- This chapter provides summary information about location of Lanyon, a description of the place and its general condition, and associated places.
- Lanyon is a large area located in the Australian Capital Territory about 22 kilometres south of the centre of Canberra. There are three zones for Lanyon which have different boundaries and are relevant to this conservation management plan in different ways: the study area (the rural lease and the Corporation management area), the Corporation management area itself, and the wider Lanyon Bowl area.
- The chapter provides information about the Aboriginal heritage features, native trees, landscape and gardens, exotic trees, buildings and other structures, and historical archaeology. There are fourteen previously identified Aboriginal Heritage sites located within the bounds of the Lanyon study area including scarred trees and artefact scatters. In the course of the present field investigations, an additional three Aboriginal heritage sites and two Potential Archaeological Deposits (PADs) were identified.
- The natural heritage of Lanyon includes native trees/woodland and other flora, as well as habitat for native wildlife. The landscape portrays the range of layers from Aboriginal occupation to European occupation through to the twentieth century. In particular, the landscape reflects pastoral landscape patterns. The present-day garden siting and structural framework were established in the nineteenth and early twentieth centuries. There are extensive cultivated tree plantings including garden plantings, avenue plantings and plantations.
- Lanyon includes over 50 buildings and other structures dating from the early pastoral period through to modern times. While the focus is the homestead complex, other buildings and structures are located some distance away. There are extensive historical archaeological remains at Lanyon related to current and former structures, garden and paddock features, quarries and roads.
- General comments are provided about the condition of Lanyon. Components condition varies from poor to good. In particular, some of the major cultivated tree plantings are in poor condition.
- Associated places include other pastoral properties nearby, and the Lanyon Bowl.



2.1 LOCATION AND BOUNDARIES

Lanyon is located in the Australian Capital Territory about 22 kilometres south of the centre of Canberra. It is immediately south of the suburb of Banks, between the Tharwa Road to the east and the Murrumbidgee River to the west. Lanyon is accessed from the Tharwa Road. See Figures 3-6.



There are a three zones for Lanyon which have different boundaries and are relevant to this conservation management plan in different ways:

- the study area;
- the management area; and
- the Lanyon Bowl area.

Zone 1 – The study area: comprises all of the ACT Heritage Register area plus the whole paddock area to the north. This is the area which has been studied to the extent possible in this project, and it includes the rural lease area. Essentially this is the core historic landscape of Lanyon.

Figure 4. Zone 1 – The study area

Source: Base map ACTMAPi



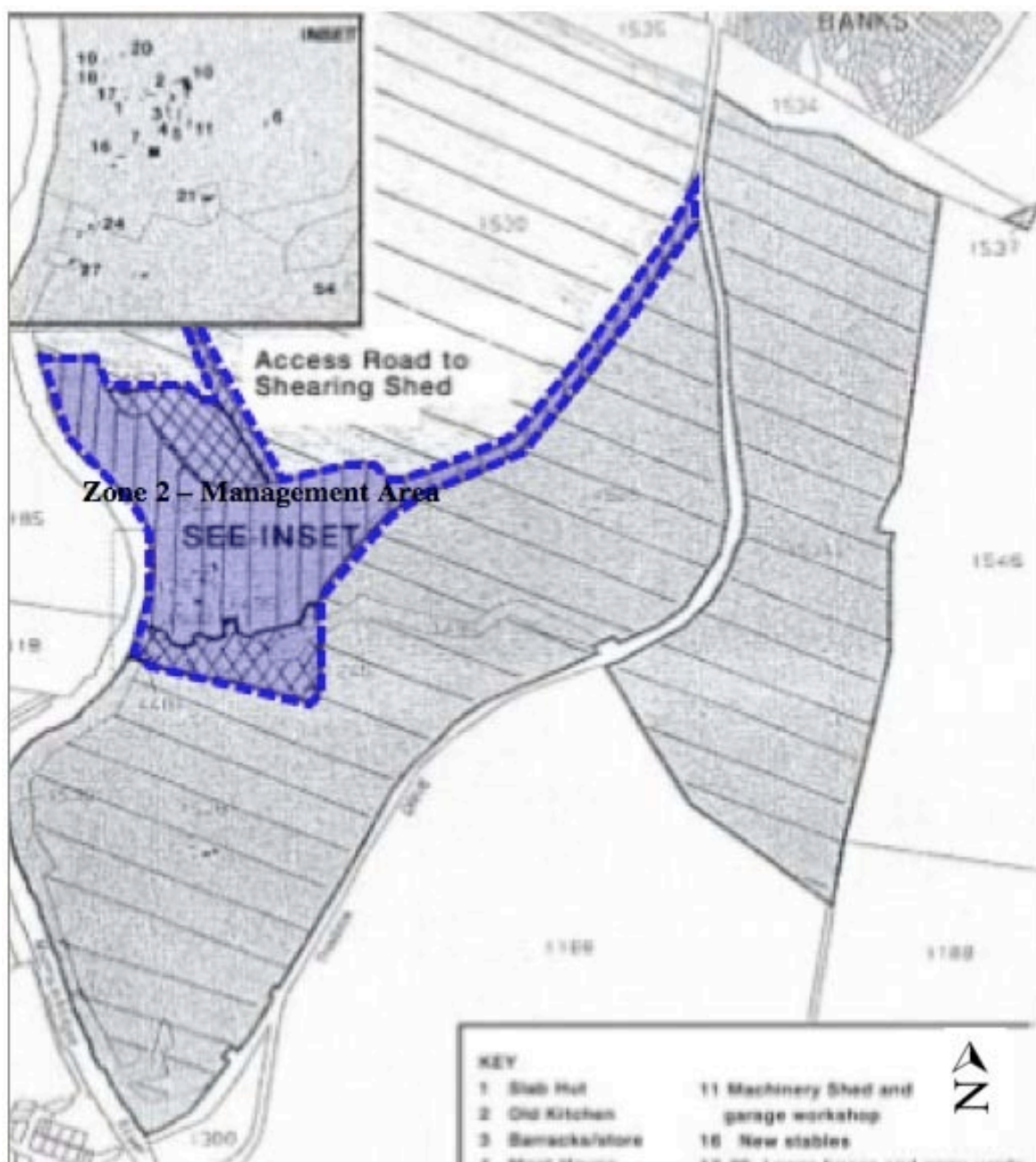
Zone 2 – The management area: comprises the current Corporation managed area, plus areas proposed to be managed by The Corporation (including the shearing shed and access road), plus those components in the remaining rural lease area where The Corporation can perhaps negotiate appropriate management with the rural lessee.

Generally, the management area comprises the:

- access road from the entry gates on Tharwa Road to the homestead;
- area around and including the former Nolan Gallery building;
- homestead precinct and gardens;
- paddocks immediately surrounding the homestead and gallery, including those between the homestead and Murrumbidgee River; and
- shearing shed and access road.

Figure 5. Zone 2 – The management area

Source: Base map ACT Heritage Unit



Zone 3 – The Lanyon Bowl area: used for providing policies regarding protection of the setting for the historic core of Lanyon.

Figure 6. Zone 3 – The Lanyon Bowl area

Source: Base map ACT Heritage Unit

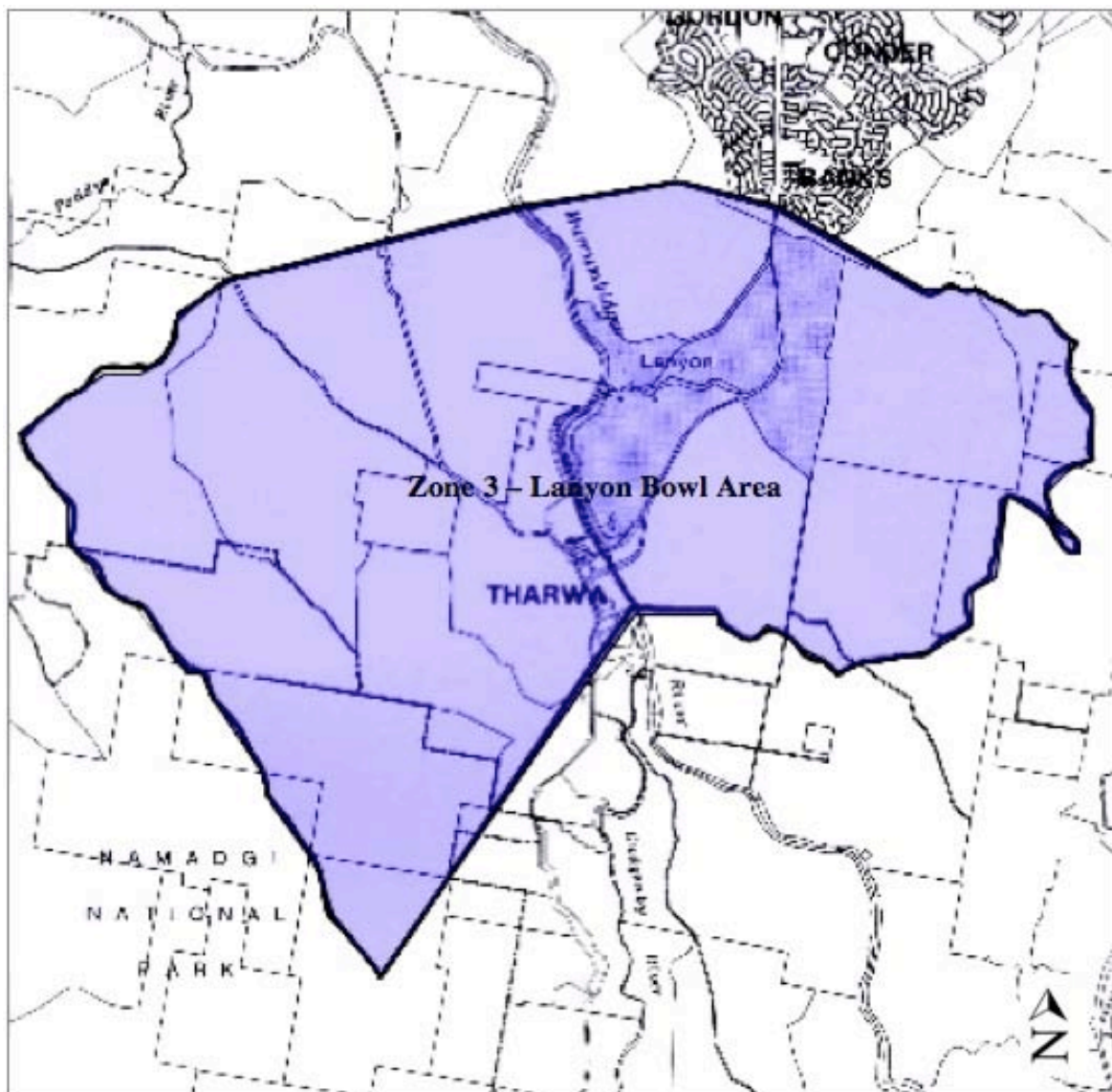
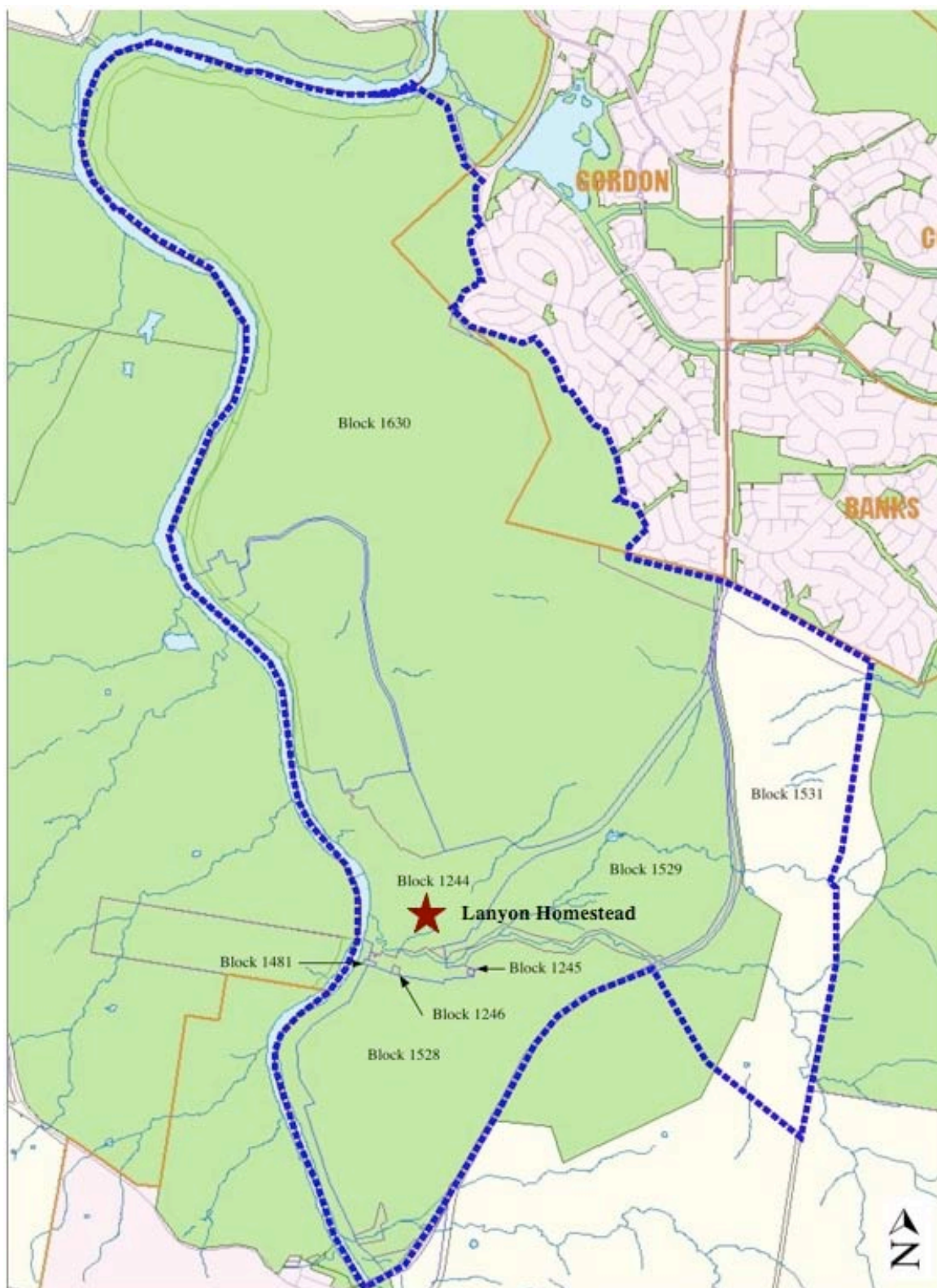


Table 1. Land Blocks			
Block Number	Manager/Tenure	Principal Use	Name
Study Area – Zone 1 (also includes Management Area blocks below)			
1495	Rural lessee/short term lease	Lessee's residence	Manager's House
1528	Rural lessee/short term lease	Pastoral uses	Includes sublet cottage (Cottage 1?)
1529	Rural lessee/short term lease	Pastoral uses	
1531	Rural lessee/short term lease	Pastoral uses	
1532	Rural lessee/short term lease	Cottage - sublet	Dutton's Cottage
1630	Rural lessee/short term lease	Pastoral uses	
1494	Environment ACT/Territory Land		
1536	Murrumbidgee River Corridor/Territory Land		
1631	Murrumbidgee River Corridor/Territory Land		
Management Area – Zone 2			
128	CFC/Territory Land	Historic precinct – café	
1244	CFC/Territory Land	Historic precinct	
1245	CFC/Territory Land	Lanyon cemetery	
1246	CFC/Territory Land	Cottage - let	Cottage 4
1481	CFC/Territory Land	Cottage - let	Cottage 3
1533	CFC/Territory Land	Cottage - let	Cottage 5
Note: These Block details should be checked.			

Figure 7. Block Plan for Lanyon study area (Zone 1)

Source: Base plan ACTMAPi



2.2 DESCRIPTION - OVERVIEW

Lanyon is a large and complex place with many of its features related to the history of pastoral enterprise undertaken on the property. There are also features relating to the prior and much older Aboriginal occupation and use of the landscape. In addition, there are remnants of the natural environment – the native trees which are part of the woodland landscape.

This section provides a brief description of Lanyon and its many features. It begins with the Aboriginal heritage features and then discusses the native trees. This is followed by the:

- landscape and gardens;
- exotic trees;
- buildings and other structures (eg. tanks, fences, yards); and
- historical archaeology.

There is some overlap between these features.

2.3 ABORIGINAL HERITAGE

Previously Identified Aboriginal Heritage Sites in the Lanyon Study Area

Of the fourteen previously identified Aboriginal Heritage sites located within the bounds of the Lanyon study area, only three sites could be relocated during the course of the present field investigations. These three sites are the Lanyon Canoe tree, site LH3 (a scarred tree) and site LH4 (also a scarred tree).¹

With regard to the eleven sites that could not be relocated, six of these sites are small artefact scatters that were located on vehicle tracks that have recently been re-gravelled and graded. It is likely that the artefacts associated with these sites have been covered by gravel deposits.

An additional four sites (again all small artefact scatters or isolated artefacts) are located within the rural paddocks. At each of the four site locations the conditions of surface visibility experienced during the present survey was severely constrained (0-10%) due to heavy grass cover. It is considered likely that the artefacts associated with these sites are still present in these areas, but are presently obscured by grass cover.

The remaining site (LHA11) is classified as a ceremonial ring. The field team made a detailed inspection of the general area (500 metre radius) where this was reported to be situated, but could find no evidence of the site. Surface visibility in the general area at the time of the field inspection was poor (10%) due to grass cover. However, in consideration of the original description of the site, where the ceremonial ring is reported to be distinctly elevated, surface visibility should not be a significant hindrance in the relocation of the site. The area does not appear to have been ploughed, or to have been subject to major earth works, so this cannot be a causal factor for the failure to locate the site.

Ruth Bell (The Buru Ngunawal Aboriginal Corporation) has stated that this ceremonial

¹ The site codes here and elsewhere in this report are those generated by the recorders of the various sites. There are several sets of codes.

ring was well known to certain members of the local Aboriginal community, and was considered to be highly significant. Ruth Bell also states that it was herself that showed the ceremonial ring to Winston Gregson (1985). At this stage it is not clear as to the status or condition of this site.

It should be noted that subsequent investigations by the project team, in conjunction with Andrew Geikie (property lessee) may have resulted in the identification of site LHA11. Andrew Geikie directed members of the team to an area to the northwest of the location shown on Figure 8 below. This is on the west side of main Lanyon Driveway. Andrew Geikie is of the firm opinion that the site is in fact representative of the burning of rubbish, cleared trees etc, and is of post-European origin (mid 20th Century). This site is also discussed in Table 5 below regarding possible historical archaeological interest.

Figure 8 shows the location of the fourteen previously identified Aboriginal heritage sites in the Lanyon study area. Table 2 provides the summary details for these fourteen sites, including the summary descriptions for the three sites that were relocated during the present survey. Full descriptions for these fourteen sites are presented in Appendix B.

Figure 8. Location of Aboriginal Sites in the Lanyon Study Area

Source: Base map Tuggeranong 8727-3S

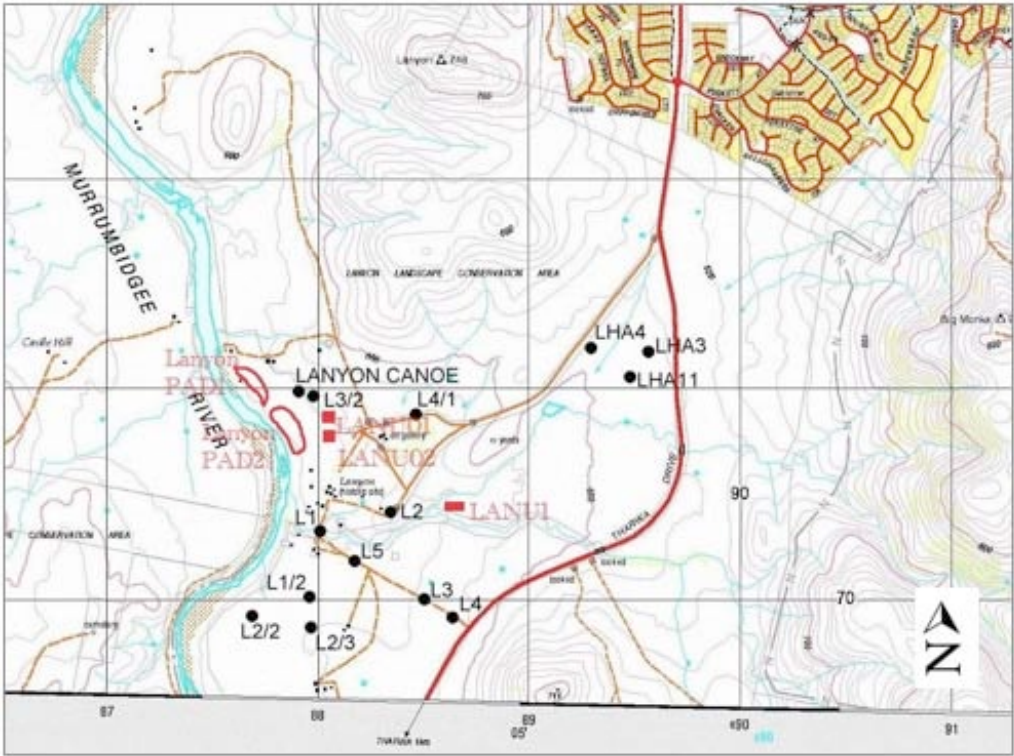


Table 2. Summary Details for Aboriginal Sites Previously Identified Within the Bounds of the Lanyon Study Area				
Site Name	Originally Recorded By	Original Grid Reference	Original Site Description	Results of Present Investigation
LHA3 (319)	Winston Gregson 1985c	207138 581352	Scarred Tree. On the outskirts of a clump of timber, approximately 600 metres south of Lanyon gate. Fine example of bark removal, with a number of shallow axe marks present. Tree is dead.	Site relocated and recorded by the field team (See Site Details in Appendix B).
LHA4	Winston	206916	Scarred tree. Located 50 metres south of	Site relocated and

Table 2. Summary Details for Aboriginal Sites Previously Identified Within the Bounds of the Lanyon Study Area				
Site Name	Originally Recorded By	Original Grid Reference	Original Site Description	Results of Present Investigation
(318)	Gregson 1985c	581296	driveway and 500 metres from Lanyon gate. Tree is alive. Possible natural scar.	recorded by the field team (See Site Details in Appendix B).
LHA11	Winston Gregson 1985c	207067 581151	Possible earth circle (ceremonial ring). Close to gate of Lanyon driveway. Diameter of ring is 50 metres. Raised lip of ring is 140 mm high and 1300 mm wide. Origin uncertain.	Site possibly relocated. Status of site uncertain.
L1	Avery and Besant 1995	205590 580400	Small artefact scatter (2 artefacts) on small creek, immediately east of Lanyon homestead complex.	Site not relocated. Track on which site is located has been recently re-gravelled, resulting in artefacts being covered.
L2	Avery and Besant 1995	205950 580530	Small artefact scatter (3 artefacts) on track, 100 metres to creek, immediately east of Lanyon homestead complex. Site possibly larger in extent.	Site not relocated. Track on which site is located has been recently re-gravelled, resulting in artefacts being covered.
L3	Avery and Besant 1995	206080 580900	Small artefact scatter (4 artefacts) on track, 300 metres to creek, immediately east of Lanyon homestead complex. Site possibly larger in extent.	Site not relocated. Track on which site is located has been recently re-gravelled, resulting in artefacts being covered.
L4	Avery and Besant 1995	206300 579990	Isolated artefact, on dirt track, near Tharwa Road. Site may be larger.	Site not relocated. Track on which site is located has been recently re-gravelled, resulting in artefacts being covered.
L5	Avery and Besant 1995	205740 580250	Isolated artefact, on dirt track, immediately south of Lanyon homestead complex. Site possibly larger in extent.	Site not relocated. Track on which site is located has been recently re-gravelled, resulting in artefacts being covered.
L1/2	Avery and Besant 1995	205450 579970	Small artefact scatter (6 artefacts) on stock track, 50 metres from ephemeral creek and 300 metres east of Murrumbidgee River. Site possibly larger in extent.	Site not relocated, probably due primarily to poor surface visibility.
L2/2	Avery and Besant 1995	205270 579850	Small artefact scatter (2 artefacts) on stock track, 150 metres from ephemeral creek and 200 metres east of Murrumbidgee River. Site possibly larger in extent.	Site not relocated, probably due primarily to poor surface visibility.
L2/3	Avery and Besant 1995	205540 579770	Isolated artefact on stock track, 50 metres from ephemeral creek and 450 metres east of Murrumbidgee River. Site possibly larger in extent.	Site not relocated, probably due primarily to poor surface visibility.

Table 2. Summary Details for Aboriginal Sites Previously Identified Within the Bounds of the Lanyon Study Area				
Site Name	Originally Recorded By	Original Grid Reference	Original Site Description	Results of Present Investigation
L3/2	Avery and Besant 1995	205550 581020	Small artefact scatter (2 artefacts) on stock track, 300 metres east of Murrumbidgee River. Site possibly larger in extent.	Site not relocated, probably due primarily to poor surface visibility.
L4/1	Avery and Besant 1995	206020 580940	Small artefact scatter (3 artefacts) on exit driveway from Lanyon car park, 600 metres east of Murrumbidgee River. Site possibly larger in extent.	Site not relocated. Track on which site is located has been recently re-gravelled, resulting in artefacts being covered.
Lanyon Canoe Tree	Canberra Archaeological Society	205519 581069	Located 450 metres north-west of Lanyon homestead and 2.5 km north of Tharwa. The tree is alive and healthy and is protected by a small fence around it. Bark has been taken from a Eucalyptus Blakeleyi, which form a long canoe scar approximately 2.5 x 0.4 metres. The scar is on the south-west side of the tree facing the Murrumbidgee River.	Site relocated and recorded by the field team (See Site Details in Appendix B).
Note: The site codes here and elsewhere in this report are those generated by the recorders of the various sites. There are several sets of codes.				

Newly Recorded Aboriginal Heritage Sites and Potential Archaeological Deposits (PADs)

In the course of the present field investigations, an additional three Aboriginal heritage sites and two Potential Archaeological Deposits (PADs) were identified within the bounds of the Lanyon study area. Table 3 provides the summary details for these sites and PADs, and Figure 8 (above) shows the location of these sites and PADs. The full descriptions for these sites and PADs are presented in Appendix B.

Table 3. Newly Recorded Aboriginal Heritage Sites in the Lanyon Study Area			
Site Name	Site Type	Grid References (WGS 84)	Summary Description
LANU01	Scarred tree	E688013 N6070859	Possible scarred tree located in rural farm paddock, 300 metres east of the Murrumbidgee River and 120 metres south-west of the Lanyon Canoe Tree.
LANU02	Scarred tree	E688009 N6070797	Possible scarred tree located in rural farm paddock, 300 metres east of the Murrumbidgee River and 170 metres south-west of the Lanyon Canoe Tree.
LANU1	Open artefact scatter	E668608 N6070470	Small artefact scatter (10 artefacts) located along the southern margins of an ephemeral creek line.
Lanyon PAD1	Potential Archaeological Deposit	NW corner E687628 N6071150 NE corner E687705 N6071140 SW corner	Elevated and level terrace located on the eastern margins of the Murrumbidgee River, approximately 400 metres north of Lanyon Homestead.

Table 3. Newly Recorded Aboriginal Heritage Sites in the Lanyon Study Area

Site Name	Site Type	Grid References (WGS 84)	Summary Description
		E687695 N6070970 SE corner E687709 N6070987	
Lanyon PAD2	Potential Archaeological Deposit	NW corner E68730 N6070916 NE corner E687770 N6070940 SW corner E687940 N6070745 SE corner E687953 N6070778	Elevated and level terrace located on the eastern margins of the Murrumbidgee River, approximately 200 metres north of Lanyon Homestead.

Sites LANU01 and LANU02

Of the three newly identified Aboriginal sites, two are classified as possible scarred trees (sites LANU01 and LANU02). These possible scarred trees are located within 60 metres of each other, in a rural farm paddock, approximately 300 metres east of the Murrumbidgee River and within 150 metres of the Lanyon Canoe Tree. Both trees are mature eucalypts (probably Yellow box) that are around 20 metres in height. In the case of LANU01, the tree is dead, but the scar is still in reasonable condition, with little sign of wood rot or insect infestation. With LANU02, the tree is alive and appears to be generally in good health, and the scar is in reasonable condition, with little sign of wood rot or insect infestation.

Several specific studies have been carried out on Aboriginal scarred trees (Beesley 1989; Officer 1992). The findings from these studies, together with data accumulated from other more general survey projects, have resulted in the formulation of a set of diagnostic criteria, which may be used in the identification and authentication of Aboriginal scarred trees, as opposed to scars that are of European or natural origins. These criteria are listed below.

- The scar does not normally run to ground level, although there are some ethnohistoric accounts of canoe scars that do.
- The scar is usually parallel sided or symmetrical. Few natural scars are likely to have these properties. The exceptions are fire scars, which may be symmetrical, but are usually wider at the base than their apex.
- The scar is generally reasonably regular in outline and re-growth.
- The ends of the scar are typically squared off or tapered to a point. A key hole shaped scar is suggestive of branch loss rather than Aboriginal scarring.
- The tree would be mature, with a conceivable age dating to the time of traditional exploitation practices within the relevant region.
- The tree must be native to the region.

On the basis of these criteria, Officer (1992) has developed four scar classification categories, as follows.

1. **Definite Aboriginal Scar:** A scar that conforms to all the diagnostic criteria and/or has in addition 1 or more features that provides positive identification (adze or axe marks; historical identification etc).
2. **Aboriginal Scar:** A scar that conforms to all the diagnostic criteria and where a natural origin is considered unlikely.

3. Probable Aboriginal Scar: A scar that conforms to all the diagnostic criteria and where an Aboriginal origin is considered the most likely. Despite this, a natural origin cannot be ruled out.
4. Possible Aboriginal Scar: A scar that conforms to all or most of the diagnostic criteria and where an Aboriginal origin cannot be reliably considered as more likely than alternative natural causes. The characteristics of the scar will also be consistent with natural causes.

Sites LANU01 and LANU02 have both been assessed against these categories. Site LANU01 is assessed as a probable scarred tree.

Site LANU02 is assessed as being a possible scarred tree. The main diagnostic features where doubts exist are the irregular shape of the scar and the fact that the scar runs to ground level, which is suggestive of natural scarring.

Site LANU1

Site LANU1 is a small artefact scatter, comprising 10 surface artefacts, that is located on the southern margins of an ephemeral creek line. This creek line runs roughly in a north-east to south-west direction and joins with a second ephemeral creek line approximately 50 metres to the south-west of LANU1. Both creeks flow through a broad and gently sloping valley context that is part of the Murrumbidgee River Corridor.

The artefacts are concentrated on a series of erosion scalds and stock tracks that are confined to within 15 metres of the southern edge of the creek line. Surface visibility along the erosion scalds where the artefacts were identified averaged between 80-90%. Away from the erosion scalds visibility was reduced to around 30% due to grass cover. Given the constrained surface visibility, it is likely that additional undetected surface artefacts are associated with this site, however given the landscape setting of the site (not on an elevated landscape feature, and located away from a permanent water source) artefact densities are likely to be low. Soils in the vicinity of the site are sandy gravel loams that appear to be quite shallow. It is therefore unlikely that there are extensive sub-surface artefact deposits associated with this site. This site has been subject to a moderate level of prior disturbance associated with past vegetation clearing practices, stock movement and erosion.

Lanyon PAD1 and Lanyon PAD2

These two potential archaeological deposits are located on the level spines of elevated terraces, on the eastern margins of the Murrumbidgee River. The two terraces are separated by a steeply incised drainage line that runs east-west down to the Murrumbidgee River.

The flat summit and associated slopes of these two terraces have been completely cleared of native vegetation, for farming purposes. The vegetation on the terraces consists of introduced and native grasses. Surface visibility across the entire length of the terraces was generally very constrained (0-10%) due to grass cover.

A series of wombat burrows present on the flat summit of the terraces and the west slopes show that the soils on the terrace comprise brown loam silt/sand deposits that appear to be alluvial in origin. These soils appear to extend down to at least 1 metre in depth.

Previous archaeological research in the Canberra region has shown that artefact densities on elevated landscape features, close to major water courses tend to be comparatively high. For this reason, these two terraces have been identified as PADs. It is anticipated that high

densities of sub-surface artefacts will be present within the identified bounds of the PADs. In light of the deep soil deposits present on the terrace, it could be reasonably anticipated that sub-surface artefact deposits will be extensive and potentially stratified.

2.4 NATURAL HERITAGE

The natural heritage of Lanyon includes native trees and other flora, as well as habitat for native wildlife. Given the land management practices that have changed the natural landscape, the natural heritage is only a remnant of what existed prior to European settlement.

This report only considers the native trees at Lanyon, and this is presented along with a description of cultivated trees at Section 2.6, below. There may be other natural heritage features worthy of consideration but project constraints did not allow for their consideration at this stage. This remains as a future task.

2.5 LANDSCAPE AND GARDENS OVERVIEW

This section provides an overview description of the existing landscape and garden character of the study area. This is enlarged by a more detailed historical analysis of the making of the landscape in Chapter 4, to address the questions of what/where/when/who/why of the landscape setting (Taylor 1993).

The landscape setting including the gardens of the study area reflects a series of layers through time to form an ‘interesting museum of the Australian pastoral past’ (Chambers 1986). It sits in, and is defined by, the wider setting of the Lanyon Bowl (see Section 2.9). Notably evidence remains in the cultural landscape layers from various periods of time:

- from pre-European contact before 1823;
- then European occupation with early post c1834 changes;
- these changes augmented by incremental change through the nineteenth century when the pastoral landscape patterns we see now were substantially laid down; and
- with further modification in the twentieth century to the present.

As background to the description of the present-day landscape a brief overview of the historic layers of occupation is given below.² The present-day landscape is perhaps best understood by a discussion of these layers.

The earliest description of the landscape of the study area as Aboriginal country is a diary record by Captain Mark Currie of 2 June 1823, ‘Passed through fine forest country intersected by stony and lofty ranges’. This is an observation on the open park-like nature of the river flats along the Murrumbidgee River with Yellow box (*Eucalyptus melliodora*), Red box (*E. blakelyi*) and Apple box (*E. bridgesiana*) spaced at around fifteen trees per hectare with an understorey of native grasses, without a shrub layer.

The first legitimate European occupier of Lanyon, James Wright, built on the land formerly occupied by huts built by Timothy Beard and Hirst. In addition to an orchard and vegetable garden below the kitchen block towards the river, Wright established a wheat paddock firstly south of the house site and then immediately north of the present homestead site, and a garden on the river flats which were either open grassy land or lightly treed open canopy forest. Around the homestead in addition to the orchard, vegetable and wheat growing areas, Wright built the dairy, stables and barn, and would have had a number of small paddock boundaries in the form of a home farm in contrast to the larger scale unfenced pastoral land along the river.

The area to the east of the present homestead and towards the former Nolan Gallery building is presumed to have been cleared post 1859 by Wright’s successor Cunningham. He bought the river front Portions 60-63 in 1854 – the *Sydney Morning Herald* describing them as ‘Fine open forest and rich alluvial flats’.

By 1868 Cunningham had substantially cleared the flats between the house and Tharwa road as indicated on an 1868 plan gazetted Tharwa Road and referring to a grass paddock. Cunningham cleared paddocks east of Tharwa Road post 1868 for grazing. Notably hills (eg. Lanyon Hill, Williamson’s Hill and Rob Roys) were not cleared of timber in the Cunningham era. Along the immediate river flats he grew wheat and lucerne. Cunningham also undertook fencing of the paddocks at this time setting in place present-

² This is amplified and illustrated in Chapter 4. Note: relevant citations for information sources are not included here as they are quoted comprehensively in Chapter 4.

day paddock patterns. He built Lanyon Homestead in 1859 and established an entry drive from Tharwa Road which he relocated east to its present alignment. The pines along the drive can be clearly seen as small trees in a c1880 photograph (Figure 64) looking southwest from the existing Lanyon car park. A number of large remnant eucalypts remain in the photograph showing the character of the mature trees in the landscape, and it is easy to visualise the park-like setting that would have met the first Europeans. Cunningham maintained the smaller scale fenced areas around the homestead.

The line of the entry road created by Cunningham is a major historic component in the landscape. It beautifully follows an northeast-southwest route along the contours in a gentle but clear dip between two low rises of land. It would have been part of an imposing sense of arrival in what was the antipodean equivalent of an English country park estate with its lengthy, but subtly, aligned entrance drive giving glimpses of the grand house at various points along the entry until the main view is unveiled. It was a one of the major devices used by landscape designers such as William Kent, ‘Capability’ Brown, and Humphrey Repton.

The engraving in Figure 70 shows the picturesque parklike setting of the homestead area against the sublime backdrop of awesome nature. It is a remarkable example of the picturesque imagery rendering the sublime fit for human consumption.

Today the road affords sweeping views at various points across the remnant pastoral estate, with views across the Murrumbidgee River to the middle distance slopes, being used for grazing, and then to the distant hills. The road itself is a long undulating gravel roadway with long straight sections and a few gentle curves closer to the Homestead/former Nolan Gallery building complex. The road is lined with pines of various ages, a few being original while others are recent plantings. The original regular planting pattern is now fragmented by losses which have not been replaced.

The present-day garden siting and structural framework were established in the nineteenth and early twentieth centuries by the Cunningham family. In effect, therefore, by about 1875 Cunningham had created a landscape substantially similar to that which we see today in the study area. The sense of continuity in the landscape is palpable by the fact that it consists of a series of layers through time. The large scale paddocks which are an important component of the pastoral landscape pattern are reflective of the scale of the landscape in the Cunningham era. Today these paddocks are undulating grasslands with a scattering of mature Eucalypts. Views from the garden into the surrounding landscape give a sense of the stream of time and continuing history of landscape making.

Changes by the Field family post-1930 included hill clearing, pasture improvement and dam construction, garden changes but within the framework of the Cunningham design, and major components such as the Pine plantation (south and east of the former Nolan Gallery building) and the Oaks along the Cunningham driveway. They continued to grow wheat and lucerne along the river.

The homestead garden today is a largely enclosed garden of mature exotic trees and shrubs, with lawn areas and gravel paths. As noted, there are vistas out from the garden into the surrounding landscape.

We may see that the cultural pastoral landscape of today is a composite artefact of the last 170 years overlying a much older Aboriginal country, itself a cultural landscape



**Figure 9. Aerial view
of study area
landscape**
Source: Base image Google
Earth

Figure 10. Aerial View of Homestead and former Nolan Gallery building Precinct

Source: Base image from Google Earth



2.6 NATURAL AND CULTIVATED TREES

Broader Landscape

The trees over the broader area of the modified natural landscape are primarily remnants of the original Yellow Box/ Blakely's Red Gum woodland. Substantial areas of woodland were cleared for crop cultivation in the early decades of European settlement. Most of the remaining trees are mature and appear in reasonable health, though mortality and partial or selective clearance over time means the remnant woodlands are not quite as dense (number of stems/hectare) as they once would have been. Substantial amounts of arboreal protective habitat and foraging habitat is available in these trees. There has been little natural regeneration for many decades. There has been a native tree planting program towards the northeastern corner near Tharwa Road, though one species used (Manna or Ribbon Gum) is not usually associated with this type of woodland.

The river corridor, that is within 20-30 metres of the waterline, was formerly inhabited by Manna Gum (*E. viminalis*), Apple Box (*E. bridgesiana*), River She-oak (*Casuarina cunninghamiana*), with an understorey of Myrtaceous shrubs (*Callistemon*, *Kunzea*, *Leptospermum*), Silver Wattle *Acacia dealbata*) and Red-stem Wattle (*A. rubida*) as some examples. The vegetation of the riverine corridor has been severely degraded, with few native species remaining. Introduced pasture species and agricultural weeds dominate the river corridor at present.

Exotic trees have been planted or have escaped into the broader landscape. Several pine plantations have been established in the former woodland area. These are relatively recent plantings from the 1960s. Widespread exotic plantings have been undertaken around the homestead and former Nolan Gallery building, with the latter also using some native species that are not subtle within the landscape. Some older exotic plantings are established within the river corridor (eg. old orchard trees, Lombardy poplar and elms). While some of the orchard trees are known to be of some significance because of their age, the poplars, willows and elms appear to be more recent plantings, growing in a very suitable situation. However, these species can have undesirable impacts on river systems. Hawthorn (*Crataegus* sp) have spread from homestead plantings into some parts of the corridor.

The natural trees that still grace the landscape are of varying ages and condition, and are much how they would have been in the original vegetation community.



Figure 11. The degree of woodland clearance is quite high on many parts of Lanyon

Source: Geoff Butler 2007



Figure 12. The native vegetation of the river corridor was removed and is now dominated by exotics

Source: Geoff Butler 2007



Figure 13. Dead trees on the river flats

Source: Geoff Butler 2007



Figure 14. A dead, hollow tree near the river

Source: Geoff Butler 2007

Garden Areas

The cultivated trees near and around the homestead were established in various periods of occupancy. None of the species used are particularly unusual for their time, with one of the less usual species being the Bunya Pines. This species was often associated with more affluent holdings. The remainder of the species (eg. English Elm, Lombardy Poplar, False Acacia, Hawthorn, Cypress sp., Monterey Pine, Stone Pine, etc.) were commonly used species from the earliest time of European settlement. Many of the earliest plantings are reaching an age where their useful life expectancy is short, or they require remedial work to extend their lifespan (see Figure 15).

Some cultivated trees were established further into pasture areas and around outbuildings, and there are substantially aged trees in these locations – the workers cottages, cemetery and orchard trees. There are also windbreak/erosion control plantings. These cultivated trees are in varying condition.

In the case of the conifer plantings around the former Nolan Gallery building, many of these trees are dying, dead or in extremely poor condition.

See Figure 15 which provides the results of the tree survey undertaken.

Entrance Driveway

The entrance driveway was originally planted to Monterey Pine (*Pinus radiata*). This planting extended to the junction of the driveway near the big bend where one track continues on to the farm outbuildings and the other to the main homestead entrance. There are few of the original trees left, and some attempts at re-establishing the formality of this planting appears to have met with limited success.

Various authors have referred to the Cunningham era (1860s) driveway entrance to Lanyon as having been designed and sited to create a feeling of arrival at a grand establishment (eg. Lehany 1986, Eric Martin & Associates and Taylor 2007).

Evidence of the pines is available in photographic evidence from around 1880 (Lehany 1986, Taylor and others 1987). Other documentary evidence shows an avenue of trees in an illustration in an 1865 edition of the *Illustrated Australian News* and other photographs dated 1875 and 1890 (Lehany 1986). From this latter photograph, Lehany estimated the trees at about 20 years old. This evidence makes the avenue one of the oldest planted elements of the study area, probably dated to c1870 (Lehany 1986). The avenue of pines appears to have traversed the area down as far as the current eastern entry driveway where it turns sharply to the west, where they finish. Subsequent infill plantings appear to have taken place to retain the original line of pines.

See Figure 15 which provides the results of the tree survey undertaken, partly including the entrance driveway.

Source: Base plan - Department of Housing and Construction, CL82/22, 1982





Figure 16. A number of old trees still exist at the entrance to Lanyon from Tharwa Road. Of note are the *Cupressus macrocarpa* and *Quercus robur*.
Source: Geoff Butler 2007



Figure 17. An old, and probably original, driveway pine
Source: Geoff Butler 2007



Figure 18. A replacement driveway pine, probably 1960's, now dead
Source: Geoff Butler 2007



Figure 19. More recent pine planting to recreate the entrance drive appear to have been undertaken at staggered intervals, and many are dead

Source: Geoff Butler 2007

2.7 BUILDINGS AND OTHER STRUCTURES

Lanyon includes about 50 buildings and other structures dating from the early pastoral period through to modern times. Brief descriptive information about the buildings and other structures is provided in the following table. Some of the information in the table is drawn from John Armes & Associates (2007).

Figure 20. Plan of the Homestead Precinct showing Structure Numbers

Source: Cultural Facilities Corporation

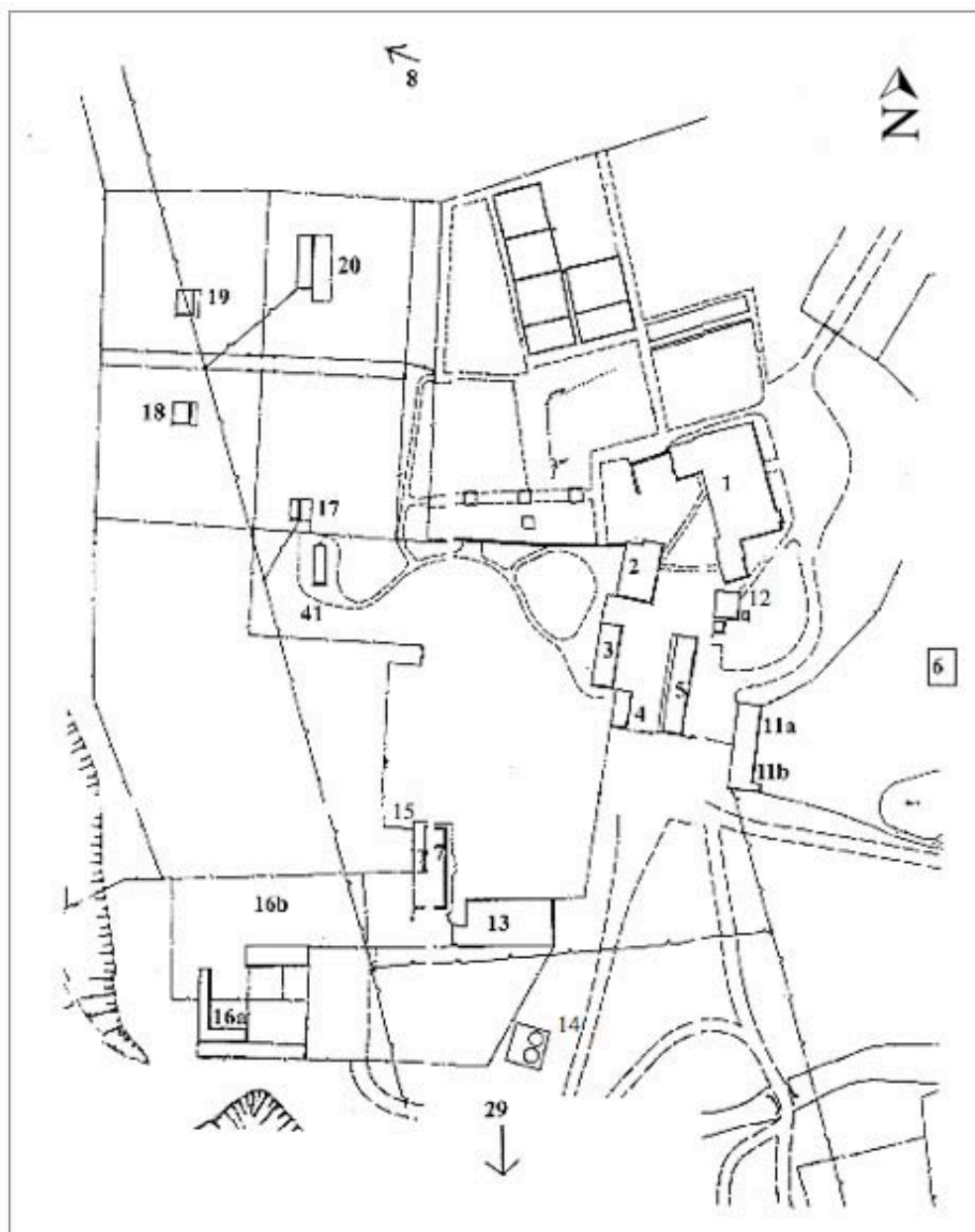


Table 4. Summary Description of Buildings and Other Structures

Building/Structure	Summary Description
The Homestead, 1859-1905 (Structure 1)	The homestead building is an extensive two storey complex. It has generally limewashed plaster (render?) and roughcast walls, a hipped and gabled painted corrugated iron roof, and a verandah to the north and east sides. The early part of the house has field stone walls while the later extensions are brick. Generally the interiors have plaster/render/hardboard walls, plaster/plasterboard/fibro

Table 4. Summary Description of Buildings and Other Structures	
Building/Structure	Summary Description
	cement/hardboard ceilings, timber/concrete floors, and timber doors and windows. Interesting details include the generous verandah with external cedar shutters to its doors, the original cedar joinery throughout the house, the polished plaster wall treatment in the entrance hall, the attic bedrooms, and the mid-twentieth century bathrooms. The homestead is in generally good condition with some elements in fair condition. See Volume 3 for more detailed information.
Old Kitchen, c1830s-50s (Structure 2)	This is a rubble stone building finished in limewashed roughcast or limewash, with a gabled painted corrugated iron roof and verandah to the west. There is a chimney in the northern end gable and a bell tower in the southern gable. The building has seven rooms. Generally interiors have limewashed rubble/plaster walls, timber/lath and plaster/sheet/no ceilings, concrete/hardwood/brick floors, and timber doors and windows. The building is in fair condition. See Volume 3 for more detailed information.
Café/Barracks/Store, c1860 (Structure 3)	This is a three roomed brick building finished in limewashed roughcast, with a gabled painted corrugated iron roof and two chimneys. It has several ripple iron awnings over doors. Generally interiors have painted plaster/tiled fibro cement sheet walls, timber/sheet ceilings, concrete floors, and timber doors and windows. The building is in fair condition. See Volume 3 for more detailed information.

Table 4. Summary Description of Buildings and Other Structures	
Building/Structure	Summary Description
	
Dairy/Site Office/Meat House, c1860 (Structure 4)	This is a three roomed brick building finished in limewashed roughcast, with a gabled painted corrugated iron roof and a chimney as part of the southern gable. It includes a fly proof meat house at the northern end constructed c1940. Generally interiors have limewashed brick/painted fibro cement sheet walls, timber/sheet ceilings, concrete/timber floors, and timber doors and windows. The building is in fair condition. See Volume 3 for more detailed information. 
Stables, c1830s-50s (Structure 5)	This is a five roomed limewashed rubble stone building, with a gabled painted corrugated iron roof and a chimney at the northern end. The southern gable is painted corrugated iron above a pair of double timber and corrugated iron stable doors. Generally interiors are limewashed rubble stone walls, timber board/calico/no ceilings, concrete/hardwood tile floors, timber doors, and timber and iron framed windows. The building is in fair condition. Interesting features include the hand hewn hexagonal hardwood block flooring in the horse stalls, timber roofing shingles under the corrugated iron, wooden louvres for ventilation, and the wooden pegs and saddle racks in good condition. The iron-framed windows are believed to have been re-used following the demolition of an earlier structure. The present blacksmith's shop was constructed in the 1930s within the loose box adjacent to the open stalls, replacing a nineteenth century forge below the kitchen block. See Volume 3 for more detailed information.  

Table 4. Summary Description of Buildings and Other Structures

Building/Structure	Summary Description
	
Convict Barn, c1830-50s (Structure 6)	This building has two rooms and is constructed of limewashed coursed rubble walls and a gabled hardwood shake roof. Generally interiors are limewashed coursed rubble/timber framed and corrugated iron walls, no ceilings, concrete floors, and a timber door. The building is in fair condition. See Volume 3 for more detailed information. 
Dairy, c1830s-50s (Structure 7)	The dairy is timber framed, with the gabled bark roof still visible beneath the later corrugated iron. It is open to the west and clad with corrugated iron on the east and south sides. A more recent galvanised iron clad dairy abuts the earlier building to the north (Structure 15). This structure has a verandah to the west. The dairy is in fair condition. 
Stone Hut, c1830-50s (Structure 8)	This is a two-roomed lime-washed stone cottage with a hipped corrugated roof. It uses local stone with rough coursing. The floor is render over brick paving, there is no ceiling and the building has painted timber doors and windows. A stone fireplace is located centrally as part of the internal wall. Timber shingles survive under the iron roof. The building is in poor to fair condition with signs of damp deterioration of the walls. See Volume 3 for more detailed information. 
Timber Hayshed,	The Timber Hayshed is a timber pole framed shed with open sides, and a

Table 4. Summary Description of Buildings and Other Structures	
Building/Structure	Summary Description
Portacon Hayshed & Storage Shed (Structure 9)	corrugated iron gabled roof. It is in fair condition.  The Portacon Hayshed is a metal framed shed with open sides, timber purlins and a corrugated iron gabled roof with skillions on two sides. It is in poor to fair condition.  The Storage Shed is a timber pole framed shed with open sides on two elevations, corrugated iron cladding on the other sides, and a corrugated iron gabled roof with skillions on two sides. It is in poor condition with termite damage. 
New Aircraft Hangar (next to Storage Shed/Structure 9)	This metal framed hangar was under construction at the time of inspection.
Garage & Workshop/Education Centre & Garage, c1940-50s (Structures 11a & 11b)	This building has a timber frame with Yellow Box uprights, and painted corrugated iron walls and gabled roof. It has a series of corrugated iron double garage doors along its western side, and timber windows. The building is split across two levels as the land steps down to the south. The building was divided into a three vehicle garage, a workshop and storage shed area. The three garages have been converted to an education centre. The building is in fair condition.

Table 4. Summary Description of Buildings and Other Structures	
Building/Structure	Summary Description
	
Toilet Block, c1970s (Structure 12)	The toilet block is a roughcast rendered masonry structure with a hipped corrugated iron roof and timber doors and windows. It is in good condition. 
Machinery Shed, c1940 (Structure 13)	This building is constructed of yellow box framing timbers with a gabled corrugated galvanised iron roof, a skillion roof to the north, and corrugated iron walls. It is open to the north. There is also an addition to the west built of timber and corrugated iron, with a low pitched roof. The building is in fair condition. 
Silos (Structure 14)	These two circular silos have painted corrugated iron walls and painted sheet metal conical roofs. They are mounted on concrete slabs and each has a fixed metal access ladder up a wall and on the roof. They are in good condition externally but poor condition inside. 
Extension to Dairy, c1940 (Structure 15)	The extension to the dairy is a timber framed structure clad in galvanised iron with a gabled galvanised iron roof. It has a verandah to the west. The extension abuts the earlier dairy to the south (Structure 7). It is in fair condition.

Table 4. Summary Description of Buildings and Other Structures	
Building/Structure	Summary Description
	
New Stables, c1930s (Structure 16)	Extended in the 1950s, the stables consists of two sections, one of two rooms on the south and the other of nine horse stalls to the west. The two rooms comprise a saddle room and a harness room. This section is timber framed with stained vertical timber cladding and a gabled corrugated iron roof. The horse stalls are timber framed with a gabled iron roof and dirt floor. Together with the Cow feed shed (Structure 16a) on the north and timber yards, the stables form a U shaped complex. The stables are in fair condition. 
Cow feed shed, c1950s (Structure 16a)	This shed is a simple timber framed and corrugated iron clad structure, with a low pitched iron roof. The floor and feed trough are made of concrete. It is open to the east and north. Together with the New Stables (Structure 16) to the south and timber yards, the shed forms a U shaped complex. The building is in fair condition. 
Fowl sheds, c1950s (Structure 16b)	This structure consists of three small timber framed sheds with iron lining, concrete floors and bird wire on the north sides. They are in poor to fair condition. 

Table 4. Summary Description of Buildings and Other Structures	
Building/Structure	Summary Description
Loose Boxes and Pony Yards, c1950s (Structures 17-20)	The four loose boxes have timber frames and painted weatherboard walls with gabled painted corrugated iron roofs. The yards are painted post and rail construction. They are in good condition.  
Manager's House, c1860s (Structure 21)	The core of this house is a four-room brick cottage. Extensions are in brick, and date from about the 1930s, 1950s and 1970s. There is a semi-enclosed verandah to three sides, and a sheet metal roof. There is a galvanised iron and timber shed and workshop behind the house. Fowl houses and dog kennels and runs were established in keeping with management needs. Some of the kennels were demolished in 2002 and there is only one remaining. The house is in fair condition.  
Manager's House Garage (Structure 22)	This simple single car garage is timber framed and clad with fibro cement. It has a gabled corrugated iron roof, and painted timber garage doors. It is in poor to fair condition. 
Cottage 4, Dutton's Cottage/Stockman's Cottage, c1860 (Structure 24)	Although extensively altered and extended with timber, iron and fibro, the core of this cottage is a stone building with a brick chimney and a gabled corrugated iron roof. There is a corrugated clad, skillion roofed extension to the west, and a timber and fibro, gabled roof extension to the east. It is in fair condition.

Table 4. Summary Description of Buildings and Other Structures	
Building/Structure	Summary Description
	
Sheds associated with Cottage 4 (Structures 25-26)	These are two timber framed and corrugated iron clad sheds with gabled corrugated iron roofs. They are in poor to fair condition. 
Cottage 3, Curator's Cottage/General Hand's Cottage, including grounds and outbuildings, c1935 (Structure 27)	This cottage is timber framed weatherboard with a painted corrugated iron roof. It originally consisted of one rectangular gabled building but was extended on the eastern and southern sides c1965. It is in good condition. 
Cottage 2, Gardener's Cottage/Mechanic's House, including grounds and outbuildings, c1935 (Structure 28)	A timber framed cottage clad with asbestos cement and weatherboard, with a painted corrugated galvanised iron roof. It has a verandah to the north. The house is in good condition. 
Wilson's Cottage/ House, c1860 (Structure 29)	This cottage is constructed of painted brick walls, with a brick floor and gabled corrugated iron roof which covers the original wooden shingles. It is in fair condition.

Table 4. Summary Description of Buildings and Other Structures	
Building/Structure	Summary Description
	
Wilson's Cottage/ House shed, c1950 (Structure 30)	The shed is constructed of corrugated iron cladding with a timber frame, and a gabled corrugated iron roof. It has painted timber garage doors. It is in fair condition. 
Cottage 1, Groom's Cottage, including grounds and outbuildings, c1965 (Structure 31)	This weatherboard cottage with a timber frame has brick chimneys and a corrugated iron roof. It is in fair condition. 
Cottage 1, Groom's Cottage Garage, c1950 (Structure 32)	This garage has a timber frame and is clad in corrugated iron. The door has been re-hung and walls extended to close in the garage. It is in poor to fair condition.
Grain Shed (Structure 33)	This shed is timber framed with corrugated iron walls and a gabled corrugated iron roof. There is a single metal clad door to the east. The shed is in fair condition. 
Steel and Concrete Tanks (Structure 34)	There are a range of corrugated iron tanks – some mounted on low platforms near the ground, others mounted high on timber or steel towers. There is also a concrete tank on ground, and an underground tank in the homestead courtyard. Their condition varies from poor to good.

Table 4. Summary Description of Buildings and Other Structures	
Building/Structure	Summary Description
	  
Cottage 6, Hart's Cottage/Gardener's Cottage including grounds and outbuildings, c1950s (Structures 35-36)	A timber framed cottage clad in asbestos cement and weatherboard, with a corrugated iron gabled and skillion roof. An unusual detail is the sloping ceilings which suggests that the house had a skillion roof at one stage which was extended, and the gable roof added. There is a painted corrugated iron clad single garage, with a gabled corrugated iron roof and painted timber garage doors. The cottage is in fair condition and the garage in poor condition.  
Cottage 5, Boorman's Cottage/General Hand's Cottage, including grounds and outbuildings, c1950s (Structures 37-38)	A timber framed painted weatherboard cottage on brick piers with a hipped corrugated iron roof, lined internally with hardboard. It is suggested this cottage was brought from Harman. It is in fair to good condition. 
Hay Shed, c1920s (Structure 39)	A timber, steel and galvanised iron structure. Not sighted. Dates after 1959, and in the Ford Paddock?
Shearers' Quarters and Ablution Block, 1945 (Structure 40)	This group of buildings comprises 6 buildings as well as a permanently sited caravan-type structure mounted on a truck chassis. The buildings are all timber framed and clad with corrugated iron, and with hipped and gabled iron roofs.

Table 4. Summary Description of Buildings and Other Structures	
Building/Structure	Summary Description
	The shearers' quarters and kitchen is a substantial building while the other buildings are more modest in scale. The minor buildings include a former meat house, ablution block, laundry and stores. The condition of the buildings is poor to fair. 
Slab Hut, c1830s-50s (Structure 41) ³	This is a single roomed, vertical timber slab building with a hipped corrugated iron roof, stone fireplace at one end and side hung garage doors at the other end. The walls and roof are painted externally, and the building has a gravel floor. The building is generally in fair condition. See Volume 3 for more detailed information.

³ There are two buildings/complexes identified as Structure 41 – the Woolshed being the other

Table 4. Summary Description of Buildings and Other Structures	
Building/Structure	Summary Description
	
Woolshed, sheep yards, and spray dip, c1940s (Structure 41) ⁴	Built of timber, dressed hardwood and yellow box, and galvanised iron, this shed has six shearing stands. It has a timber structure and is clad with iron. The building has a T plan shape and hipped corrugated iron roof. The shed has a timber floor, slatted in the sheep holding pens. The fittings include the pens, gates, doors and machinery related to shearing, although the power source is now an electric motor. The shed is in fair condition. The yards are a mixture of timber post and rail, galvanised pipe, reinforced in places with temporary cyclone wire and pipe fence panels. The yards are in poor condition. The complex includes two galvanised water tanks mounted on tall timber platforms. The tanks are badly corroded. The spray dip has a concrete slab, pipe and timber yards, a corrugated iron enclosed spray area, and the remnants of the pump and piping. It is in poor to fair condition.    

⁴ There are two buildings/complexes identified as Structure 41 – the Slab Hut being the other

Table 4. Summary Description of Buildings and Other Structures	
Building/Structure	Summary Description
	
Windmill, c1940s (Structure 42)	The Southern Cross ‘Seneschal’ windmill was at 30 feet in diameter (9.14 metres) one of the largest standard models made in Australia. Its tower is 20 metres tall and the windmill has a span of 10 metres. It is in good condition. 
Trig Point Cairn, c1940s (Structure 43)	The timber survey marker pole has a base cairn of dry field stones. The structure is in fair condition. 
Dams (Structure 50)	There are about 20 earth dams on the property of varying age and condition.
Pump House and pump c1950s (Structure 51)	This structure is a simple timber framed building clad with unpainted corrugated iron, and a low-pitched iron roof. It has a pair of sheet metal double access doors. The building houses a variety of pump equipment. The structure is in fair condition.  

Table 4. Summary Description of Buildings and Other Structures	
Building/Structure	Summary Description
Remnant pump house (Structure 52)	Not sighted
Cattle yards (Structure 53)	The yards are mixture of timber and metal, and of varying age and condition. There is a modern crush. New yards are being constructed adjacent to the existing. The timber elements are in poor condition. 
Cemetery (Structure 54)	The cemetery is a small square plot of land in a paddock, fenced with a painted post, rail and wire fence. Inside the plot are a number of mature exotic evergreens as well as several stumps of trees now removed. There are five stone and metal grave markers, and a metal interpretive panel. There are 36 recorded burials but about 50 people are believed to have been buried in the cemetery. The cemetery is in fair condition. 
Wooden salt trough	The trough is a hollowed timber log trough with a gabled corrugated iron shelter supported on timber posts, and surrounding timber post and rail fence. The trough is located in the northeastern part of the rural lease. The trough is in fair condition though the surrounding fence is partly collapsed and in poor condition. 
Stone Walling	The substantial section of stone walling runs from the homestead towards the river. The wall is a stone and brick construction, and sections have been painted. It is in fair to good condition.

Table 4. Summary Description of Buildings and Other Structures	
Building/Structure	Summary Description
	
Fences and Gates	There are many varieties of gates and fences constructed of timber, metal and wire. They date from various periods and are in variable condition, from poor to good condition.   
former Nolan Gallery building	The gallery is a series of linked pavilions constructed of concrete slab floors, painted bagged brickwork walls, hipped corrugated iron roofs, with timber verandah posts and fascias. The gutters are concealed behind the fascias. The buildings are in good condition. 
Airstrip, Tharwa Road North Paddock, c1920s	This is an undulating mown grass airstrip marked by painted tyres.
Pump house for Vesda system, 1980s	This simple shed is clad with painted corrugated meeting sheeting for walls and roof, with a gabled roof form. It is in good condition.
Light framed shade house, 1990s	This is a simple timber framed shade house in fair condition.
Concrete compost and gravel bins, c1998-99	These are simple concrete walled bins for storage of bulk materials. They are in good condition.

Figure 21. Aerial View of Homestead Precinct

Source: Base image from Google Earth



Figure 22. Aerial View of Woolshed Precinct

Source: Base image from Google Earth



2.8 HISTORICAL ARCHAEOLOGY

Previous work

Lanyon management has had the benefit of an early and lengthy period of historical archaeological investigation, starting in 1979 and running intermittently through the 1980s. Most of the work was carried out by Jonathan Winston-Gregson (Cox, Tanner Pty Ltd 1979; Winston Gregson 1979, 1982, 1983, 1984, 1985a, 1985b, 1987a, 1987b). However, there appears to have been little or no historical archaeological research or works-related archaeology over the last 20 years, with the exception of excavation of the ditch and bank paddock boundary in 1992 (Winston-Gregson 1992).

The 1979 Management Plan (Cox, Tanner Pty Ltd 1979) incorporated archaeological descriptions by Winston-Gregson of a number of buildings and sites, and excavation report on the early homestead site south of the current homestead. The descriptions are usually in the form of the sequencing and description of physical features, and contain recommendations for future work to conserve archaeological values. The sites incorporating archaeological descriptions are:

- Structure 1, Homestead (formerly known as Structure 10)
- Structure 2, Old Kitchen
- Structure 3, Café/Barracks/Store
- Structure 4, Dairy/Site Office/Meat House
- Structure 5, Stables
- Structure 6, Convict Barn
- Structure 8, Stone Hut
- Structures 11a and 11b, Garage & Workshop/Education Centre & Garage
- Structure 12, Toilet Block
- Structure 13, Machinery Shed
- Structure 41, Slab Hut (formerly known as Structure 1)
- Structure 54, Cemetery
- Demolished structures, Homestead 3, cistern, Men's dining room, Men's washroom, Blacksmith's house
- Garden
- Courtyard, and
- Garden Wall.

All of these sites are within Zone 2—the management area.

The excavations in the courtyard in 1979 revealed a rectangular cistern, filled with building rubble and material scavenged from the brick kiln area to the east. The cistern had been abandoned and filled in when the courtyard was raised to provide a level surface. Another excavation was carried out to the north-east of the Old Kitchen Block (Structure 2) to reveal courtyard stratigraphy. (Cox, Tanner Pty Ltd 1979, Winston-Gregson 1979a)

Subsequent archaeological investigations, some including excavations, are indicated in Table 5 below. The recommendations made in these various reports have been considered in the development of policies and strategies for this conservation management plan.

An assessment of further archaeological features in the broader landscape of the Lanyon/Lambrigg/Point Hut Crossing area was carried out in 1985 (Winston-Gregson 1985b). The sites identified have been incorporated into Table 5.

In the preparation of this plan, a small amount of further investigation was undertaken. Early plans, such as Larmer 1840 and Land Department portion plans, show a fenced paddock on the river between the homestead and Tharwa Bridge. The portion plan identifies buildings of 'T Y Beard's Station' in this paddock. No evidence of fence lines, cultivation or building was located on the ground. The paddock has been subject to extensive pasture improvement and dam construction which is likely to have destroyed or masked such evidence.

An attempt was made to establish the location of the various roads through the property in the nineteenth century. The 'L'Anyon Estate' map, dated by Chambers to after 1841, shows a road passing close to the homestead then across the southern paddocks parallel to the river, as well as a road further to the east, passing north-south through the paddocks between the homestead and what is now Tharwa Drive. Oral sources suggest the former (homestead) road may have followed the existing eastern branch of the entry road and continued that alignment across the creek east of the homestead, then carried on across the paddocks, perhaps along the low ridge parallel to the river. This road crossed the Murrumbidgee River opposite the present Cuppacumbalong Homestead area. However, no evidence of this road can be seen on the ground or in aerial photos in the Lanyon paddocks. It would have had relatively little traffic, and may have been a faint track which was subsequently destroyed by pasture improvement works.

The eastern road is probably that surveyed by Larmer in 1840, which follows the existing Tharwa Road from Tharwa Bridge north to the entry gate to the rural lease, then continues a similar alignment north-east across the Lanyon paddocks, where 200 metres of it is still evident north of the current lessee's entry gate. Other sections of the road appear to have been lost in pasture improvement works and flood mitigation and dam construction along the creek lines.

The current section of Tharwa Road north of the lessee's entry gate was gazetted in 1869, and the double ditch and bank feature (Structure 47) follows this alignment. The Larmer alignment across the eastern Lanyon paddocks was made redundant by this new route.

Table 5. Lanyon - Sites of Historical Archaeological Interest						
Site name	Block Number	Old Portion Number	Manager	Tenure	Principal Use	Dates and notes on past archaeological work or future potential
Homestead (Structure 1)	1244	64	CFC	Territory Land	Historic Precinct	Initial sections date from 1859. Previous archaeological investigations: the Homestead ceilings, 1981 (Crosby & Winston-Gregson 1981); guest wing, 1984 & 1987, with excavations (Winston-Gregson 1984a, 1987a).
Old Kitchen (Structure 2)	1244	64	CFC	Territory Land	Historic Precinct	Variously dated in the 1836-1838 period, extended later in the century. Shows in Larmer's 1840 survey plan. Previous archaeological investigations: in 1981 with test excavations (Crosby & Winston-Gregson 1981); in 1982 with test excavations (Winston-Gregson 1982); in 1984 description of fabric of coolroom and annex rooms (Winston-Gregson 1984a); in 1985, physical fabric investigation (Winston-Gregson 1985a); in 1987, attic, oven and coolroom, with test excavations (Winston-Gregson 1987a).
Café/Store/Barracks (Structure 3)	1244	64	CFC	Territory Land	Historic Precinct	
Dairy/Site Office/ Meat House (Structure 4)	1244	64	CFC	Territory Land	Historic Precinct	Built for dairy purposes, converted in the 1940s to a meat house.
Stables (Structure 5)	1244	64	CFC	Territory Land	Historic Precinct	Built c1849 (mentioned in 1849), but substantially modified over time (Cox & Partners 1979). Previous archaeological investigations in 1987 (Winston-Gregson 1987a).
Convict Barn (Structure 6)	1244	64	CFC	Territory Land	Historic Precinct	Built c1838 as a barn, used subsequently as a wool store and for other storage. Gabled roof collapsed and skillion roof built, and dam formed from pond c1940, roof reconstructed c1987 (Cox & Partners 1979). Previous archaeological investigations in 1987 with test excavations (Winston-Gregson 1987b).
Dairy (Structure 7)	1244	64	CFC	Territory Land	Historic Precinct	Thought to have been built in 1830s-50s. Extended c1940 (by Structure 15).
Stone Hut (Structure 8)	1244	63	CFC	Territory Land	Historic Precinct	Built c1838, occupied by servant overseer Appleby till 1842. Andrew Jackson Cunningham born there in 1848. Only confirmed link to assigned servants at Lanyon. (Cox & Partners 1979) Rubbish dumps are located downslope of the hut and are eroding and being disturbed by wombats. Glass and ceramics litter the ground (2007).

Table 5. Lanyon - Sites of Historical Archaeological Interest

Site name	Block Number	Old Portion Number	Manager	Tenure	Principal Use	Dates and notes on past archaeological work or future potential
						Previous archaeological investigations in 1981 with test excavations (Crosby & Winston-Gregson 1981). Also referred to as 'Redbeard's Cottage' by Winston-Gregson. 
Original Lanyon House (demolished)	1244	64	CFC	Territory Land	Historic Precinct	A 4-roomed house was built in 1838-1840. Shows in Larmer's 1840 survey plan. The excavations in the courtyard in 1979 revealed a rectangular cistern, filled with building rubble and material scavenged from the brick kiln area to the east. The cistern had been abandoned and filled in when the courtyard was raised to provide a level surface (Cox, Tanner Pty Ltd 1979, Winston-Gregson 1979a). In 1983 and 1984 further evidence of a building, extending from the edge of the cistern into the courtyard, was excavated (Winston-Gregson 1983, 1984).
Garage & Workshop/Education Centre & Garage (Structures 11a and 11b)	1244	64	CFC	Territory Land	Historic Precinct	Built 1940s-50s. Previous archaeological investigations: minor investigation 1979 (Cox & Partners 1979).
Machinery shed (Structure 13)	1244	64	CFC	Territory Land	Historic Precinct	Built c1940. Previous archaeological investigations: minor investigation 1979 (Cox & Partners 1979).
Homestead Courtyard	1244	64	CFC	Territory Land	Historic Precinct	Previous archaeological investigations: The excavations in the courtyard in 1979 revealed a rectangular cistern, filled with building rubble and material scavenged from the brick kiln area to the east. The cistern had been abandoned and filled in when the courtyard was raised to provide a level surface. Another excavation was carried out to the north-east of the Old Kitchen Block (Structure 2) to reveal courtyard stratigraphy (Cox, Tanner Pty Ltd 1979, Winston-Gregson 1979a); in

Table 5. Lanyon - Sites of Historical Archaeological Interest						
Site name	Block Number	Old Portion Number	Manager	Tenure	Principal Use	Dates and notes on past archaeological work or future potential
						1981 with numerous test pits excavated (Crosby & Winston-Gregson 1981); in 1984 Building 41 site, extending from the cistern in the courtyard, was excavated (Winston-Gregson 1984a): and in 1983, with partial excavations (Winston-Gregson 1983).
Garden	1244	64	CFC	Territory Land	Historic Precinct	
Cemetery (Structure 54)	1245		CFC	Territory Land	Historic Precinct	The cemetery is a fenced area in the paddock 400 metres southeast of the homestead. The cemetery is shaded by a number of trees of differing age. Five monuments are located in the enclosed area, and an ACT Heritage Committee plaque indicates the names of 35 individuals buried there since 1837, although the ACT HR citation suggests 'in the order of 50' burials.
Manager's House (Structure 21)	1495		Rural Lessee	Short term lease	Lessee's residence	Built c1860s.
Cottage 4, Dutton's Cottage (Structure 24)	1532		Rural lessee	Short term lease	Dutton's Cottage sub let	Built c1860.
Cottage 3, Curator's Cottage (Structure 27)	1481		CFC	Territory Land	let to staff member	Built c1935.
Cottage 2, Gardener's Cottage (Structure 28)	1246	64	CFC	Territory Land	let to staff member	Built c1935.
Wilson's House (Structure 29)	Block J ?					Built c1860.
Cottage 1 (Structure 31)						Built c1965. Located in southern paddocks.
Cottage 6, Hart's Cottage (Structure 35-36)						Built 1950s. Located in northern paddocks.
Cottage 5, Boorman's Cottage (Structure 37-38)	1533	63	CFC	Territory Land	Cottage 5, let	Built c1950s. Located north of Stone Hut.

Table 5. Lanyon - Sites of Historical Archaeological Interest						
Site name	Block Number	Old Portion Number	Manager	Tenure	Principal Use	Dates and notes on past archaeological work or future potential
Shearer's Quarters and Ablution block (Structure 40)	Block C	63?				Built c1920s-1960s
Slab Hut (Structure 41)	1244	64	CFC	Territory Land	Historic Precinct	Thought to be an early structure (Taylor thinks 1835, ACT Heritage Register says 1830s-1850s), though very little original fabric remains intact (part of chimney, fireplace and 'a few slabs').
Woolshed, yards and spray dip (Structure 41)	Block C	63?				Built c1940s, to replace earlier shed of c1925 built by the Cunninghams. (ACT HR Citation)
Windmill (Structure 42)	1244	63	CFC	Territory Land	Historic Precinct	Built c1940s. Southern Cross 'Seneschal' model, with 30 foot diameter windwheel. Damaged in storm 1994 and restored 1998.
Trig point cairn (Structure 43)	1244	63	CFC	Territory Land	Historic Precinct	Built c1940s. Stone cairn near Structure 8.
Ditch and bank paddock boundary (Structure 45 — cereal paddock; Structure 46—ditch and bank)	1244	63	CFC	Territory Land	Historic Precinct	A ditch and bank boundary that forms the northern and eastern side of the paddock immediately north of the Lanyon garden area, parallel to the river. The feature was described in 1987 (Taylor, Winston-Gregson & Johnson 1987) as a the ditch and bank boundary of what was called through the early 1900s 'Carroll's Mill paddock', which extended from the Homestead garden area north to the Stone Hut, and forms the northern section of the Lanyon CMP management area. Winston-Gregson believed it to date from the 1840s, from which time the paddock was used for grain production. The name 'Carroll's Mill paddock' probably arises from Cunningham's first windmill, built around the turn of the 20 th century. The ditch and bank feature was test-excavated in 1992 (Winston-Gregson 1992). Funding from the National Estate Grants Program was also sought for excavation of the Tharwa road ditch and bank structure, but no report of the outcome has been found on the ACT Museums Unit files.
Ridge and furrow ploughland (Structure 45)	1244	63	CFC	Territory Land	Historic Precinct	The northern section of 'Carroll's Mill paddock' (Structure 45) retains evidence of ridge and furrow animal-drawn ploughing (Taylor, Winston-Gregson & Johnson 1987, pp. 63, 77; Taylor 1993, p. 7). The surviving evidence of ridge and furrow ploughing is in an area of the paddock where subsequent mechanical ploughing was not practical, and it is clearly seen in aerial photos.

Table 5. Lanyon - Sites of Historical Archaeological Interest

Site name	Block Number	Old Portion Number	Manager	Tenure	Principal Use	Dates and notes on past archaeological work or future potential
Ditch and bank (LHA 10) (Structure 47)	Block 1	64	Rural Lessee	Short Term Lease	Pastoral Uses	Site LHA10 ‘resembles a double ditch and bank feature, ie. two shallow trenches roughly 3.5 metres apart separated by a mound about 260 mm high. It runs beside the Tharwa Road for some 800 metres south from near the Lanyon entry to a water course where it is finished neatly on an old terrace.’ The line runs west of the Lanyon entry road for another 150 metres. Winston-Gregson hypothesises that the feature might be a fire break or a boundary marker. The feature is distinguished from the single ridge and furrow separating Lanyon and Redbeards Cottage (see below), which ‘is clearly the edge for ridge and furrow ploughing attributed to Wright’. At Lanyon gate it is similar in appearance to the ditch and bank erected by Cunningham at Tuggeranong about 1874. The feature aligns at the entrance with the initial pair of conifers of Cunningham’s drive. South of the gate it follows closely the c1869 road reserve. (Winston Gregson 1985b, pp. 8, 20) Note: The ACT HR citation says c1850s, however, Larmer’s 1840 survey plan shows ‘furrow’ along the Tharwa Road edge. 
Quarry (LHA 8) (Structure 48?)						Site LHA 8 is at AMG 890710, on the south east crown of a timbered knoll beside Lanyon Driveway. ‘The site is a rock exposure that has been delved’ —presumably for building stone. Used in modern times for gravel. (Winston Gregson 1985b, p. 18) The site is a series of eroded scrapes rather than deep quarries.

Table 5. Lanyon - Sites of Historical Archaeological Interest

Site name	Block Number	Old Portion Number	Manager	Tenure	Principal Use	Dates and notes on past archaeological work or future potential
						
Quarry (LHA 6)						Site LHA6 is a small quarry at AMG 886714 on the south face of Lanyon Hill on about the 630 metre contour. 'Probably the site for the material for the homestead complex.' Other holes occur on the hill south of the stone tank. (Winston Gregson 1985b, p. 16) The site was not relocated in 2007.
Quarry (LHA 7)	Block C	63?				Site LHA 7 is at AMG 874724, on the north face of a stony knoll adjacent to the current woolshed. A cluster of pits and a redundant track (to be leased to the Corporation?), appears to be a quarry later used as a gravel source. Perhaps the source of stone for the Kitchen (Structure 2) and or the third homestead of the Wrights. (Winston-Gregson 1985b, p. 17) In 2007 evidence is very indistinct.
Brick pits and clamps (LHA 9) (Structure 49)	Block 1?	64	Rural Lessee	Short Term Lease	Pastoral Uses	Site LHA9 is a brick-making area with two clay pits astride the creek at AMG 885703, and at least five clamps c5 metres diameter, on an old creek terrace about 500 metres east of the homestead, distinguished by soil marks and scatter of clinker. The site is on an old terrace north of a creek confluence. It has been cleared and is the source, in part, of the fill dumped into the main cistern of the homestead courtyard which was excavated in 1979. (Winston Gregson 1985b, pp. 7, 19 and sketch plan). In 2007 clamp rubble can be seen in several locations, and the brick pit is clearly demarked.

Table 5. Lanyon - Sites of Historical Archaeological Interest

Site name	Block Number	Old Portion Number	Manager	Tenure	Principal Use	Dates and notes on past archaeological work or future potential
						
Earth circle (LHA 11)						Site LHA11 is an earth circle with a raised lip 1300 mm wide by 140 mm high, the internal diameter of the ring being over 50 metres. It lies in an open area on a very gentle south-facing slope in savannah woodland west of and close to the start of Lanyon driveway. Three possible causes for the ring are given by Winston-Gregson: (1) the collection and burning of ringbarked timber (with a fire break explaining the bank); (2) the remains of a sheep hurdle, though there is no evidence of nutrient enrichment within the circle, or thistle infestation; (3) a prehistoric ceremonial ring, though there is no local example, and it is bigger than any in NSW. Located at AMG 893715, 150 metres southwest of the Lanyon Gate, and 53 metres in diameter (Winston Gregson 1985b, p. 21). In 2007, based on oral evidence from Andrew Geikie, the ring is interpreted as Winston-Gregson's first option, associated with burning of vegetation material cleared in the 1970s. 

Table 5. Lanyon - Sites of Historical Archaeological Interest						
Site name	Block Number	Old Portion Number	Manager	Tenure	Principal Use	Dates and notes on past archaeological work or future potential
1840 Road alignment	Block 1	64-65	Rural Lessee		Pastoral Uses	The road alignment surveyed by Larmer in 1840 passes through the eastern paddocks. A section is visible immediately north of the lessee's entry gate off Tharwa Road, the old alignment leaving the current road alignment and diverging northeast through the paddock fence. It shows clearly on the Google Earth image for a 200 metre distance. 1959 aerial photos indicate a section overlapping the erosion gully in the paddock south of the main entrance gates.
Site of Lanyon's hut, Point Hut crossing						A hut shown on Lanyon's original portion 59 at Point Hut Crossing, located in the paddock immediately adjacent to the eastern side of the current crossing.

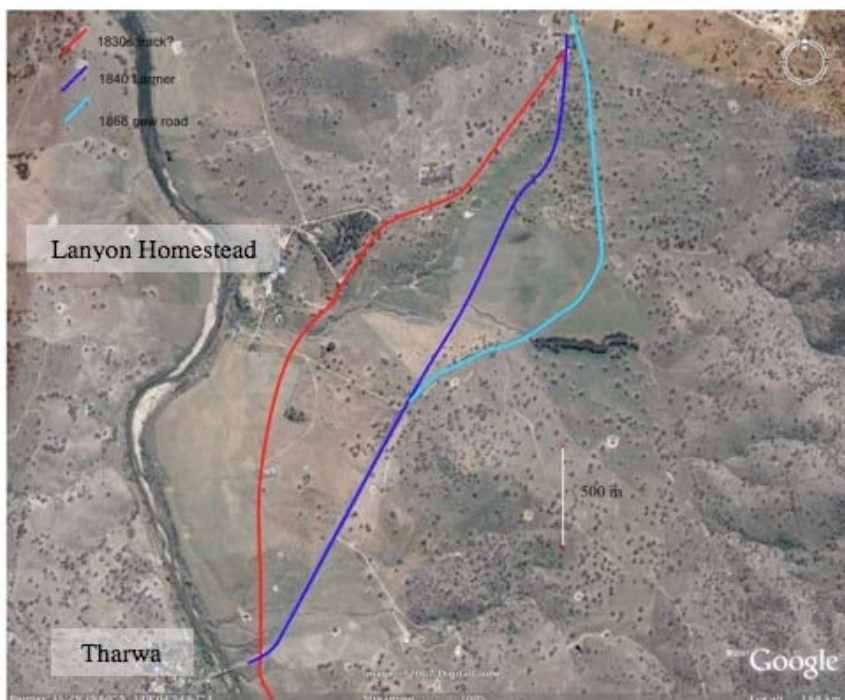


Figure 23. Historical road alignments

Source: Base image Google Earth



Figure 24. Location of 1840s road

Source: Base image Google Earth



Figure 25. Historical archaeology features in the entrance paddocks
Source: Base image Google Earth



Figure 26. Historical archaeology features in the northern paddocks
Source: Base image Google Earth



Figure 27. Historical archaeology features in the Woolshed area
Source: Base image Google Earth

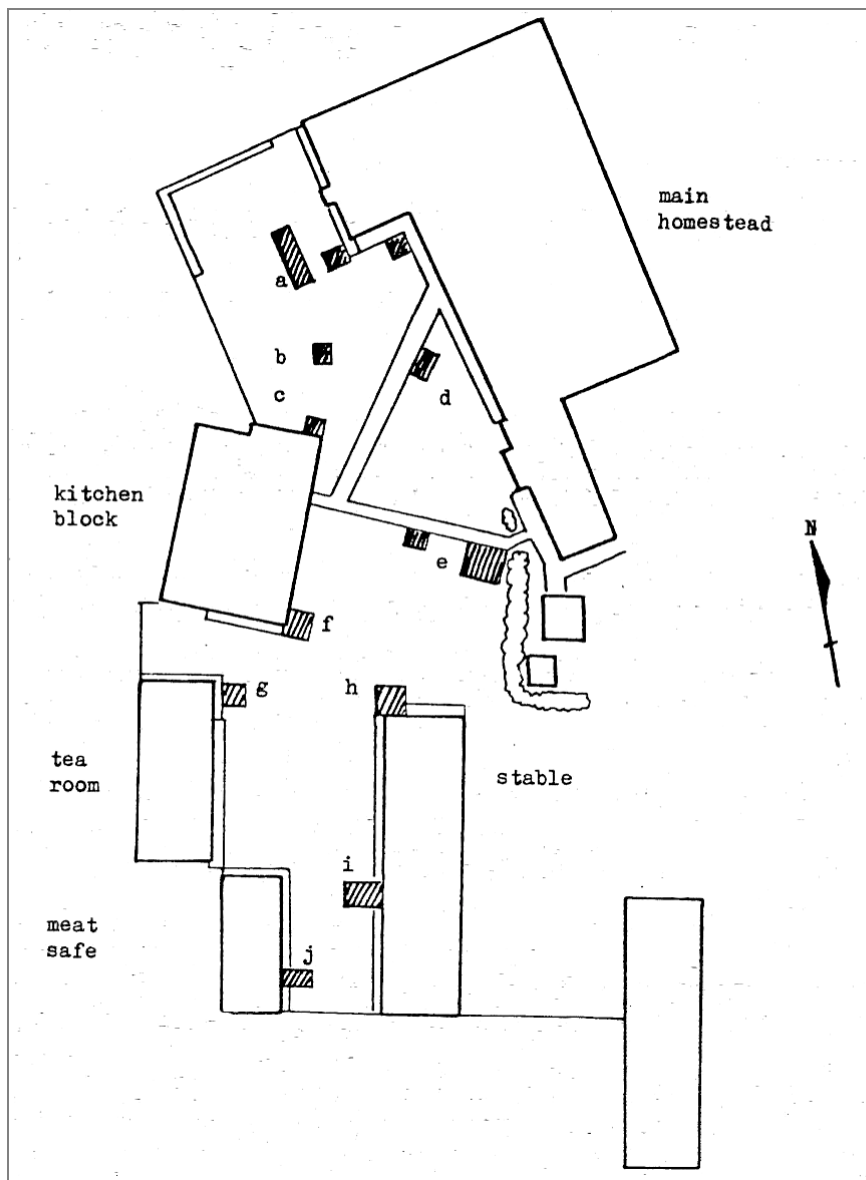


Figure 28. Location of excavations undertaken in the vicinity of the Homestead, 1979-86
Source: Base plan from Crosby & Winston-Gregson 1981

2.9 ASSOCIATED PLACES

There are several ways in which the core of the Lanyon historic place (Zone 2) managed by the Cultural Facilities Corporation is associated with other places.

Historically Lanyon is associated with places including Tuggeranong Homestead, Cuppacumbalong, Tidbinbilla and Freshford, being jointly run as pastoral properties with Lanyon in the nineteenth century. Lanyon shearing, for example, took place at the Tuggeranong woolshed. There are also links to the neighbouring properties of Tuggeranong and Cuppacumbalong through family connections and intermarriage, and the shared era of pastoral expansion along the Murrumbidgee River.

The managed area (Zone 2) sits within the study area (Zone 1), and both lie within the Lanyon Bowl (Zone 3). Refer to Section 2.1 for details of these areas. Each of these areas is a part of a continuous pastoral landscape with a range of shared values, each contributing to the others. The story of events, people and place through time are made vivid by the overall landscape experience.

3. OVERVIEW HISTORY

CHAPTER SUMMARY

- This chapter tells the story of Lanyon and is divided into consideration of the: Aboriginal occupation to 1820, exploration and contact history 1821-34, Wright era 1835-47, Cunningham era 1848-1926, Osborne era 1926-30, Field era 1930-70, and the public era 1971 – present day.
- The study area is a remnant of the 4,790 acres of Lanyon station originally purchased in 1835 and 1836 by James Wright, John Lanyon and William Wright.
- Aboriginal occupation in the region is ancient. Occupation, land use and ceremony dates back to at least 21,000 BP, in the period of the last Ice Age.
- By the early 1820s Throsby led an expedition for Governor Lachlan Macquarie to inspect the country around Lake Bathurst and Lake George. In the next three years, parties led by Charles Throsby, Joseph Wild and Mark Currie reached the Limestone Plains-Murrumbidgee area.
- Grazing and initial European settlement began in the area of Lanyon in the mid 1820s. The Wrights and Lanyon began acquiring the land that was to become the Lanyon station in 1835. The pastoral enterprise included assistance from convict labour. Early buildings at Lanyon survive from this establishment phase.
- The Cunningham's acquired Lanyon and continued to develop the property as a major pastoral holding from the mid nineteenth century until the 1920s. Substantial developments included major additions to the homestead, other farm buildings, major tree plantings and the creation of gardens. The Federal Capital Territory was created in 1911, including Lanyon.
- After a brief period of ownership by Harry Osborne, the property was acquired by T A Field & Co. Fields developed the property further with new buildings, alterations to existing buildings, plantings and other changes, until it was eventually resumed by the Commonwealth in the 1970s. At this time, the homestead became briefly the home for a collection of paintings by Sir Sidney Nolan, and with the creation of a separate gallery on site, the collection moved to this gallery. The homestead and the core complex of buildings became a historic site/house museum open to the public. The remaining pastoral land became a rural lease run by Murdoch Geikie, formerly manager of Lanyon for the Fields, and subsequently by his son Andrew Geikie.



3.1 INTRODUCTION TO HISTORY

This overview is divided into sequential eras of the occupancy of the study area and Lanyon Bowl, with reference as relevant to key themes of modes of occupation and land use; exploration, survey, and land policy; labour and everyday life; contact history; transport and communication; and political and economic influences.⁵ The sequential eras are:

- Aboriginal occupation to 1820;
- exploration and contact history 1821-34;
- Wright era 1835-47;
- Cunningham era 1848-1926;
- Osborne era 1926-30;
- Field era 1930-70; and
- public era 1971 – present day.

The study area is a remnant of the 4,790 acres of Lanyon station in the Parish of Gigerline, County Murray, originally purchased as portions 61, 64 and 59 surveyed in 1835 and 60, and 62 and 63 surveyed in 1836, by James Wright, John Lanyon and William Wright. In 1841 the station gained an upstream extension when the additional portion 65, surveyed in 1838, was purchased by James Wright from the first buyer, James Ritchie.

This land is all situated on the eastern side of the Murrumbidgee River, within the wider area known as the Lanyon Bowl, straddling the Murrumbidgee River from the Rob Roy Range in the east across to what is now Namadgi National Park, and from the present suburb of Banks to the village of Tharwa in the south.

3.2 ABORIGINAL OCCUPATION TO 1820

Investigation of the Birrigai rockshelter on the western side of the Murrumbidgee River has so far established Aboriginal occupation, land use and ceremony within the area as at least at 21,000 BP, in the period of the last Ice Age. This dating within the late Pleistocene era places human occupation of this area close to the currently estimated millennium when the earliest European human image, the Venus of Willendorf, was carved. The comparative antiquity of the Birrigai site indicates the significance of the area in the world history of human life.

Studies of Aboriginal food resources, of stone quarries, remnants of tools, grooved rocks, and scarred trees, have recorded this evidence of continuous occupation of Ngamberi/ Ngunnawal families in this part of their country. Situated between two river crossings, the later site of Lanyon had for generations been a gathering place for Aboriginal people travelling to the Tidbinbilla mountains. A systematic Aboriginal oral history program would be invaluable in guiding a fuller historical interpretation of this occupation. The potential of the Lanyon region to this work, and to the enhancement of understanding of the pre-European history of the people and the landscapes of the ACT, makes the study area a particularly important site. (Flood et al 1987, Flood 1996, Winston-Gregson in Taylor 1987, Wright 1923)

⁵ Unless otherwise indicated, this section draws chiefly on reports by Pam Ray 1981, Don Chambers 1986 and Rosemary Kerr 1999, and publications by Bruce Moore 1989 and David Dolan 1986a

A discussion of Aboriginal heritage sites within the study area can be found in Section 2.3 above.

3.3 EXPLORATION AND CONTACT HISTORY 1821-34

Exploration of inland NSW followed the crossing of the barrier of the Blue Mountains in 1813. Five years later Charles Throsby and surveyor James Meehan led an exploration party searching for a route from the southern highlands to Jervis Bay. While Throsby found that route, Meehan reached Lake Bathurst. In October 1820 Throsby led an expedition for Governor Lachlan Macquarie to inspect the country around Lake Bathurst and Lake George. In the next three years, parties led by Charles Throsby, Joseph Wild and Mark Currie reached the Limestone Plains-Murrumbidgee area and recorded the first descriptions of the study area, naming – or more precisely, renaming – places in the region.

Camping on the eastern side of the Murrumbidgee on 1-2 June 1823 after riding from the Isabella Plains, Currie wrote,

‘1st June - Crossed Limestone Plains and travelled through a fine forest country to a small, beautiful plain, which we named Isabella’s Plain after Miss Brisbane. It is situated about six miles from the others, on the right bank of the Murrumbidgee. Went up the right bank of that river four miles, searching for a crossing, without success, in doing which we passed through a fine forest country and encamped for the night on the right bank.

2nd June - Passed through a fine forest country intersected by stoney and lofty ranges, in crossing one of which we observed considerably to the west of us a very singular and remarkable rock of an oblong form standing erect and alone on the summit of another range. Saw several pine trees of about two feet diameter growing on stoney ranges...’ (Currie 1825)

Currie’s party saw Aboriginal people at several places, including a group near the river in the vicinity of Tuggeranong who left as they approached. The following year botanist Allan Cunningham explored the Monaro plains and travelled west across the Queanbeyan River, camping at Mount Tennant.

Land policy, survey and occupation

These did not necessarily follow that order – in the case of the study area occupation so closely followed exploration that survey and policy trailed behind. Governor Brisbane issued the first tickets of occupation in 1824 to Joshua Moore who established his Canberry station on the Limestone Plains, soon followed by Robert Campbell with Pialligo (Duntroon). From 1825, Robert Johnson grazed sheep on the ‘Tuggeranong’ Plain, and other early unauthorised sheep stations along the Murrumbidgee included Hurst’s, whose **hut** became the nucleus of Lanyon. Unauthorised occupants were soon followed by those armed with official tickets of occupation or orders to select, a source of regular complaint from earlier arrivals like prosperous ex-convict Campbelltown innkeeper Timothy Beard. He took up his Monaro lease Ironmungy after his de facto holding on the Queanbeyan River was threatened in 1826 under Governor Darling’s land policy. The hut on his Murrumbidgee run was one of the minimal improvements on that similarly vulnerable holding. (Lea-Scarlett 1968, pp. 13-17, 70)

The extent of occupation south and north of Sydney had prompted the changes culminating in the 1829 ‘Nineteen Counties’ proclamation, extending the limits of location and the arm of British law. The southernmost county of Murray was bounded on the west by the Murrumbidgee River – across the river was thus a ‘no-mans land’ outside the reach of the

law. The first colonial Census the year before showed the County's non-Aboriginal population as 171, of whom 126 were living on twenty stations on the Murrumbidgee, Molonglo and Queanbeyan rivers – and of these only five had arrived as free immigrants, with nearly two-thirds convicts still serving their sentences.

In 1829 Thomas Macquoid acquired the 2,000 acres on the Murrumbidgee granted to Peter Murdoch two years before, and six years later he bought the neighbouring 2,500 acres from John Maclaren and established his station 'Wanniassa', later Tuggeranong.

It is likely that 26-year-old John Lanyon and James Wright at 36, English emigrants who had arrived separately in New South Wales in 1833, were already living at Lanyon before lodging their applications for the land there in 1834. As they displaced Hurst, they might have been living in his **slab hut** that year and begun the orchard and vegetable garden on the nearby riverbank. If occupation was close on the heels of exploration, survey and alienation were in even tighter sequence, especially for the most valuable pastoral and agricultural land, in most cases defined by access to fresh water.

Lanyon's application for land in September 1834, preceding surveyor Robert Hoddle's January 1835 division of the land into lots, specified four portions on the eastern side of the river in 'County of Murray parish unnamed at Jiggalite... on the Morumbidgee River'. These ran from Macquoid's boundary on the north, extending upstream along the river flats in a 640-acre portion 59, a 740-acre portion 61, a 1,170-acre portion 63 and a 940-acre portion 64. (Letters of application 34/7485, SRNSW)

On sale day, 11 February 1835, Lanyon and Wright bought three of these lots. Lanyon purchased the northernmost portion 59 and Wright the neighbouring portion 61 and also the southernmost portion 64, where their **hut** and cultivation were located. Lanyon and Wright were among the minority in the region living on their property. Like most other men of capital small and large though, they had ousted unauthorised squatters and spent their capital strategically, buying the riverfront land that made the adjacent portions uneconomic. (H F White 'Survey of part of the Morumbidgee and country south of Lake George' 15 January 1834, SRNSW Map 3811; Robert Hoddle, 'Plan of 4 portions of land applied for to purchase' 12 January 1835, SRNSW)

Living and working

Situated between two river crossings, the later site of Lanyon had for generations been a gathering place for Aboriginal people travelling to the Tidbinbilla mountains. The hut built on Hurst's run marked the imminent end of this practice.

Bushrangers John Tennant and John Ricks escaped to the Murrumbidgee from a chain gang near Bungonia, building the Great South Road, and until his arrest in 1827 Tennant's headquarters were in the mountains on the southern rim of the Lanyon Bowl. The year before at Inverary Station near Bungonia, two stockmen were speared in reprisal at the mistreatment of Ngambri/Ngunawal women.

For the British in New South Wales, before 1829 the study area was beyond the frontier – that year it became the frontier.

Transport and communication

Both transport and communication were rudimentary in this early phase, defined in places

only by marked trees. Goods were moved by dray, and travellers went on horseback or in horse-drawn vehicles – or by ‘shanks pony’ for those not wealthy enough to own a horse. The main route from the Limestone Plains connected to the Sydney road at Marulan via Lake George and Queanbeyan. Collecting mail meant long journeys before a post office was established in Queanbeyan in 1836, with a weekly delivery of mail.

3.4 THE WRIGHT ERA 1835-47

Land policy, survey and occupation

When the deeds to their three portions of land were issued in April 1835, Wright had the name of their 2,320-acre joint holding recorded as ‘Lanyon’. Two months later, after John Lanyon had news his father was gravely ill, he left for England where he died in 1841, his land passing to his brother. Engineer and architect Charles Lanyon thus held absentee title to the northernmost portion 59 of Lanyon until Andrew Cunningham purchased it from him in 1863.

In March 1836 William Wright, also having emigrated from their native Derbyshire, joined his younger brother at Lanyon. On 11 May he bought portion 63, between his brother’s two blocks, and on 14 December 1836 after portions 60 & 62 had been surveyed by James Larmer on 4 July, he bought these two lightly timbered blocks in the hilly area separated from the river by Lanyon’s portion 59 and James Wright’s portion 61. Two weeks later, William Wright was dead and James Wright subsequently became the owner of his brother’s land.

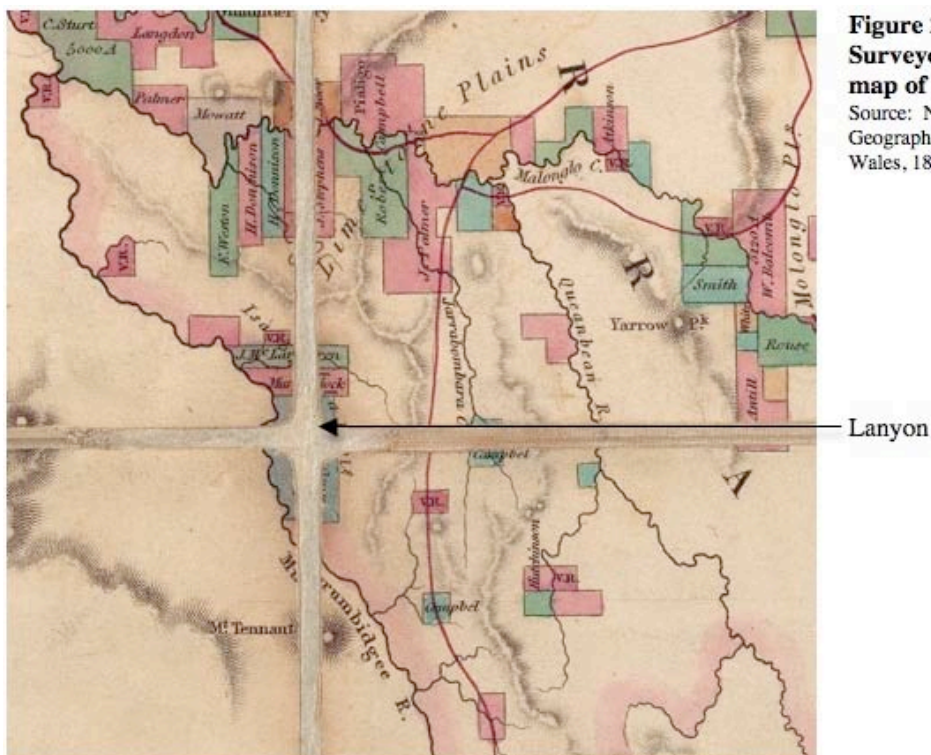


Figure 29. Detail of Surveyor Robert Dixon’s map of 1835

Source: NLA: Barron Field (ed.)
Geographical Memoirs of New South
Wales, 1837

The date of William Wright’s death, 1 January 1837, was also the date proclaimed for the issue of pastoral licences beyond the limits of location. Anticipating this, both Wrights had lodged the application to graze cattle on the western side of the Murrumbidgee district subsequently granted to James Wright on 15 March 1837. Wright’s runs on the western

side of the Murrumbidgee included the Naas Valley, Cuppacumbalong, Port Hole (later Booroomba) and 'Dry Creek station'. The list of all licensees published on 5 July 1837 included another Murrumbidgee occupant, James Ritchie, who bought portion 65 after Larmer's survey of 5 February 1838, and in 1841 he sold it to James Wright, giving Lanyon a total area of 4,790 acres in Parish Gigerline.

By the time the official limits of location were removed in 1847 and replaced by a policy of 14-year pastoral leases, James Wright was building the house on his Cuppacumbalong run near Mount Tennant, where the family moved when they lost Lanyon in 1848.

Living and working

In May 1835 new regulations for allocation of convict labour provided for one convict to be assigned for every 160 acres, to a maximum of 70 labourers. The first convicts assigned to James Wright were listed in the *NSW Government Gazette* on 18 September 1835 and from then until the muster on 31 December 1837, 35 servants had been assigned to Lanyon – at the muster 21 remained. Wright was then entitled to 26 workers and as there were no exceptions to this policy, the shortfall indicates a shortage of convict labour in the last years of transportation to NSW. This ended in 1840 and assignment finished on 30 June 1841.

Food supplies on the Murrumbidgee stations included stores brought from Sydney, meat and produce from their own and neighbouring land, and appropriating some Ngamberi/Ngunawal food supplies. William Wright was hunting duck from a log canoe on the river on New Year's Day 1837 when his shotgun accidentally discharged. He died of the wound and was buried on the site that became the Lanyon **cemetery**.

As well as the orchard and vegetable **garden** established on portion 64, James Wright had a **wheatfield**, its eastern and northern **boundary** apparently a formed ditch and bank diverting storm water from the hills above. An inventory in 1839 recorded 400 cattle, bred primarily for local consumption of meat, milk, butter and cheese, as Lanyon was a sheep property and wool its primary product.

When Farquhar Mackenzie visited Lanyon with Donald McLeod of Gundaroo in October 1837, he described the site as 'one of the most picturesque I have seen in the whole colony and all natural beauty.' (Mackenzie 1836-50) At that stage Wright's convict workers build a slab **dairy** with bark roof on the homestead portion 64, the earliest extant timber building. It is possible the milking **yard** recorded in 1839 was built earlier, but like most others, Wright was frustrated by the lack of 'mechanics' – convict or free workers with the essential carpentry or masonry skills. In March 1837 he complained he had been waiting two years for a worker with these skills. The following year from the Wright family estate in Derbyshire, Thomas Locker, was brought out to Lanyon under the 'bounty emigrant' policy introduced in NSW because of the shortage of labour. Locker was no doubt chosen by Wright as he had building skills as well as experience in dairying. Further research is needed to indicate which buildings were built under the direction of Locker in the nine years he worked at Lanyon. As Rosemary Kerr points out, the first stone buildings might have pre-dated the March 1841 Census, even though all the Lanyon buildings were described there as timber.

The date of construction of the stone cottage with the bell tower, later known as the **old kitchen**, is unclear but the ship's bell it houses is stamped 1836 and the first reference to the bell, used to sound the start and end of work for the convict labourers, was in October

1838. This stone cottage was probably built before or soon after Wright's marriage to Mary Davis on 1 September 1838 as their first home. It was small, just a kitchen, bedroom and cellar, with a shingle roof and earth floor. Like the stone **stables**, it was built of roughly cut stones finished with stucco. The **stables** have the wooden louver shutters with ingenious closer found on contemporaneous stable buildings, and the flooring of the horse stalls is formed of hardwood blocks, cut by hand into hexagonal shapes.

Larmer's December 1840 sketch shows the new homestead **Lanyon House**, built close to the cottage but oriented to the main access route from Point Hut. This is of the same rough stone construction, but built with more skill, perhaps the result of Thomas Locker's direction of the convict builders. Family records suggest there were four rooms and a northern verandah, iron window frames with bars, and slab doors with bolts and locks to secure the house against bushrangers and other lawless types. The Murrumbidgee was still frontier country, with bushrangers favouring the inaccessible ranges from which to swoop on travellers and on the Monaro mail coach. Other local undesirables included sly grog sellers who, according to Wright, not only stole from their hapless clients but rustled sheep and harboured runaway convicts. The reach of British law stretched thinly in frontier country and magistrates visited so infrequently that convict workers took greater liberties and escaped the consequences of misconduct more frequently than those closer in might dare.

Absconding was an even more serious problem for employers when it occurred at shearing or harvest time. Wright complained frequently of the failure of the law to protect his property in the labour of the men and women sentenced to work for him, asking for a magistrate to hold court at the local police barracks, as was done elsewhere. Finally in 1838 A T Faunce was appointed Police Magistrate at Queanbeyan and a Magistrates' Court was established there. Wright was one of the local men of property who sat as a magistrate and he just as frequently appeared on the other side of the bench, giving evidence against his assigned convicts for offences ranging from neglecting their work to open defiance of a master who earned the title 'Bothered Wright'.

After eight of Lanyon's convicts were at large at the same time, an inquiry was held in June 1840 into Wright's management of his assignees – and his counter-charge as to the effectiveness of the Queanbeyan Magistrates' Court. The inquiry found fault more with the administration of justice than of Lanyon.

Relations between Aboriginal people and the incomers could make the frontiers of occupation hazardous for both, but in many cases Ngambri/Ngunawal people found adaptive means not only to survive but to remain close to country and retain ceremony.

The NSW Census on 2 March 1841 recorded 59 people living at Lanyon, ten of whom were women. This number included convict labourers – 25 assigned servants and six with tickets of leave – and 23 free immigrant workers, but excluded the Aboriginal workers Wright is said to have used for stock work and shepherding, and on other jobs which for women included domestic work too. The Wright's first baby, Mary Phoebe, was born at Lanyon on 26 July 1839, the second, William Davis, a year later, the third John Edward two years later, the fourth Jane Emily after another two years, and the fifth, Arthur Henry, also two years later in June 1845. When Mary Wright's first nursemaid left to be married, as on other properties where Aboriginal girls did this work, Mary Wright might also have had this assistance, as well as the six domestic workers from among the convict and free workers.

James Wright was impressed with Aboriginal black trackers and on at least one occasion Lanyon people helped Police find bushrangers. Shepherding was presumably what the Ngambri/Ngunawal people at Point Hut were doing in the absence of Conlon, one of Wright's shepherds who lived on the run. These people were said to have seen the bushrangers Watson and Green take food and rum from Conlon's hut, and followed them to the riverbank where they easily captured both, after the thieves had consumed their haul. Conlon was one of the twenty shepherds supervised by Wright's sheep overseer, convict Thomas Appleby.

Wright indicated that Appleby lived close to the homestead and if he lived in the 2-room **stone hut** to the west, high on the rise above the river, this building predates 1842, when Appleby and his wife Elizabeth left Lanyon to run the 'Fleece Inn' on the Queanbeyan-Monaro Road. Archaeological evidence suggests the hut was built about 1838 and as its hipped roof suggests more skill than either the stables or the old kitchen, it might also have had the benefit of Locker in its design and construction.

Ngambri/Ngunawal workers would also have helped Mary Wright develop the **homestead gardens** at Lanyon as 1838-42 were drought years so severe that in 1840, the Murrumbidgee stopped flowing. Without spare labour to cart water, there could have been no gardens. The 1841 Census does not list any gardeners at Lanyon, the reason might be that all of them were Aboriginal workers.

Non-Aboriginal employees lived in wooden **huts**, with shared quarters for the unmarried. The more valued workers, including domestics, were housed in the **courtyard** area of the stables, kitchen and homestead, with the living quarters of the tailor and shoemaker probably extensions of their workshops there. The blacksmith operated from his **smithy**, where there was also a **hut**.

The large windowless stone **barn** with its gables and shingle roof might have initially served to secure recalcitrant convicts, given Wright's difficulty in bringing his frequently offending workers to justice, but Rosemary Kerr points to a more likely and not complementary function of this vital building. She suggests it was built for secure storage, and that the ring bolts inside indicate it doubled as a shelter for valuable livestock in bad weather. Wool pressing could have been done in the barn, especially if as Kerr suggests the nearby **lagoon** was used for washing the sheep before the November shearing, and the wool bales stored there before laden bullock wagons took them to the Sydney docks. As Macquoid's large barn at neighbouring Wanniasa served identical purposes at shearing time, this use in the Wright era is probable. At Lanyon the barn would also have been the most suitable place for threshing and grinding wheat, as well as storing the grain.

The minimum government-specified food ration for assigned convicts was at Lanyon the lowest of three levels, used to discipline wrongdoers – the difference between the middle and the best ration was twice as much sugar and tea, and a little more tobacco. When the drought reduced the wheat yield and flour was in short supply however, Wright ordered extra meat allocated as the workers required. Employers also issued a set clothes ration. In the winter of 1843 there were an estimated 4,000 sheep, 400 cattle, 18 horses, 24 working bullocks and six pigs at Lanyon.

When Scots emigrants Andrew and Jane Cunningham reached the Murrumbidgee in February 1845 they stayed with the Wrights at Lanyon and after the birth of their fourth child the following month, the baby's baptism ceremony was held at Lanyon. They had bought land at Congwarra, a short distance downriver, on the opposite side from Lanyon.

The accelerated increase of the non-Aboriginal population in the Queanbeyan and Monaro districts in the 1840s specifically affected Ngamberi/Ngunawal families' use of the rivers – on the Murrumbidgee camping places and food sources were lost, with dramatic impact on everyday life and on ceremony.

Transport & communications

Lanyon was equidistant from the settlements at Lake George and Yass and a little further from Goulburn – all of the routes were poor and the round trip for each destination was a 5-day journey. Stores were brought from Sydney, a trip of six weeks and drays laden with wool bales going to Sydney, the nearest port, took even longer.

James Larmer's sketch map of 4 July 1836 shows a road to Limestone Plains intersected by a road from Tidbinbilla to Tharwa. Ten years later transport and communication were still basic, with a log canoe kept for crossing the river when it was high. On main roads such as the Sydney route, punts and bridges afforded crossings, with the height and weight of wool-laden drays a constant problem. In the 1840s James Wright was prominent in action for proclaiming and improving public roads in the Queanbeyan district, not only because these were essential to the Murrumbidgee pastoralists given the distance their wool had to be carried to port, but because without proclamation of public roads, owners barred roads across their property at will.

Economics & politics

The colonial prosperity of the 1830s dried up with the prolonged drought of 1838-44 and the steep drop in the return for Australian wool, all sold through London. In January 1841 Wright agreed to buy James Ritchie's neighbouring portion 65 and on 23 February, Wright borrowed £1,000, mortgaging all the rest of his land except portion 64, the homestead block. Title to the additional 660 acres in August 1841 extended Lanyon to 4,790 acres, but by then Wright had mortgaged the homestead block too, to his agent Charles Roemer. The purchase of Ritchie's block was not an imprudent decision as with it came its convict labour. With the end of assignment in June 1841, this was one way to acquire 'free' labour before the supply dried up – another was to extend the family, though most economical of all was to encourage Aboriginal people to remain on or near a property by providing commodities such as meat and flour that reduced hunting and gathering. By 1844 there was an annual government distribution of blankets at Queanbeyan, by then the County's administrative centre.

Britain replaced transportation with assisted emigration and in March 1842, Mary Wright's father, mother, and six of her brothers and sisters arrived in New South Wales. This was a large party as travelling with them were their servants, two friends, and some young emigrants. Some of the last were employees for Lanyon, where the Davis family lived while their house was built across the river on Port Hole, renamed Booroomba. This remained their home until 1859 when they moved to Ginninderra after selling Booroomba to Charles and Elizabeth McKeahnie.

Lanyon, like pastoral properties throughout the eastern Australian colonies, was seriously affected by the drought and by the depression of the 1840s and Wright was one of those who lost the station he had established. On 12 August 1843 Wright's estate was placed under sequestration and in November that year after a detailed inventory, his creditors agreed to his retaining his run at Cuppacumbalong near Mount Tennant, and the family's farm implements, furniture and clothes. Despite their being unable to restore their finances

and a foreclosure in 1847 when they defaulted on interest payable, the family remained at Lanyon until their Cuppacumbalong homestead was completed in 1848. The following year Charles Roemer, who held the mortgage of the Lanyon homestead block, sold it to Andrew Cunningham.

3.5 CUNNINGHAM ERA 1848-1926

Land policy, survey and occupation

The move of the Cunningham family from Congwarra to Lanyon and their purchase of the Lanyon homestead block (portion 64) from Wright's mortgager on 1 January 1849 began a fourth phase in Lanyon's history. By 1863, when he bought John Lanyon's original portion 59, Andrew Cunningham owned the whole of Wright's Lanyon, having bought the four mortgaged portions 60-63 in 1855, and portion 65 from Wright in 1858.

Among other land Andrew Cunningham purchased was property at Wanniasa from the estate of Hyam Macquoid in 1858, renaming the station Tuggeranong. Proposals for free selection had pastoralists throughout NSW acquiring land before and after the Robertson Land Act came into operation in 1861. One of Cunningham's shepherds, John Wilson, who obligingly assisted in the 'dummying' rife in the 1860s, where workers took up land on behalf of their pastoralist employers, was apparently rewarded with the new house known as **Wilson's cottage**, with brick walls and floor, and a shingle roof.

When Andrew Cunningham senior died in 1887, his sons Andrew Jackson and James inherited his properties and jointly managed them for the next eighteen years. Andrew Cunningham lived at Lanyon and after their marriage in 1889, Jim and Mary Cunningham lived at Tuggeranong. From 1908 until his death in 1913, Andrew Cunningham shared Lanyon with his new wife, Louisa.

On 13 March 1903, the two properties, Tuggeranong of 10,000 acres and Lanyon of 12,000 acres, became freehold under the NSW Real Property Act. The location of the proposed Federal Capital Territory was decided in 1908, and as the Cotter River catchment was included for the new capital city's water supply, lands for resumption were surveyed in the parishes of Congwarra and Tharwa in the County of Cowley that year. After 1911, the Commonwealth acquired most of the land within the Federal Capital Territory boundary including rural properties, converting all title to leasehold. Tuggeranong was resumed in 1916 and 1917, though Lanyon was not.

After Andrew Jackson Cunningham died at Lanyon on 13 May 1913, his widow moved to Sydney, selling most of their household goods. With Tuggeranong valued in December 1913 for acquisition and Lanyon empty, in July 1914 Jim and Mary Cunningham and their eight children moved from Tuggeranong to Lanyon. Tuggeranong, with Congwarra and Tidbinbilla, were purchased by the government in 1916, but Lanyon remained in private freehold ownership for another 58 years.

After the 1914-18 war, their sons Andy and Pax Cunningham lived at Lanyon, and the parents lived in Sydney. After subdivision in 1926, Lanyon was sold as six separate parcels, with the homestead and main working property bought from James Cunningham's estate by Harry Osborne.

Living and working

Jane and Andrew Cunningham and their six children moved from Congwarra to Lanyon in 1849, where their two youngest children Elizabeth and James were born, in 1850 and 1851. Their substantial **new homestead** was completed in 1859, abutting Lanyon House but facing north. Built of local stone and other local materials, and with a shingle roof, the house had French windows opening onto large verandas, with cedar shutters. If the design principle of Lanyon House had been security against attack, the new homestead displayed a conservative elegance with its cedar joinery, and as David Dolan suggests, elements drawing on J C Loudon's classic colonial guide. In the twenty years since Wright had built his homestead, British law no longer ended at the Murrumbidgee and the drought and depression of the 1840s was transformed into a dawning colonial prosperity based on Lanyon's staple – fine merino wool. Andrew Cunningham might have employed the carpenter John Hutchison, whose wedding was at Lanyon in 1858, in the construction of the new homestead. (Ray 1981, p. 64)

With the new orientation of the house to the north, the Cunninghams realigned the **drive** with a new entry gate from the Tharwa Road, creating a graceful, tree-lined approach to the house. An advertisement in the inaugural September 1860 issue of the *Queanbeyan Golden Age* for 'a good gardener' presumably met with success, as the planting of new homestead **gardens** on the northern and eastern sides of the house proceeded, with a stone wall and paths built, and hawthorn hedges and trees planted. All was completed by the time the weddings of three of the four Cunningham daughters, Jane, Elizabeth and Mary, were held at the house in 1868, 1869 and 1873. The two older sons, John and Alexander, did not remain at Lanyon, unlike the younger two, Andrew Jackson and James (Jim). Keen riders, the pair set a **racecourse** at Lanyon in the 1870s. Lanyon also had a croquet lawn, and a lawn tennis court.



Figure 30. Tea is served – the garden at Lanyon homestead, built in 1859 (no date)
Source: CFC photograph LD090

Though Jim Cunningham's daughter Mary, born in 1893, referred to the stone **barn** as 'the shearing shed', Andrew Cunningham's workers had built a 4-stand shearing shed. They adapted existing farm buildings, adding a laundry, storerooms and accommodation on the western side of the **old kitchen**, and a buggy shed on the southern end of the **stables**. New farm buildings in the courtyard in the 1860s were a three-roomed **barracks** and store, and a two-roomed residence later used for separating cream and churning butter, subsequently known as the **meathouse** after a flyproof enclosure was built on the northern end in 1940. There were two **underground watertanks** beneath the courtyard, and a **watering trough** near the stables. A stone **cottage** with brick chimney and shingle roof was built for

storekeeper Thomas Dutton, who married Margaret Dutton at Lanyon in 1876. As well as teaching, Dutton was postmaster from 1875. About the same time the brick cottage for shepherd John Wilson and the 4-room stone **Cregan's cottage** were built. After Jemima and Isaac Cregan were married in 1888 they lived in this cottage closest to the homestead. Isaac was the Cunningham's coachman and after 1906, chauffeur when Andrew Jackson Cunningham bought a motor vehicle. Their cottage was enlarged at this time, a brick oven added and timber flooring built over the original brick floor.



Figure 31. Mary Cunningham on 26 October 1874, the year after her wedding at Lanyon, and 25 years after her parents moved to Lanyon in 1849 when she was a young baby

Source: CFC photograph LD100



Figure 32. Isaac and Jemima Cregan

Source: CFC photograph LD083

Ngambri/Ngunawal people continued to work on Lanyon as well as its outstations at Naas, and other places on the western side of the river including the Davis' station Booroomba, and Cuppacumbalong, sold by the Wrights in 1856 to the de Salis family when James and Mary Wright moved to the coast. William Davis Wright recalled that in 1850, when he was nine years old, some 500 Aboriginal people lived in this part of their country and ten years later, the Ngambri/Ngunawal were still hosting large seasonal gatherings of others from the upper Shoalhaven and the south coast. In 1890 about 300 Ngambri/Ngunawal people were still using their traditional camping place by the river at Tharwa, with elder Nellie Hamilton then the only person whose mother and father were both Ngambri/Ngunawal. Among the Aboriginal workers identified in records were Dick Lowe and his family, who worked for the Cunninghams as well as their friend George de Salis from the 1880s. From 1910, when lead carbonate was extracted for a few years from a deposit near Lanyon's east gate, the Lowe family were among the miners at the 'black and white mine' and lived at a large Ngambri/Ngunawal encampment there. (W D Wright,

‘Reminiscences’ *Queanbeyan Observer*, 29 March-18 October 1895; Lea-Scarlett 1968, pp. 20-21; Horsfield 2004, pp. 70-71)

Two years after his father’s death in 1887, Jim Cunningham married Mary Twynam of Riversdale, Goulburn and the couple moved into the Tuggeranong homestead. They were away on their overseas honeymoon trip in the spring of 1889 when Sir Henry and Lady Parkes visited Lanyon, four weeks before the premier went to Tenterfield to deliver his oration on the federation of the Australian colonies. They found in Lanyon the very symbol of Australian prosperity, with its orchard in blossom and gardens in bloom, new lambs in pastures dotted with some 60,000 sheep, the wheat paddocks green with young growth, and Lanyon’s fine horses on display. They would also have found two tiny Bunya pines newly planted in pride of place beside the house.

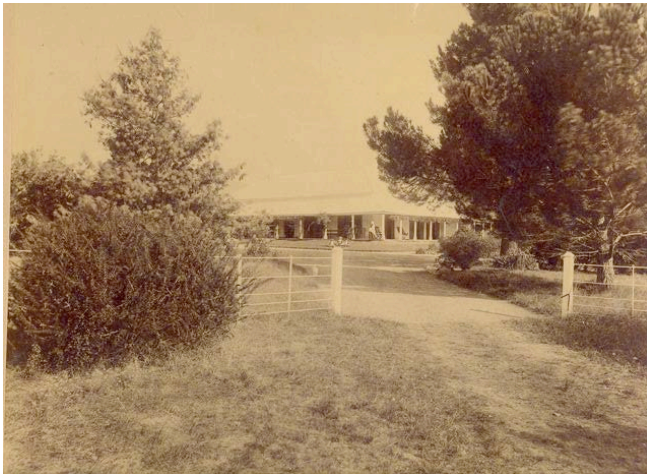


Figure 33. Lanyon in the 1890s, the homestead and entrance drive

Source: CFC large photographs



Figure 34. Lanyon in the 1890s, the long view to the homestead from the entrance drive over the paddock

Source: CFC large photographs



Figure 35. Lanyon in the 1890s, the Murrumbidgee River

Source: CFC large photographs

By the time the father of Federation died in 1896, Jane Cunningham had joined her husband in the Lanyon **cemetery**. It is not clear when the last burial took place there, but the cemetery has about fifty graves, all of them the last resting place of Lanyon families.

In the 1890s the colony had suffered another bout of depression and drought, during which Andrew Jackson Cunningham continued to run Lanyon and Tuggeranong jointly with his brother Jim. In 1896, they installed steam-powered mechanical shearing equipment at Tuggeranong. The inventor, Frederick Wolseley, a friend of Andrew and Jim Cunningham, visited Lanyon in 1896.

The partnership continued until 1905, when Andrew Jackson Cunningham and Louisa Leeman were married and from then the brothers ran the properties independently. The Lanyon **homestead** was extended with a new western wing enclosing a kitchen, pantry, bathroom and lavatory, as well as a room for staff, and on the eastern side a master bedroom and dressing room were built. The interior of the homestead was redecorated, with new furniture and new curtains supplied by Sydney's Beard Watson. Until then, meals had been carried across the courtyard from the old kitchen. The bathroom for the maids, who slept upstairs, was a galvanised iron building next to the kitchen block with a bath and septic toilet. Jack Tong, overseer at Lanyon in the period 1908-1920, lived with his family in Dutton's cottage.

The modernising continued outside and by February 1908, Lanyon and Tuggeranong were both divided into paddocks, with rabbit-proof **wire netting fences**. Outside the front gates was a tennis court and behind the guest wing a path led to a garden with large dovecotes on tall posts. The walnut and elderberry trees in the orchard were still productive, but the other fruit trees were not. Louisa and Andrew Jackson Cunningham were married only eight years and after her husband died at Lanyon on 13 May 1913, Louisa moved to Sydney, selling most of their household items.

Though the Cunninghams had supported the Queanbeyan area for the national capital site when the NSW government initiated a survey in 1900, the reality of Commonwealth acquisition of land within the Federal Capital Territory after 1911 was a disruption to them like other rural residents. Not only were landowners like the Cunninghams at Tuggeranong in suspense, awaiting their own expropriation, but their social circle was dissolved as established friends among the Duntroon and Yarralumla Campbells, and the Craces of Gungahlin, moved away. With Tuggeranong valued in December 1913 for acquisition and Lanyon empty, in July 1914 Jim and Mary Cunningham and their eight children moved from Tuggeranong to Lanyon.



Figure 36. Blacksmith Samara Singh at Lanyon, after he moved from Tuggeranong with James and Mary Cunningham in 1914

Source: CFC photograph LD011



Figure 37. Jack Tong, overseer at Lanyon 1908-1920, at his cottage (no date)

Source: CFC photograph LD187



Figure 38. AJ (centre) with Louisa Cunningham seated at his left, Lanyon Christmas 1910

Source: CFC photograph LD048

At Lanyon, Mary Cunningham developed the **gardens** with as much passion and dedication as at Tuggeranong, her additions including the lily walk. Mary Cunningham was a very active wartime worker, with her: close involvement with the development of the new military college at Duntroon; her own work in Egypt in 1915-16; her part in the campaigns for conscription in 1916 and 1917; the military and nursing service of family members; and her energetic fundraising activities. Lanyon thus has strong associations with World War 1. Specific events there included the winter ball for the Red Cross which Mary Cunningham organised in 1915, involving everyone on the station; a weekly sewing circle in the **old kitchen**; and a summer strawberry-and-cream fete. (Horsfield 2004, pp. 95-116, 123; Withycombe 1988, p. 23)

Mary Cunningham's close friendships also bring significant associations to Lanyon, particularly with her cousin Margaret Windeyer, like her mother Mary, a leading figure in NSW and international feminist reform groups; with a school friend of her daughters, artist Grace Cossington Smith; poet Vivian Miles; and Sydney journalist Jean Williamson.



Figure 39. Peggy Cunningham in front of the stables at Lanyon, May 1916

Source: CFC photograph LD001



Figure 40. Peggy Cunningham and Rufus by the Lanyon stables, c1916

Source: CFC photograph LD002

After Jim Cunningham died on 28 December 1921, Mary Cunningham lived in Sydney and at her family home Riversdale, then at Fairwater, a small property near Ulladulla. After his celebrated wartime service, their eldest son Andy Cunningham ran Lanyon without success, and it was auctioned in September 1926. From then until her death in 1930, Andy Cunningham visited his mother by flying his Gypsy Moth plane *Orrorral Dingo* to a makeshift landing field on her property, delighting and disconcerting her neighbours.

Transport and communications

Both developed rapidly in the colony from the 1850s, initially because of the gold rushes but more enduringly as a result of the establishment of responsible government in NSW in 1856. In response to a petition for a post office closer than Queanbeyan, an office was opened at Lanyon in 1860, with the mail delivered on horseback from Queanbeyan. First Alexander Cunningham and then his brother Andrew was postmaster, but storekeeper

Thomas Dutton took over in 1875 when a delivery had begun to Cuppacumbalong. Until the post office was transferred to Tharwa in 1882, **Dutton's cottage** served the purpose. (Ray 1981, p. 70)

Now the responsibility of the new Roads Branch of the new Department of Public Works, the Queanbeyan road to Monaro, a pet project of James Wright's, was established in 1854 and with the opening of the Kiandra goldfields it was heavily used. However, it took four days from Queanbeyan and once in the mountains, the road dwindled to a steep and difficult foot track. In 1868 when the **Tharwa road** was gazetted, the route curved around the Lanyon home paddocks, possibly through Cunningham's influence. Cobb & Co ran a Goulburn-Cooma coach service briefly in 1875, then sold it to James Malone.

Construction of telegraph lines across the colony in the 1860s were also the responsibility of the new Department, as was railway construction. When the telegraph line reached from Sydney to Queanbeyan via Braidwood in 1864, contact with the capital was reduced from thirteen hours to an instant. In 1869 the railway from Sydney reached Goulburn, and with construction of the Queanbeyan–Cooma line, the Tuggeranong railway siding was opened in 1887, a transport revolution for the pastoralists of the district. A telephone exchange operated in Queanbeyan from 1906.

Tharwa Bridge, listed separately on the ACT Heritage Register, is a significant element of the Lanyon vista, situated within the Lanyon Bowl. The bridge and its site have important associations with the history of Lanyon, giving the Cunninghams a road connection with their properties Tidbinbilla and Freshford on the western side of the Murrumbidgee River. The site was close to a recorded crossing place, though the changing topography of the river banks and bed through flooding and human intervention means that traditional crossing places would have altered many times in the millennia of Aboriginal occupation as well as in the last two centuries. Crossing places here and at Point Hut existed when Europeans arrived, and became the main routes for traffic and stock when the river was low enough. The Tharwa crossing site directed the route mapped by Larmer in 1836 and gazetted in 1868, and thus influenced the location of the bridge.

The bridge itself is closely associated with Lanyon and is significant in its economic, political and social history. In 1858 a private punt had operated briefly at Lanyon – the ropes donated by government after completion of the bridge across the Queanbeyan River that year. For its first sixty years when the river level was too high for fording, Lanyon relied on crafts and contrivances from log canoes to the shearing bridge rigged up by Andrew Cunningham's worker, Antones Petersen, nearby at Freshford in 1871. A **suspension bridge** held by wire cable to tree trunks on both shores, it was used to bring sheep from the stations on the western side for shearing at the Tuggeranong shed. (Horsfield 2004, p. 70) If the suspension bridge was to service Freshford, it seems likely it would have been at the western bend in the Murrumbidgee River, well west of the Lanyon Homestead and closer to Point Hut crossing.

In the economic downturn of the 1890s when funding of public works was drastically cut, NSW Public Works engineer Percy Allan devised the ingenious timber truss design that reduced the cost of materials sufficiently to provide affordable bridges. The design avoided cross bracing at the top to allow the tallest loads of wool bales across. Most of the timber and the iron components used in the bridge construction was brought by railway, right from the Darling Harbour dockside to the Tuggeranong siding. There the transport problems began, as late autumn rains in 1894 delayed road haulage to the site.

The first large road bridge in the colony and at the time a rare example of a four-span Allan truss bridge, Tharwa Bridge is now Australia's oldest extant example of the innovative design. The opening of the seventh bridge across the mighty Murrumbidgee on 27 March 1895 by legendary Minister for Public Works E W O'Sullivan was a major event, for which a public holiday was declared – O'Neill's ran a 4-horse bus service from Queanbeyan for a return fare of five shillings. For Lanyon residents it was just a stroll, and they were there in force among the fifteen hundred people who witnessed the procession led by the Queanbeyan Band and the Mounted Rifles, and the opening ceremony. Among the guests of honour were the two oldest residents of the district - Elizabeth McKeahnie of Booroomba and Ngambri/Ngunawal elder Nelly Hamilton. The photograph of Ngambri/Ngunawal people including Nelly Hamilton, Dick Lowe and Sarah McCarthy Duncan, granddaughter of James Ainslie, with the scarred tree at Lanyon, was probably taken on this occasion. The official ceremonies over, everyone joined in a riverbank picnic lunch, the afternoon's entertainment including a baby show, tent-pegging display and cricket match, with a dance in the evening. (Lea-Scarlett 1968, pp. 22, 98; De Salis collection, NLA, reprinted in Jackson-Nakano 2001)



Figure 41. Tharwa Bridge looking across to Lanyon, 1926

Source: NAA: A3560, 1619

The eastern approach to the bridge was located on the original portion 65 of Lanyon and for all the Lanyon residents as well as those on the opposite side it was a great boon, though it failed to achieve O'Sullivan's hope of a spread of small farms on the western side. It also took considerable skill to drive even a small mob of cattle over with some of the less experienced stockmen taking hours to achieve this feat. Bullock teams also disliked the bridge, with pedestrians forced to wait in the 'manholes' off to the side while the beasts were forced across.

Soon after, motor vehicles appeared in the district and when Andrew Jackson Cunningham bought his first car around 1906, groom and coachman Isaac Cregan became the chauffeur, with the buggy house at the end of the **stables** used to house the new acquisition.

Economics and politics

The establishment of responsible government in the colony provided for a bicameral parliament, the upper house dominated by pastoral interests ensuring policies favoured the colony's pastoral economy. The discovery of gold on the Snowy River brought hundreds of diggers through the district, many following the Tharwa road and crossing the Murrumbidgee at the ford there while others used the new Uriarra punt at the Molonglo-Murrumbidgee junction to reach Kiandra via Brindabella rather than Cooma. Goldfields were new and lucrative markets for meat and other essential supplies, but also added to the

violence and lawlessness of outlying districts.

The combination of the gold rushes and action to widen the suffrage in Britain created an opposition expressed in labour activism and the formation of an Australian Shearers' Union in the 1880s. The Lanyon shearing at Tuggeranong in November 1887 was disrupted by the insistence of unionists on working to rule. When Andrew Cunningham – prominent in the Pastoralists' Association – insisted on his rather than the new Union's rules, for that season at least he prevailed, with enough non-unionists willing to work under them.

The 1890s depression that forced the de Salis family to leave Cuppacumbalong also affected Ngambri/Ngunawal families, like that of de Salis' employee Dick Lowe, who moved with his wife and ten children from Cuppacumbalong to the camp near the new Tharwa Bridge.



Figure 42. Ngambri/Ngunawal people posed at the 'canoe tree' at Lanyon for this photograph, probably to mark the opening of Tharwa Bridge on 1895. Nelly Hamilton is seated (R) with Dick Lowe behind her, and her husband King Billy at left.

Source: NLA: DeSalis papers

Jim and Mary Cunningham's eight children were all born at Tuggeranong, Jane in 1890, Andrew (Andy) in 1891, Mary in 1893, Griselda in 1894, Joan (Peggy) in 1896 and James in 1899. When their youngest daughter was born on 29 January 1901 with celebration of the Federation of the Australian colonies in full swing, they named her Unity, prompting the idea of asking family friend Robert Garran, appointed head of the Attorney-General's Department, to be godfather. Their youngest child, Alexander William, was born the following year, a month after the end of the Boer War, and was always known as Pax. (Horsfield 2004, p. 52)

Federation had an impact on the Cunningham estates that the families did not foresee when they supported the successful push for a Yass-Canberra site for the national capital. This resulted in enactment of the *Seat of Government Act 1908* and establishment of the Federal Capital Territory in 1911. In turn this led to the loss of Tuggeranong, acquired by the Commonwealth in 1916, and vulnerability of Lanyon, also inside the borders of the new Territory. This prompted Jim and Mary Cunningham's move to Lanyon, where they lived only during the four years of the war – with Mary absent for the year she served in Egypt. Their tenure at Lanyon nonetheless is responsible for the close associations the property has with the Great War, particularly Mary's activism in support of conscription, the issue that divided Australians in 1916 and 1917. Mary addressed rallies throughout the district, from Tharwa Hall to Canberra's Kingston Powerhouse, and the Cunningham's car was in constant use. After his return from the war, their son Andy became just as notable in the cause of deportation of former enemy aliens, at least in Queanbeyan where his frequent

visits usually entailed some form of harassment of his targets. (Lea-Scarlett 1968, pp. 182-83)



Figure 43. Mary Cunningham with fellow pro-conscription campaigners at Lanyon, 1916

Source: CFC photograph LD041



Figure 44. Andy Cunningham with his visiting sisters at Lanyon, 1922

Source: CFC photograph LD176

The first World War, or more precisely Andy Cunningham's war service in the 6th Light Horse under General Granville Ryrie, might also have been a factor in the sale of the property in 1926, a loss as keenly felt in every other family who had lived or worked on the property as for the Cunninghams. (Horsfield 2004, pp. 127-29)

Jim Cunningham, who died in 1921, and Mary Cunningham did not live at Lanyon after the war. With their sons Andy and Pax Cunningham in residence, neither the house, the gardens, nor the property thrived, while after much delay, the building of Canberra was underway in preparation for the transfer of the seat of government there, from Melbourne, on 9 May 1927. This might have been a factor in the decision to sell Lanyon which was subdivided in preparation, and on 18 September 1926 sold as five smaller blocks, and the sixth parcel, the homestead block with 9,688 acres. Possibly in preparation for the sale as a working sheep station, workers erected a pole shearing shed in 1926.

After the sale Andy Cunningham bought three other properties including Top Naas, where he moved. A lifetime Lanyon worker, Isaac Cregan, died in 1924. Another of the old hands, John Wilson, had died in 1920. Andy Cunningham continued to employ Jemima Cregan, who went with him to Top Naas as housekeeper and cook.

3.6 OSBORNE ERA 1926-30⁶

Land policy and occupation

The brief fifth phase in Lanyon's history was Harry Osborne's ownership. He bought Lanyon for his son Paddy at the auction in 1926, as 'relief country' with pasture for only 3,000 sheep, and secondary to his property Currandooley, near Bungendore, which his son worked for him.

Osborne bought Lanyon around the time of the marriage of Paddy to Marjorie Ryrie, who with her twin sister had often ridden to Lanyon during the war years from the Ryrie's Michelago property, to visit their friend Peggy Cunningham. After their wedding in 1926 the Osbornes stayed at the Lanyon homestead on visits in 1927, though probably not for the opening of parliament celebrations in May that year, as their twin sons were born in August 1927. Neither were they there in 1928, when they stayed in England after Marjorie's father, the former General Ryrie and now Sir Granville Ryrie, was appointed Australian High Commissioner in London.

The family finally moved to Lanyon in 1929, but the following year Harry Osborne sold the property, so abruptly that some of the family's possessions were included in the sale.

Living and working

After pastoral land within the Federal Capital Territory, like the Northern Territory, became a federal responsibility, Departmental officers directed their energies to implementing local ordinances for pasture protection. Inspectors reported on whether landholders were complying with requirements for the eradication of rabbits and control of burrs, thistles, blackberries and other declared weeds and if not, the work was done for them at their expense. By the time the Osbornes moved onto Lanyon in 1929, their bill was so steep and Paddy Osborne objected so strongly that it was not settled until 1930, with the help of the Crown Solicitor.

The whole of the property was in stasis during the Osborne's ownership. Some repairs were done to the house, including painting, and the overgrown gardens were tidied up but it remained what it had become after the death of James Cunningham, a shadow of its earlier showplace status.

Though the workforce was smaller, some resident workers continued to live on Lanyon and others came across from their homes in Tharwa, and it was their attentions that ensured the property did not decline further. The sale in 1926 had been a heavy blow to families who had worked there for several generations, and the Osborne period would not have eased their sense of loss.

Transport and communications

In the post-war years, use of motor vehicles increased rapidly and the construction of New South Wales highways accelerated with the establishment of the State department in 1925. In the 1920s, wireless, telephones, the railway lines to Canberra and Cooma, road-building within the Federal Capital Territory and, after Canberra airport opened in 1924, aeroplanes transformed life for families on rural properties in the district.

⁶ This and the following section draw also on oral histories, particularly those used in Withycombe 1988

Economics and politics

From 1917 when Tuggeranong was resumed, the new capital was a key factor in Lanyon's future. The establishment of the seat of government provided for in the Australian Constitution took until 1927, with considerable economic and social impact on Aboriginal and other residents of the district. For the social elite a new elegance was welcome and the Osborne's wedding reception in November 1926 was the first in the brand new Hotel Canberra, built to house parliamentarians and dignitaries. By the time the Osbornes occupied Lanyon in 1929, Canberra's development had stalled with the Depression.

The impact on those who continued to run rural holdings included closer bureaucratic attention. From 1917 pastoral land within the Territories was a responsibility of the Department of Home and Territories, from 1928 the Department of Home Affairs and from 1932 the Department of the Interior.

When the Depression began in the late 1920s, unemployed men travelled widely looking for work, like Clarrie Jeffrey, who came from Wingelo and carted Lanyon wool with his horse and dray, and bought the village store at Tharwa. His nephew Ted Wheeler also came from Wingelo and found casual work on Lanyon.

3.7 FIELD ERA 1930-70

Land policy and occupation

When Tom Field, the last in the century of purchasers of Lanyon, bought the property from Harry Osborne in 1930, it became part of his wholesale meat enterprise T A Field & Co. On his death in 1944, his son Tom succeeded as owner.

Under the direction of Tom Field and his son, Lanyon became a star property among the company's extensive pastoral holdings. With systematic planning under a succession of capable managers, the Fields provided the funds and expertise necessary to make Lanyon once more the showpiece it had been in the previous century.



Figure 45. The family of TA Field's first manager Jim Martin at Lanyon, 1930s

Source: CFC photograph LD179

The appearance of the property changed dramatically under managers Jim Martin (1930-39) and Bert Edwards (1940-53), with extensive clearing in the hilly country for new paddocks, pasture improvement throughout the property, a windmill that brought water from the river from the 1930s, dam-building, irrigation of the river flats for lucerne, and

new farm buildings and workers cottages. The homestead area was also transformed with new gardens, tree-planting and landscaping, as well as renovation of the house.

By the mid-1930s, Lanyon again carried 10,000 sheep, cattle provided both milk and meat, and the gardens and orchards – with the plentiful walnut trees – vegetables and fruit for all the residents and workers. Horses were again bred on the property too, and a large shearing shed and shearers' quarters were built. The homestead and farm buildings acquired their present uniform green and white colour scheme in the 1940s.



Figure 46. Lanyon's cook, Miss Stevens, known as 'Patience', c1936

Source: CFC photograph LD180



Figure 47. Vic Giddings at the jackaroos' quarters at Lanyon, c1936

Source: CFC photograph LD125



Figure 48. Jersey dairy herd on Lanyon in 1955

Source: NAA: A1200, L19343

By 1971, when the Commonwealth resumed Lanyon, the property had 15,000 sheep and a 700-strong Hereford herd.

Living and working

For Tom and Jessie Field and their five children, Heather, Tom, Bonnie, Betty and Ross, Lanyon was a favourite country home. This tradition of regular stays continued after Tom Field senior died in 1944, when their son Tom took over the company. Through the Fields' forty years of ownership the house was always kept staffed, ready for their frequent visits.

Field installed generators, charging batteries kept in the room next to the **pantry**, so the house for the first time had electric light and power.

The house was painted white, with green trim and a green roof, a change the Fields liked so much it was adopted for all the farm buildings and the gates, yards, tanks and main fences too.

The new Lanyon **gardens** were the work of George Nano, Lanyon's energetic gardener from 1932 until 1938. He lived in **Wilson's cottage**, in his last year on Lanyon with his family after T A Field helped bring them to Australia from Macedonia. The productive gardens he established supplied all of Lanyon's residents and other Field properties too. Nano had a major advantage in establishing the large vegetable gardens and the flowerbeds he created – water was now pumped up to the house after a large 9-metre span, 20-metre Southern Cross Seneschal **windmill** and piston pump was erected above the Stone Hut near the river. Drinking water came from a **rainwater tank** near the kitchen, draining from the homestead roof. The **underground tank** beneath the courtyard was filled in with rubble, thought to be from the demolition of the former **smithy**. Most of the workers' cottages still needed water to be carried though, either up from the river, or like Wilson's cottage down from the homestead supply.

Jim Martin, the first of Field's managers, lived for his ten years on Lanyon in **Cregan's cottage**. In the 1930s the jackeroos and cowboy lived in the **barracks**, using a bathroom next to the **old kitchen**, and took their meals in their own dining room in the homestead. Stockman Bill Dunn and family lived in **Dutton's cottage**.

One of Martin's first tasks was rebuilding the **rabbit-proof fences** to completely enclose the reduced area of the former station. Riders conducted a meticulous monthly patrol of the boundaries, checking every section was intact. Weed eradication was as systematic – and as expensive – but essential to Martin's success in increasing load capacity using native grasses.

By the mid-1930s Lanyon was again able to pasture 10,000 sheep, including breeding ewes. All the sheep were mustered monthly for drenching against the district's severe infestations of liverfluke and worms. There were cattle on the property again, and horses were bred with riding a favourite for the Field family. During the drought, sheep were fed on chaff, with the chaff-cutter operated in the **shed** with an attic above, where the present machinery shed is.

In 1938, workers erected a large new 9-stand **shearing shed**, capable of holding as many as 3,000 sheep undercover to avoid delays in wet weather, and with a spray dip that was far quicker than the chute and plunge dip of the old shed. Some of the timber for the shed and the new shearers' quarters close by was cut from the red and yellow box trees on Lanyon. Ted Wheeler was one of the workers, bringing timbers from the **Tharwa Bridge**, then

being re-decked, to build the yards. The bridge was an essential element of life in the district, but perhaps most particularly in the renewal of life at Lanyon. Workers came across from the village, while all the children on Lanyon walked across to Tharwa school, attended by all the locals, including Ngambri/Ngunawal children. Lanyon's workers were the mainstay of the weekly dances at the new Tharwa Hall, and the race meetings at Cuppacumbalong. The Fields had a **garage** with a workshop and pit built on the site of the horse yards near the old stables. As well as the family vehicle, Tom Field junior had his own car and made use of it for trips to Queanbeyan when the drinks ran out at the Tharwa dances.

Ngambri/Ngunawal people continued their associations with their country and with work at Lanyon. Among other Aboriginal people working at Lanyon in the 1930s was famous shearer William 'Deucem' Smith, a Muruwari man from Bourke. (*Canberra Times* 19 June 2006; *Queanbeyan Age* 11 July 2005)

New **bathrooms** were installed in the house in the 1940s, but with the shortage of building materials, the shearing shed complex was the last new building until after the war. Wartime fuel shortages were also a major problem on rural properties like Lanyon, with 500 head of cattle and 10,000 sheep, and horses were used wherever possible. Bert Edwards, Field's second manager from 1940 until 1953, developed wheat-growing on Lanyon and by 1944 had 500 acres under wheat. The war years began and ended with severe drought. In the last summer of the war, sheep were brought from Field's Riverina properties to Lanyon, which also supplied other properties with wheat bales for fodder.



Figure 49. Bert Edwards, 'a marvellous manager' of Lanyon from 1940-1953, with his horse Socks, 1945

Source: CFC photograph LD196

Tom Field senior died on 29 January 1944, his estate including twenty NSW grazing properties. At Lanyon his son became 'TA' and ran the property for thirty years. In the post-war years Bert Edwards directed intensive land clearing, first on the flats between the homestead and the woolshed, using a cable attached to a Fowler steamroller to uproot the huge Yellow box trees there. This effectively doubled the acreage for fodder crops, with wheat, oats, rye and clovers rotated, and four tractors working at night as well as during the day when ploughing and sowing were underway. After a 1951 conference in Canberra outlined the new 'sub-and-super' technique for soil improvement, with a combination of superphosphate fertiliser and nitrogen-fixing clover, Edwards immediately adopted the technique on the 10% of Lanyon under cultivation. He also began clearing the hilly remainder of the land, using two bulldozers with a chain between them, and with Lanyon's own lighter bulldozer cleared difficult spots like the **stone hut** paddock with the **water tanks** on the southern slopes of Lanyon Hill, long overgrown with a mass of hawthorn. The newly cleared areas were ploughed and spread with a mixture of super and clover seed

– with the hilly areas covered by air. The contract pilots flew light planes that were loaded on an **airstrip** laid out near the new machinery shed. Where thistles grew they were cut out by hand, though from the late 1950s herbicides like 2,4,5-T were used, at the same time that the myxomatosis virus was introduced, eradicating rabbits.



Figure 50. Bert Edwards by the homestead water tank, 1940s

Source: CFC photograph LD195

Cregan's cottage was extended and **Dutton's cottage** improved – the latter was now occupied by the family of Todd Savage, whose father had come to Lanyon to work for the Cunninghams when he returned from the Boer War. Lanyon now had twice as many workers, and fibro cottages were transported from the World War I Molonglo Internment Camp at Fyshwick and rebuilt on Lanyon as workers' housing. Other **new cottages** in 1950, some built from materials recycled from old Canberra houses, were built near Dutton's, for Sam Wheeler's family and near the **stone hut** for gardener Eric Mobbs. The old **barn**, badly damaged by lightning in the 1940s, was rebuilt and its original gables and shingle roof replaced by a skillion, since restored with fieldstone gables and hardwood shingles. The original Wright era **milking shed** was doubled in size in the 1940s with a loft for drying sheepskins, and new cow yards. Milking machinery installed in the 1950s, changing the role of the cowboy who had milked twenty cows by hand. The vegetable garden developed by George Nano was moved up to its current site northwest of the homestead, with topsoil carted from the riverbank by Fred Doolan, an old hand who was now a familiar figure with his dray and the chestnut mare who drew it. Doolan, his wife and her brother Jim McInnes, like Doolan a Lanyon shearer in the Cunningham days, lived in **Wilsons' cottage**. In 1950, Tharwa was connected to the electricity supply and so too were all the houses on Lanyon, twenty years after the homestead was first supplied with power from its generators. While their workers bought light fittings, electric stoves and refrigerators, in the homestead the Fields' improvements included central heating.



Figure 51. Old hands Fred and Mary Doolan at their Cottage No. 2 where they lived with Mary's brother Jim McInnes, 1940s

Source: CFC photograph LD192



Figure 52. 'Cowboy' Harry Agnew and Daisy at the dairy c1936

Source: CFC photograph LD129



Figure 53. Jackeroos Charlie Prowse and Vic Giddings in the courtyard at Lanyon, soon after they started work for T A Field in 1936

Source: CFC photograph LD123



Figure 54. Leo 'Chum' Harriden with housekeeper Margaret Killey, the year after he joined the Lanyon workforce in 1945 at the age of fifteen

Source: CFC photograph LD201



Figure 55. Leo Harriden, station hand at Lanyon 1945-55, near the house he and his bride moved into in the late 1940s

Source: CFC photograph LD217

Landscaping in the Fields' era included terracing of the gardens and planting of trees, including ornamental copses of European trees in the paddocks designed by landscaper Paul Sorenson. The trees planted at the entrance thrived thanks to Fred Doolan, whose horse and dray carted a water tank for his daily watering of the young trees in the summer months. As these plantings grew they obscured the vistas and the dignified intent of the Cunningham's driveway approach, indicating that for the Fields, Lanyon was a country retreat. This change suggests a different aesthetic, with the 19th century groomed landscape of the English 'gentleman's seat' displayed as a testament to colonial success, replaced in the 20th century when property in land was not the only means to wealth, and social position no longer denoted by overt display. Pine trees newly planted along gullies and watercourses from the late 1960s indicate the new environmental awareness of the degradation and erosion resulting from land-clearing.



Figure 56. Lanyon in 1950, when electricity was connected to Tharwa and Lanyon workers' quarters

Source: NAA: A1200, L13101A

Fred Doolan's horse and dray was the last of Lanyon's horse-drawn farm equipment, with new mechanised ploughs, seed-drill combines, headers and binders, three tractors and a bulldozer acquired in the post-war years, and a **machinery shed**, built on the site of a previous building, from galvanised iron and Yellow box felled on Lanyon. All the Fields were keen riders and their accumulated trophies were housed in the former jackeroos' dining room, next to the **pantry**. Horses were as important as they had been from the first at Lanyon, with a breeding program for show horses and for stock horses. The latter were housed in the **old stables**, and **new stables** for the show horses were built closer to the river, on the site of George Nano's vegetable garden. During the Field era the room at the southern end of the **old stables**, which with its double doors had been Andrew Cunningham's carriage shed and then garaged Andrew Jackson Cunningham's car, became

the ‘meeting room’ where the station hands gathered each morning for the day’s work to be assigned. After 1950 when electricity was installed, it acquired a water heater and became a lunchroom.



Figure 57. Lanyon rear courtyard in 1950

Source: NAA: A1200, L13101

The third manager of the Field era, J M Eggleston, took over in 1953 and Belford, the fourth, in 1956. They oversaw the introduction of cross-breeding for fat lambs and a Hereford herd for beef production, using the champion bulls from Sydney’s Royal Easter Show. With the price of wool peaking at £1 for 1 lb and a Merino flock of 16,000, Lanyon was not only a showplace but a very prosperous success story. It was also a beautiful place, appreciated by its owners and their visitors – and to the thousands who saw its landscapes in scenes of the ABC television series of Ethel Turner’s classic *Seven Little Australians*, filmed in 1971. (Stills from scenes, NLA: PIC P1018/1-11)



Figure 58. Ross Field, youngest child of Tom and Jessie Field who had bought Lanyon in 1931, and his family look on as US President Lyndon Johnson and Lady Bird Johnson plant two dogwood trees in the front lawn at Lanyon on their visit in October 1966

Source: CFC photograph LD213

Under the fifth and last manager, Murdoch Geikie, the river flats were irrigated to increase lucerne production there, and by then, two 40,000-gallon dams had been constructed on the property. In the 1960s the homestead **kitchen** was refitted and the Aga stove removed, and in 1965 the living-room fireplace was renovated – with the discovery of a time capsule, a fragment of an 1859 *Sydney Morning Herald* in a champagne bottle – reinforcing this as the date of construction (Ray 1981, p. 65). The following year Lanyon was included on the itinerary of Lady Bird and Lyndon Johnson, the first US President to visit Australia. Preparations included: a new **septic system** to service a barrage of outside lavatories, all with washbasins and attendants; grading of the **entrance driveway** and reinforcements to its cattle grids. Sorensons of Leura were again called in and prepared the grounds, planting

polyanthus in beds along the verandah. They also felled a large tree limb overhanging the lawn where the President and Mrs Johnson planted **dogwood trees** set off by Sorensons' planting of prostrate golden juniper – though six years later, the commemorative trees were described as 'rather straggly'. The visit included a barbecue lunch prepared by chefs from Canberra's leading hotels, the 250 guests including US Ambassador Ed Clarke, Prime Minister Harold Holt, Zara Holt, all the Cabinet ministers and of course the Field family. (*Canberra Times* 20 October 1966, p. 3; *Sydney Morning Herald* 13 February 1972)

Transport and communication

Rail and road transport developed with the development of the national capital, facilitating the Fields' development of Lanyon and its importance in their business, and its significance in their families' lives. The new Federal Highway was built in 1931 but it was not until the 1950s that mail was delivered daily to Lanyon.

The development of air transport from the 1930s between Canberra and Sydney was a major factor in the regularity of the visits of the Field family, and for Sydney holidays for Lanyon staff. Within thirty years there were two airstrips on Lanyon and the Fields used a private plane to reach Lanyon easily.

Since Tidbinbilla and Honeysuckle Creek Space Tracking stations were established, the area has played a role in space age communications. For instance, in the landing of the US spacecraft Apollo on the moon. The Tharwa Road provided the best access to these facilities.



Figure 59. The Murrumbidgee River with Tharwa Bridge (centre) and Lanyon on the eastern bank, 1953

Source: NAA: A1200, L16221

Economics & politics

Despite the Depression, Tom Field was able to initiate the regeneration of Lanyon as soon as the property was incorporated into his large business. Neither did the 1939-45 war appear to affect developments there other than that Lanyon's paddocks were used for Duntroon military exercises. This period is however under-researched – for instance, during the war women replaced all able-bodied men, including those in rural occupations, and a major relief campaign for the Soviet Union involved buying sheepskins from all over Australia. Neither theme has yet been examined in relation to Lanyon. The effects of other emergency measures could also be examined, for instance, with merchant shipping disrupted, huge government woolstores were constructed at the major ports to hold bales

for the duration, and in 1942 the Australian Wheat Board was established to coordinate production quotas, a fixed price and marketing of wheat crops Australia-wide.

The systematic growth of Canberra proceeded in the 1950s, after the establishment of the National Capital Development Commission. With NCDC plans for a new satellite township in the Tuggeranong Valley underway, in 1970 T A Field & Co commissioned Jones, Lang and Wootton to develop plans for a private urban development scheme, and the following year sought approval to proceed with this project on their freehold land. The government of John Gorton responded by acquiring Lanyon on 2 September 1971 for a proposed payment of \$1.9 million. The Fields sought the urban rather than rural value of the land, assessing this as \$35 million.

3.8 PUBLIC ERA 1971 – PRESENT DAY

A lengthy court battle, including a High Court hearing and an attempt to push a Bill setting compensation for resumption at the existing and not potential value through the Senate, put Lanyon in a national spotlight. In 1972 Lanyon was placed on the National Trust's heritage register. Sidney Nolan decided to donate 24 paintings to the people of Australia in 1974. Nolan visited both Cuppacumbalong and Lanyon and decided on the latter as the location to exhibit his gift.

In April 1974, the Whitlam Labor Government settled the resumption with T A Field & Co for \$3.75 million. When the Field family vacated Lanyon that year, their manager, Murdoch Geikie, leased much of the land and many buildings, pending its transformation into suburbs. He continued to farm the land and was succeeded by his son Andrew who still continues farming at Lanyon.

Lanyon was officially opened to the public by Whitlam Government Minister for the Capital Territory, Gordon Bryant, on 8 March 1975. The Nolan gift collection was first exhibited in the homestead, and on 2 March 1980, Prime Minister Malcolm Fraser officially opened the new Nolan Gallery just east of the Lanyon homestead. The paintings were shifted to the new gallery, and the homestead complex became the focus of the interpretation of Lanyon as an historic place. The Nolan Gallery was closed in early 2007.

In 1978, the homestead was listed on the Register of the National Estate, after years of lobbying. In 1987, the heritage significance of its rural setting and vista was also recognised when the Lanyon Bowl was listed on the Register of the National Estate, and the Labor Government of Bob Hawke announced that new suburbs would not be built within sight of Lanyon. Over time, however, the chosen boundary for suburban development has seen houses constructed up to this limit, and the houses have proved to be visible from some parts of Lanyon. (Melbourne *Herald* 4 November 1972; *Canberra Times* 29 August 1972, 16 March, 14 April, 13 September 1974, letters 14 March 1974, & 30 January 1975; NCDC News 3 April 1984; *Canberra News* 16 January & 1 March 1974; *Australian Financial Review* 5 April 1974; *Sydney Morning Herald* 13 February 1975; *Bulletin* 29 March 1975)

Following the acquisition of Lanyon by the Commonwealth and the decision to present the property as an historic place, considerable research and physical conservation work has been undertaken. In the case of the homestead, this has included reinstating original wall, ceiling and floor treatments. Furniture and other items were slowly acquired to present as part of the interpretation.

The conservation of the Lanyon homestead and that of the remaining buildings and land provide not only a unique opportunity for visitors to appreciate the 180 years of rural history of the region, but also for a wider interpretation of the much longer history of its human occupation.

4. LANDSCAPE AND GARDENS HISTORICAL ANALYSIS

CHAPTER SUMMARY

- The remnant landscape is a snapshot of a series of layers through time that tell the history of the making of the Lanyon landscape, and reflect its significance as a document of history.
- At Lanyon the organisation and components of the historic landscape are the result of interrelated events and actions over time resulting from four distinct but linked periods of landscape making: Pre-European occupation, ie. before c1823; Wright era 1835-47; Cunningham era 1848-1926; and Field era 1930-1970 and post-1970.
- The long period of Aboriginal occupation and use of the landscape resulted in a manipulated landscape, a cultural landscape. Europeans thought the landscape was picturesque, open park-like country with large eucalypts.
- By about 1840 the picture emerges of a farm cluster and cereal paddock sitting in a wider picturesque park-like landscape of the river flats and surrounding wooded hills.
- The latter half of the nineteenth century saw many lasting landscape changes. This included tree clearing between Tharwa Road and the river flats, and tree clearing and ornamental planting around the Cunningham Homestead. The paddock boundaries we see today in the landscape as part of the large scale spatial pattern reflect those of Cunningham's management era. The sweeping entrance driveway is another significant creation of this time. The framework for the present-day garden area with productive and pleasure/ornamental garden components was also laid out in this period.
- The final phase of landscape making occurred in the late 1940s when the Fields used introduced grass and clover species maintained by superphosphate, they built dams and cleared the hills. The pine plantation near the former Nolan Gallery building was another feature. In the garden areas changes included terracing to form flower, vegetable and fruit garden sections, and the concrete walls.



Introduction to Analysis

The landscape setting of the study area is the remnant of a much larger nineteenth century pastoral holding attached to Lanyon. Nevertheless, the remnant is a snapshot of a series of layers through time that tell the history of the making of the Lanyon landscape, and reflect its significance as a document of history. The rural cultural landscape and the garden reflect the values and ideologies of owners and managers of Lanyon who shaped the landscape.

The following chapter discusses the historical development of the landscape and gardens, and some broader historical references are necessary as part of this analysis. The overlap with the overview history in the preceding chapter has been minimised as far as possible.

Pastoral landscape setting

The pastoral landscape setting is composed of two major elements:

- landscape organisation which is the composite result of the process of landscape making; and
- individual components.

At Lanyon the organisation and components of the historic landscape are the result of interrelated events and actions over time resulting from four distinct but linked periods of landscape making:

1. Pre-European occupation, ie. before c1823;
2. Wright era 1835-47;
3. Cunningham era 1848-1926;
4. Field era 1930-1970 and post-1970.

Pre-European and contact

The current cultural landscape and its character had its beginnings in the human occupation of the area at around 21,000 years ago. The rockshelter at Birrigai a few kilometres west of Lanyon has been dated to this period indicating long occupation of, and movement through, the area by Aboriginal people. This coincided with the end of the last glacial period with a colder, drier climate. Vegetation would have been open grasslands and woodlands. It can be assumed that the practice of firestick farming – managed burning – by Aboriginal people would have maintained the grassy plains and contributed to and encouraged an open grassy woodland character devoid of a shrub layer for the treed areas.

The character of the landscape along the banks of the Murrumbidgee River was manipulated by Aboriginal people at what is now Lanyon in early historic times c1823 and for a few years thereafter this is recorded in various documents. This enables us to have a window onto the landscape of over 180 years ago and one that impressed itself on the European imagination. For example on 2 June 1823 Captain Mark Currie in his diary described the landscape at the future Lanyon on the eastern side of the Murrumbidgee as ‘fine forest country’ (Figure 60). The use of the term ‘fine forest country’ is likely to be an indication that Currie not only admired the open, park-like landscape, but additionally saw grazing potential in it. It was a way of seeing the landscape, Aboriginal country, informed by cultural conditioning from Britain where notions of aesthetic beauty and grazing potential coincided in the ideal of the picturesque.

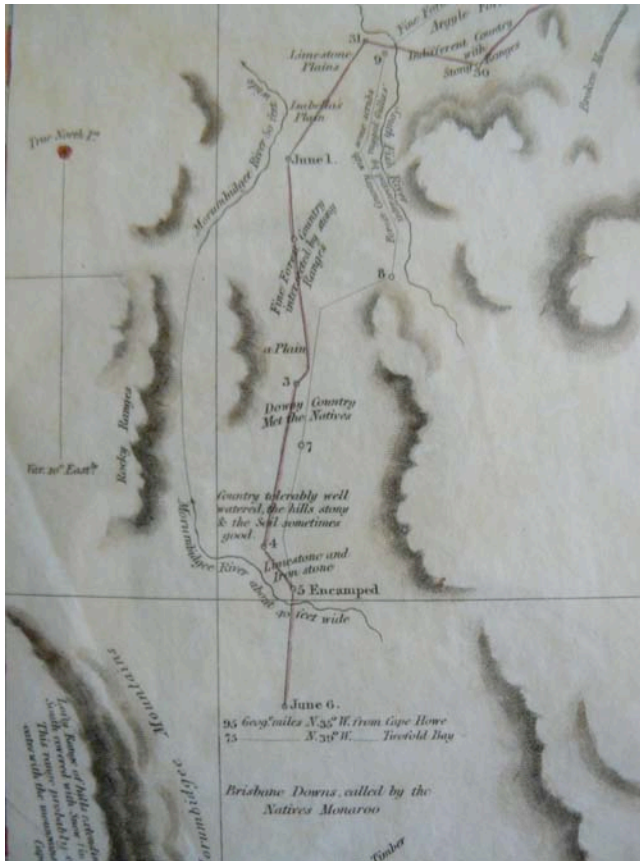


Figure 60. Map of the Country to the South of Lake George showing Captain Currie's and Major Oven's Route during the months of May and June 1823. Drawn to correspond with Lieutenant Oxley's General map of the Colony of New South Wales by Mark John Currie; Comm' R.N. 1825. Private collection.

Source: Ken Taylor 2007

It has been shown that Aboriginal people followed the aestivating Bogong moths westwards into the hills and mountains (Flood 1996). To cross major barriers such as the Murrumbidgee River they would have needed assistance. The existence historically of scarred trees in and around the study area suggests that bark was used to construct canoes as a means of crossing the river. These have only been found on the eastern bank of the river (Winston-Gregson in Taylor and others 1987) such as the one tree (*Eucalyptus melliodora*, Yellow box) at Lanyon in the paddock immediately north of the homestead. It is assumed this elongated oval scar is where bark was removed to construct a canoe (Figure 61). This tree also bears other marks suggesting it was a site where Aboriginal people may have camped. Scarred trees are located at hazard points on the river (Winston-Gregson in Taylor and others 1987) such as Red Rocks Gorge or at Lanyon adjacent to a river which was recorded in early historical times as deep (Wright 1923). Coincidental with this factor would be that the aestivation of the Bogong takes place in spring and early summer when melt waters would have swollen the Murrumbidgee River.



Figure 61. Canoe Tree at Lanyon

Source: Duncan Marshall 2007

Wright era 1835-1847

The Lanyon area was illegally occupied as a cattle run around January 1834 to January 1835 by Timothy Beard of Queanbeyan (White 1834; Hoddle 1835). Its progress into legitimately occupied pasture land was set in motion through land purchases by John Lanyon and James Wright in 1835, joined in 1836 by William Wright, along the Murrumbidgee River in the current study area.

In September 1834, Lanyon applied to buy four portions of land fronting the Murrumbidgee between the now Point Hut Crossing and Lanyon. These were Portions 59, 61, 63 and 64. At the sale on 11 February 1835 he bought only Portion 59, whilst James Wright bought Portions 61 and 64. Lanyon left for England in June of that year and never returned. William Wright, James' brother, arrived in Sydney in January 1836 and by February had applied for and purchased Portion 63, the last of the river frontage blocks. In addition he applied for Portions 60 and 62 which he secured in December 1836. William died after a hunting accident in early 1837 and his portions passed to James.

The plan called *L'Anyon Estate* (Figure 62) shows these river frontage block interests of Lanyon and Wright: one against J H M Lanyon's name, four against J Wright's name, and two rear blocks with one un-named and one belonging to J Wright.⁷ Moore (1982) suggests this plan had been commissioned by James Wright and is probably the work of a Sydney draughtsman. Alternatively Chambers (1988a) suggests it is post 1841. Lanyon died in England in June 1841 and ownership of his portion (59) passed to his brother Charles. The plan specifically draws attention by a cross to the Lanyon ownership⁸ and intriguingly bears what looks like a signature CL or Ch (Charles Lanyon?). Whatever, the plan indicates, the intention of Lanyon and Wright was to own all land in the vicinity with water frontage access and stretching back to the hills notated as 'Very Steep Ranges'. It also shows a track, being the road to the Limestone Plains, and a building on the site of Lanyon.

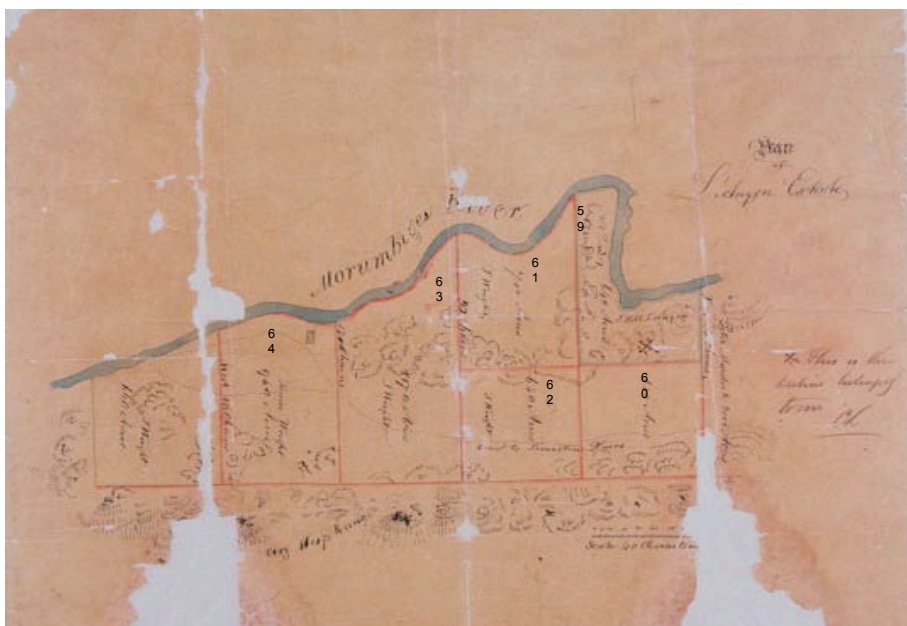


Figure 62. Plan of L'Anyon Estate (date and author unverified)

Source: Cultural Facilities Corporation

An even more informative plan (Figure 63) on the intention of securing the river blocks is

⁷ Portion Numbers are not part of the original and have been added for identification purposes

⁸ The cross is annotated in the map margin, 'This is the portion belonging to me CL [or Ch?]'



Figure 64. Driveway and eastern front of Lanyon Homestead about 1880 showing young pine trees and character of river flats, with remnant eucalypts from the original well grassed open woodland

Source: Cultural Facilities Corporation and Ken Taylor

The canoe tree mentioned above, and others in its vicinity, are a relict of the park-like landscape, vestiges of which can be seen in the aerial view in Figure 65. The river bank in those early European settlement days was most likely lined with *Eucalyptus viminalis* (Ribbon gum). William Davis Wright (son of James Wright) writing in the *Queanbeyan Observer*, March 29, 1895 recalling the floods of 1851 and 1852, observed that ‘The banks of the river were lined with fine old gums, apple and mimosa, but the floods swept away flats, trees, fish and filled all the good holes with sand’. Section 2.6 above provides a detailed description of the former natural plantings. The view in Figure 66 shows remnant Ribbon gum riverside trees c1890 with Willows.



Figure 65. River flats at Lanyon

Source: Ken Taylor



Figure 66. Lanyon view from the Murrumbidgee River about 1890

Source: Cultural Facilities Corporation and Ken Taylor

Ray (1981) posits that in 1835, Wright and Lanyon possibly first occupied the huts that had been occupied by Timothy Beard’s men. Beard’s huts were on the river terrace close to the current Tharwa Bridge site, and are shown in Hoddle’s portion survey of 1835 and the original Lanyon map (Figure 63). Moore (1982) suggests that Wright and Lanyon also

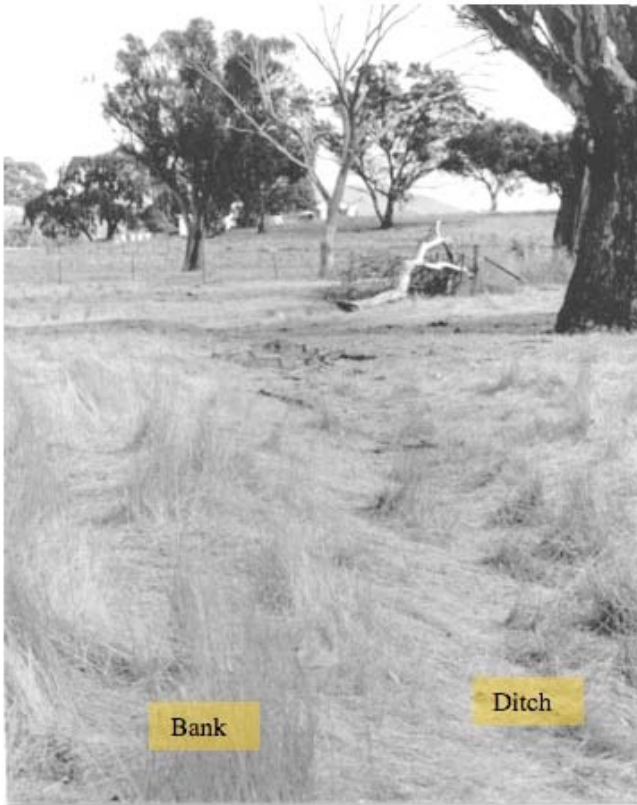


Figure 68. Ditch and bank paddock boundary dating from about 1838, near Canoe Tree

Source: Ken Taylor



Figure 69. View south from paddock north of existing garden, about 1910

Source: *Australian Pastoralists Review*, 1910

Other structures from the Wright era in the Management Zone include the 1830s Dairy (slab construction), and stone buildings including the Stone Hut, Barn and Stables. Whilst Wright was engaged in cattle and sheep grazing – including depasturing stock across the Murrumbidgee – dairying activities took place for provision of food. In late 1838, Thomas Locker arrived in Australia to go to Lanyon as superintendent in charge of dairying operations. He had worked for Wright's family in Derbyshire, England, and had skills in dairying. The area around Wright's building cluster would have operated and looked like a home farm with a dairy herd, milking and dairy facilities. The buildings and additional temporary huts and fences were clustered in a classic Derbyshire hill-farm style known as a 'fold'. They formed an enclosure of buildings to give shelter and create a farmyard character primarily for the dairy herd and farm activities necessary to sustain Wright's sheep and cattle enterprise (Taylor and others 1987).¹¹

¹¹ In this regard the building housing the current convict display bears all the hallmarks of a Derbyshire hill farm stone barn (cow shed) and milking shed. Note: On the western elevation there is clear evidence of a former second exit/entrance about 2 metres wide blocked in by later stonework. Such a doorway would be appropriate for stock movement (Taylor and others 1987, p. 61).

By about 1840 the picture emerges therefore of a farm cluster and cereal paddock sitting in a wider picturesque park-like landscape of the river flats and surrounding wooded hills. European art or artifice had started to add another layer of change to the Aboriginal cultural landscape.

Cunningham era 1848-1926

It was during the latter half of the nineteenth century that many lasting landscape changes took place following Andrew Cunningham's occupation of Lanyon in the late 1840s. This included tree clearing between Tharwa Road and the river flats, and tree clearing and ornamental planting around the Cunningham Homestead built in 1859 (Figures 64 and 69). The hills such as Lanyon Hill and Williamson's Hill retained their open woodland cover – Figure 66 (above) shows Williamson's Hill in the middle background behind Lanyon House with such tree cover, in about 1890.

Further evidence of the nature of the landscape appeared in 1854 when Andrew Cunningham Senior started to consolidate his Lanyon property by the purchase of Portions 60-63. The land in question was described as 'Fine open forest and rich alluvial flats' in the *Sydney Morning Herald* of 2 October 1854 (quoted in Ray 1981, see note 53, p. 178). Cunningham also soon purchased Portion 64 on which he built Lanyon Homestead in 1859 (Figure 70).



Figure 70. Lanyon House, 1869

Source: *Sydney illustrated News*, 1-9-1869 and *Pastoralists' Review* 1910, *Pastoral Homes of Australia*



Figure 71. View east from Lanyon entry gate showing land cleared post-1869 by Cunningham. Note: Rob Roy Range remained wooded in the Cunningham era.

Source: Ken Taylor

By 1868 Cunningham had substantially cleared open canopy timber along the flats from the river to Tharwa Road as indicated on an 1868 plan gazetting Tharwa Road, where the description 'grass paddock' is noted on the paddock west of the road fronting the

Homestead (Taylor et al 1987).¹² The land west of the road is noted as ‘well grassed open forest’ corresponding to the land opposite the front entry gate to Lanyon south of the present suburb of Banks. Figure 71 shows in the immediate foreground one of the remaining trees from the former open forest, whilst regrowth in the middle ground gives some impression of the former tree cover.

Figure 62 shows the now Tharwa Road (Road to the Limestone Plains) bifurcating near the present entry gate (boundary of Portions 63 and 64) with one route (western) passing in front of the site of what would become the location of Wright’s first and second stone houses¹³ and then Cunningham’s Lanyon Homestead. The other route (eastern) passing through Cunningham’s home paddock (ie. in front of the house). This would mean that sheep and cattle being taken to the high country for summer grazing would have passed through Cunningham’s unfenced land. This traffic further increased with miners going to the newly opened Kiandra Goldfields in about 1859/1860. Whether to prevent such access or as a coincidental part of Cunningham’s fencing of his property – he was the first landholder in the region to fully fence his property. The paddock in front of the new Homestead of 1859 was fenced at the same time that the Murrumbidgee crossing opposite Cuppacumbalong was fenced off and closed by Cunningham. This had the effect of closing the western arm of the old track to (and from) the Limestone Plains and Manero (an old spelling for Monaro), and forced the new alignment to the east to transcribe the present-day curve in Tharwa Road to a new river crossing at Tharwa. This realignment was recognised by gazettal in 1868 on Plan R772 1603 ‘Road from Queanbeyan to Tharwa’ (Taylor and others 1987).

Remains of a double ditch and bank earthwork assumed to be a Cunningham boundary marker (Winston-Gregson 1985c, LH 10) associated with the new road alignment exist south of the Lanyon entry gate. South of the gate the ditch and bank follows the 1869 road reserve and crosses to the Lanyon entry drive. It may then have extended north along the drive (lost to roadworks) and then along Tharwa Road again, north of the gate. Figure 72 shows the earthwork running towards the line of view at the entry drive (at its furthest point from the camera it turns right – south – to follow Tharwa Road). It remains as a tangible landscape marker of Cunningham’s sense of ownership and the fencing of his property. The paddock boundaries we see today in the landscape as part of the large scale spatial pattern reflect those of Cunningham’s management era.



Figure 72. Double Ditch and bank Boundary from the 1860s

Source: Ken Taylor

Shifting the road also allowed Cunningham to open up a new entry drive/carriageway to the house through the home paddocks from the entry gate at Tharwa Road. Figure 70

¹² Plan of the Road from Queanbeyan to Tharwa R772 1603.

¹³ Current Kitchen building and former Lanyon House.

handsomely illustrates the homestead end of the road and the house turning its back on the sublime scenery of Mount Tennant and ranges. The view is possibly taken from the vicinity of the bend in the access road immediately at the entry to the former Nolan Gallery building and car park (ie. the northeast corner of the former Nolan Gallery building area), looking along the straight access approach road to the homestead. Figure 73 shows the current day view. Figure 64 from about 1880 also shows the entry road lined with small pine trees leading to the gate of the garden area. Note also the timber and wire fencing that by now had replaced Cunningham's earlier timber rail and post fences.



Figure 73. Lanyon drive near Homestead
Source: Ken Taylor

As Pam Ray (1981) points out, the house interestingly does not face the river. Developing this observation we see rather that it faces the estate that Cunningham was developing mimetic of the landscape estates of England. It may be reasonably assumed that he would have wanted to see the property from the house – a proprietorial perspective of ownership – and conversely to see from the approach drive the gracious form of the verandahed building he had built. It would have been part of an imposing sense of arrival in what was the antipodean equivalent of an English country park estate with its lengthy, but subtly, aligned entrance drive giving glimpses of the grand house at various points along the entry until the main view is unveiled. It was a one of the major devices used by landscape designers such as William Kent, 'Capability' Brown, or Humphrey Repton. The engraving in Figure 70 shows the picturesque parklike setting of the homestead area against the sublime backdrop of awesome nature. It is a remarkable example of the picturesque imagery 'rendering the sublime fit for human consumption' (Hunt 1992).

The line of the Lanyon entrance driveway by Cunningham is a significant historic component in the landscape. It beautifully follows an east-west route along the contours in a gentle but clear dip between two low rises of land (Figure 74a). It affords a sweeping view across what would have been Cunningham's developing estate, with views across the Murrumbidgee to the middle distance slopes being used for grazing, and then to the distant hills. Here was the epitome of the picturesque. At this point a glimpse of Lanyon Homestead would have come into view seen against the glorious pastoral landscape setting as in a landscape painting.

The plantation of trees (namely, *Pinus radiata*) currently obscuring the view across the former Nolan Gallery site – a 1960s addition (see below) – occupy a shallow valley which, in Cunningham's time, would have allowed the view to be channelled to the homestead adding perspective scale to the view. On horseback or in a carriage there would have been time to savour this view.

The drive then sweeps in a broad curve to the right (northwest) (Figure 74b) and as the curve was negotiated the view would have concentrated again on the pastoral property befitting a gentleman (Figure 74c). With movement through the curve and into the straight along the southern edge of the existing plantation, the view would have ranged over the estate and Murrumbidgee (Figure 74d), and then as it approached the curve immediately north of the gallery site – as shown in the engraving and present day view – the full glory of the Lanyon Homestead building would be revealed.

Assuming this was deliberately planned by Cunningham as well as a response to the topography, it is a classic sequence of landscape events where topography and design harmoniously combine. The sequence of unfolding views is now interrupted by the Pines planted later by the Fields (see below).



a. view west to plantation



b. view to curve in drive



c. view back (east) showing curve



d. View west to estate and house

Figure 74.
Lanyon entry
drive

Source: Ken Taylor

By about 1875, Cunningham had created a landscape substantially similar to that we see today – cleared river flats for cereal and lucerne, and wider flats and immediate foothills selectively cleared to open pasture. Hills such as Lanyon Hill and Williamson’s Hill in the study area were left wooded and only lightly grazed. Grass species were native. The result would have been a picturesque landscape prompting the description by John Gale,

‘The Principal river of the district, as well as one of the principal rivers of Australia is the Murrumbidgee... Nothing can be more beautiful than the scenery about the banks of the river level; the rich alluvial flats; the river winding amongst these clear and bright as crystal... the profusion of vegetation, together form a picture of the most serene and peaceful beauty.’ (Gale 1875)

Field era 1930-1970 and post-1970

The final phase of landscape making occurred in the late 1940s when the Fields used introduced grass and clover species maintained by superphosphate, they built dams and cleared the hills, including Lanyon Hill, in the study area. Their developments did not however obliterate all evidence of earlier landscape phases, but rather added another layer. and the has been continued post-1970. A pattern of large scale paddocks surrounding the

homestead paddock (Management Area) survives. One major change is that lucerne is no longer grown as a fodder crop along the river flats – this practice died out in the mid to late 1970s.

One major impact initiated by the Fields in the Homestead vicinity was the creation of the plantation of predominantly *Pinus radiata* on the lower ground immediately to the east of the former Nolan Gallery building (Figure 75). This pine planting now effectively blocks the view of Lanyon Homestead and negates the original nineteenth century intent of the road alignment. Michael Lehany (1987) suggests the plantation forms the biggest intrusion into the nineteenth century landscape because of the way it substantially reduces the panorama and eliminates the homestead vista (see also the discussion below in Gardens – Post 1930).



Figure 75. Field era Pine plantation

Source Ken Taylor

In addition to the larger scale patterns and components, a number of small scale components in the landscape exist in the study area. These are important aspects from the history of occupation, permitting an insight into lifestyle and acting as reminders of the ordinary people who have worked in and shaped the landscape. The following is a list of such elements:

- water-trough in the Lanyon courtyard;
- timber sheep water-trough and split rail timber fence on northern flank the woolshed hill;
- Canoe tree;
- water tanks on the southern slopes of Lanyon Hill; and
- stone quarry remains on the southern flank of Lanyon Hill.

Gardens

1837-1848

The first garden area is presumed to have been on the land between Wright's slab hut and the river (Moore 1982) with vegetables and an orchard. It seems likely that Mary Wright was the gardener 'helped on a part-time basis by any men with spare time, or by some of the other women' (Ray 1981, p. 36). Undoubtedly convict labour would have been used for fruit and vegetable production, including getting the land ready by digging, followed by sowing, weeding – apparently disliked by Wright's convicts with Queanbeyan court records showing convicts flogged for slackness in hoeing weeds (Chambers 1988a) – and harvesting vegetables and picking fruit. Produce from Wright's home farm – garden fruit and vegetables with dairy produce and grain – would have been needed to support Wright, his family and workforce living at Lanyon which, by the 1841 census, numbered fifty-one

people.

1849-1926 Cunningham era

It was during the Cunningham era that the framework for the present-day garden area was laid out with the development of the front (eastern) garden to the Homestead and the extensive side (northern) garden area with the contiguous small walled western/southern section. As befitting the intended character of Lanyon as a homestead and property of note, the front garden would serve to act as setting and sense of arrival for the house, with the side garden acting as a productive area and in parts as an ornamental pleasure garden, particularly towards the end of the nineteenth century and into the twentieth century.

That the idea of a garden was to be taken seriously by Andrew Cunningham can be seen as Ray (1981, p. 70) notes with his advertisement in the first issue of the Queanbeyan newspaper, *Golden Age and general advertiser* (15 September 1860), 'Wanted, a good gardener. Application to be made to Andrew Cunningham Esq., Lanyon'. It is thought that a Cunningham orchard occupied the former Wright orchard and vegetable area (Taylor and others 1987, p. 85). Two extant Walnut trees just back from the top of the river bank (Figure 76) are presumed to survive from this garden/orchard. The positioning of an orchard garden here makes sense in its access to water from the river.



Figure 76. Walnut trees from early Cunningham orchard

Source: Ken Taylor

The concept of a multi-purpose garden is seen in the fact that in June 1879 'Jimmy [Cunningham]... bought 100 fruit trees from Ward's to form an orchard at Lanyon' (Ray 1981, p. 71). It is also suggested by Lehany (1987) that a Cunningham orchard occupied the lower area of the major garden complex to the homestead.¹⁴ 'The orchard appears to have fallen into decay by 1908 apart from walnut and elderberry trees' (Ray 1981, p. 114)¹⁵. The fruit trees now remaining in the lower lawn of the northern garden area are remnants of a later 1920/1930 orchard.

The rendered stone wall (Figure 77) on the southern side of the garden (west of the Kitchen block) and parallel east-west path are remnant structural components of the

¹⁴ Lehany refers to this upper and lower garden complex as the Western Garden with the idiosyncratic note (p. iii) that 'For the purposes of clarity (*sic*) the main frontage has been taken to fall (Report) North'. Note: The house does not face north, it faces east. So the complex occupied by the upper and lower gardens adjacent to the Bunya tree (Lehany's western garden) should be labelled Northern Garden, which is the approach taken in this CMP. Lehany's confusion between real north and west is less than clear.

¹⁵ Given the location of the remnant Walnut trees, this suggests there may have been two orchards.

establishment of the main Cunningham garden from about 1860 and later. The Hawthorn hedges delineating the boundaries of the upper and lower northern garden are also Cunningham remnants. These and the masonry wall seen clearly in the aerial view of Figure 78 were presumably put in for wind protection as well as acting as containment. The established hedge is clearly visible in Figures 64, 66, and 69 suggesting it as an early Cunningham planting.



Figure 77. Southern section of Lanyon garden showing masonry wall and path
Source: Ken Taylor

Figure 78. Aerial view of Lanyon in about 1971
Source: Cultural Facilities Corporation



The upper northern garden near the house was likely a traditional ornamental garden with shrubs and flowers fronting guest rooms of the house (Lehany 1987, p. 1.04). By 1910, the two Bunya pines are quite visible suggesting planting in about the 1880s. Surrounding shrub planting from these days was replaced by lawn as the Bunya trees grew. In the lower area, the central path Lily Walk is a major garden element dating from after about 1910 (Figure 79).



Figure 79. Garden north of the Homestead

Source: Ken Taylor

The front garden arrival point at the gate is marked by the two Stone pines planted in the nineteenth century whilst other Cunningham plantings of Pine, Cypress and Elm trees form the garden structure to the front of the house, in association with the carriage turning circle. The evergreen planting form is continued into the upper northern garden area. Early plantings can be seen in Figures 64 and 66. Flag iris were grown extensively in the front by the Cunninghams.

Another planting element of note marks the southern boundary of the Homestead area/gardens at the horse paddocks. This is the lines of Lombardy (Italian) poplars which can be seen as well established in 1910 (Figure 69). The ones nearest the river are larger/more advanced and may well date from the 1860s. Lombardy poplars were frequently planted in the region in the nineteenth century. The aerial view in Figure 78 shows poplars remaining to the present day extending along the eroding sandy creek line. Original planting may have been for wind protection for the orchard area and to bind the sandy soil to lessen erosion.

The Pines along the southern side of the driveway from the main entry at Tharwa Road are also a Cunningham initiative appearing as saplings in about 1880 (Figure 64). They are a symbol of the importance Andrew Cunningham attached to the carriageway drive after he altered the alignment of Tharwa Road in about 1860. The trees at the homestead entry gate in a double row, now over-mature, still give a grace to the entrance area to the garden. The sense of progression along the formal avenue was no doubt regarded as giving a fitting sense of arrival at a gentleman's home.

Post 1930

The stone wall, hawthorn hedging, paths, and main tree structure planting in the existing garden remain from the Cunningham era illustrating the scale of the Cunningham garden. Within these defining components are the additions completed by the Field family post-1930. These are in the form of terracing to form flower, vegetable and fruit garden sections, and the concrete walls with river pebbles from about World War 2 (Figure 69).

A major landscape planting by the Fields is the plantation of predominantly Pines (*Pinus radiata*) to the south and east of the former Nolan Gallery building dating from about the 1960s. The trees occupy a shallow valley that is reputed to have had eroded and with poor soil conditions. The trees are now degenerating markedly because of the close planting without judicious thinning. As noted above the Pines effectively negate the intent of Cunningham's nineteenth century carriageway alignment. Lehany (1987) and Taylor (in Eric Martin & Associates and Taylor 2007) suggest the plantation forms the biggest

intrusion into the nineteenth century landscape because of the way it blocks unfolding views of the Homestead.

Contemporaneous with the Pines is the avenue of Oaks along the drive north of the plantation (Figure 64d). The Oaks are attributed to Paul Sorensen (Lainie Lawson, personal communication, 2006) who did some advisory work for the Fields at Lanyon (Ratcliffe 1990). There is an eclectic mix of planting between the Pines and the Homestead in the Circular Paddock, consisting of a mixture of species, some possibly by Sorensen for the Fields, others probably undertaken by the former National Capital Development Commission in the 1980s (see Section 2.6).

Summary

The wider landscape setting of the study area and the garden and associated landscape elements around the Homestead are therefore a composite picture or montage of layers through time. What we see today in the cultural landscape is a representation of the values, ideologies, and aspirations of the owners and their workforce through time. The overall effect is a remarkable window onto the past in its ability to tell us, if we know how to read and interpret the landscape, of the making of a landscape reflective of Australian history.

5. EVIDENCE OF OTHER VALUES: AESTHETICS, CREATIVE ACHIEVEMENT, SCIENTIFIC AND SOCIAL

CHAPTER SUMMARY

- This chapter considers evidence about aesthetics and the creative achievement of the landscape, gardens, trees and buildings. This evidence is analysed in the following chapter. The discussion of evidence does not automatically mean that heritage significance arises, as this is the purpose of the analysis to test this evidence against the ACT Heritage Criteria.
- The pastoral landscape at Lanyon is evocative of national imagery related to such landscapes, and it invokes a sense of identity. It is the epitome of aesthetics as a social and experiential value. The garden areas suggest images of a paradise garden.
- Aesthetic and creative achievement is evident in the alignment of the original driveway, and the vistas that would have been afforded on entry to the property.
- A number of buildings display features of architectural styles or otherwise display some interest including the Homestead, the early timber and masonry farm buildings, the early-mid twentieth century farm buildings, Extension to the Dairy, Cottages 2 and 3, and the former Nolan Gallery building.
- The Aboriginal heritage sites display evidence of scientific value.
- The components of the historical pastoral use of Lanyon, still located in the paddocks in the Corporation and rural lease areas are evidence of scientific value to historical archaeology.
- There is evidence of social value for a range of communities or cultural groups with an association with Lanyon.



5.1 AESTHETICS AND CREATIVE ACHIEVEMENT

Landscape and Gardens

A major impulse of images of landscape attractiveness is culturally – experientially – driven.¹⁶ Inherent in this phenomenon is the construct of identity which we experience through knowing about or visiting places. Here there are links with an enduring theme in forging an Australian national identity from early colonial times – the Australian pastoral landscape and its visual and written representation. Picturing this landscape – albeit a cultural construct – in words and images has been central to forming a sense of Australianness. Landscape is central to what it means to be Australian (Taylor 2006). Landscape painting in the nineteenth century culminating in the Heidelberg School (but not ending there), aided by literary sources, constructed a national icon of the pastoral landscape of southeastern Australia. Here was the ideal of the picturesque in the antipodes. The pastoral landscape at Lanyon is evocative of this national imagery and invokes a sense of identity. It is the epitome of aesthetics as a social and experiential value.

In conjunction with the wider landscape setting, the garden suggests images of a paradise garden, fecund and enjoyable.

Trees

Broader Landscape

For many visitors, the vistas of an established grazing property set amongst the remnants of native vegetation, and more open spaces such as that created at the southern end of the property would provide an aesthetic experience. Whether this can be described as a creative achievement is debatable. The landscape is a result of clearing events through the occupancy of various landowners. There is no doubt that the broader landscape is a good example of a regional cultural rural landscape created during the various occupancies of the site. This was confirmed by Lanyon being the first cultural landscape to be heritage listed (Taylor and others 1987).



Figure 80. Stone Pine and Bunya Pine are well known trees of the Lanyon domestic landscape

Source: Geoff Butler 2007

¹⁶ It has been speculated that landscape appreciation is both culturally and biologically disposed. On the latter point, Nash (1973) points to suggestions that early humans preferred open country to woodland because it was safer (see Thomas 1983, p. 194). This idea was later developed into the prospect and refuge theory.

Garden Areas

The considerable area allocated to domestic ornamental and culinary gardens and orchards are not atypical of any substantial rural property of the mid to late 19th Century, and such gardens are often still an important aspect of large (and smaller) affluent rural properties today.



Figure 81. Mature tree losses and new plantings within the last two decades have dramatically altered the landscape of the front lawn area

Source: Geoff Butler 2007



Figure 82. Flower gardens were important in the aesthetics of the Lanyon Homestead precinct

Source: Geoff Butler 2007

There was a considerable status to be gained through creating an ‘oasis space’ within the bush. Ornamental gardens provided an opportunity to surround oneself with more familiar plant species, hence ‘taming’ the area and showing that the comforts and trappings of civilisation were possible, even in the isolation of the Australian bush. Large areas of ornamental gardens also illustrated the affluence of the owners, with them being able to afford the costs of planting and maintaining such a luxury feature. Ornamental gardens, aesthetically pleasing to the European eye, figured highly in the main occupancy period at Lanyon, and are an intrinsic feature of the place.

Culinary gardens and orchards are more understandable adjuncts to any rural homestead. They were more likely to be a feature in the 19th century but are still common today.

The isolation of the time, available transport and the need for a constant supply of fresh food for immediate consumption and/or preserving dictated the need for such gardens. The remnants of the orchard areas were defined by Lehany (1986). Lehany also made an assumption about the likely position of the main vegetable growing area/s.



Figure 83. Remnants of the 1920s orchard still exist

Source: Geoff Butler 2007

These orchards and culinary gardens of Lanyon are an amalgam of the various occupancies over time. There is no question that they existed, and remnants of closely planted fruit trees indicate former orchard areas. It would be difficult to regard these substantial and necessary gardens as anything particularly creative. Once again though, the size and presence of these gardens would increase the status of the landowner in the eyes of the community, and may have added to the overall aesthetic of the self sustaining rural homestead in the bush. They would also have been viewed from the homestead itself, perhaps providing an aesthetic reassurance of the certainty of fresh food.

Entrance Driveway

Aesthetic and creative achievement, whether intended or not, is more evident in the alignment of the original driveway, and the vistas that would have been afforded the viewer on entry to the property. The vistas would have been a significant highlight (a sense of arrival) after a long and often uncomfortable trip. This achievement has been described in some detail previously (eg. above and in Taylor and others 1987).

Examination of the driveway alignment to ascertain the level of this experience is now difficult. The vistas would still be available from the original driveway alignment but due to a planting of conifers and other deciduous tree species during the Field's occupation, and the siting of, and plantings around, the former Nolan Gallery building, the sense of arrival at the property has been diminished greatly.



Figure 84. The entrance drive to Lanyon Homestead with remnant avenue pine plantings to the left

Source: Duncan Marshall 2008



Figure 85. 1960s plantings to the east of the former Nolan Gallery building seriously impinge on the former landscape views from the entrance driveway to the homestead

Source: Geoff Butler 2007

A study of the former Nolan Gallery building and its surrounds states these conifers and other ornamental trees were planted in the 1960s, and that Paul Sorensen, a well known landscape gardener, may have been involved with the planting (Eric Martin & Associates and Taylor 2007).

A site inspection confirmed Lehany's and Taylor's assertions of a 'sense of arrival' through the location of the entrance driveway (Lehany 1986; Taylor and others 1987). Andrew Geikie (personal communication, 2007) indicated that Field had planted this grove to shield views to the homestead. Taylor indicated they may have been planted to protect against erosion (Taylor and others 1987).

The second object that has diminished the driveway vistas to and from Lanyon is the former Nolan Gallery building, and the plantings surrounding this building.



Figure 86. The foliage contrast of some species in the former Nolan Gallery building landscape does not conform to lowering its impact on the setting

Source: Geoff Butler 2007

The Gallery plantings contribute to the diminution of driveway vistas in the same way as the pine plantation (discussed above). The silver foliage contrast of the wattles draws attention to these plantings, rather than them fitting into the local landscape.

Buildings

Lanyon has a large number of buildings from a range of periods from early settlement – the earliest building, the Dairy (Structure 7), dates from about 1837 – through to the former Nolan Gallery building of 1980. All of the buildings are houses or farm buildings, with the gallery being the only exception. Most of the buildings are fairly modest-sized structures with the Homestead (Structure 1) and Woolshed (Structure 41) being the larger examples.

The Homestead displays several features of the Victorian Georgian style including:

- symmetrical façade, now distorted by the southern extension;
- medium-pitch roof;
- close eaves;
- dormer window;
- verandah under separate roof;
- slender verandah posts;
- French windows;
- louvred shutters;
- transom lights;
- panelled doors; and
- simple chimneys (Apperly, Irving & Reynolds 1989, p. 45).

The early timber and masonry farm buildings (ie. Old Kitchen, Café/Barrack/Store, Dairy/Site Office/Meat House, Stables, Convict Barn, Dairy, Stone Hut, Slab Hut, Cottage 4 and Wilson's Cottage) display several features or qualities of the Old Colonial/Victorian Georgian style including:

- symmetrical façade;
- medium pitch hipped roof/medium pitch roof;
- timber roof shingles, now under iron sheeting;
- close eaves; and
- simple chimney (Apperly, Irving & Reynolds 1989, pp. 26, 45).

While timber buildings are not normally included in these styles, there are similar qualities to the masonry buildings in the styles.

The early-mid twentieth century farm buildings (ie. Garage & Workshop/Education Centre & Garage, Machinery Shed, Extension to the Dairy, New Stables, Loose Boxes, Grain Shed, Shearers' Quarters and Ablution Block, and the Woolshed) display features of a utilitarian/vernacular rural style including simple forms, plain and ordinary materials, and an absence of decoration. This style has not been formally recognised within authoritative studies of architectural styles, such as Apperly, Irving & Reynolds (1989).

The Extension to the Dairy is somewhat distinctive in this group of early-mid twentieth century farm buildings having a steep pitched gabled roof, echoing Gothic styles.

Two of the cottages are also of some interest – Cottages 2 and 3 dating from about 1935. The cottages have some features of Federation housing styles (eg. exposed rafters) and perhaps fall within the Austerity style with low pitched, simple roofs, plain facades and features, brick chimneys and timber windows (Di Lernia, Coad & Coleiro 2005, p. 39). In addition, both cottages display an interesting use of wall materials, with the lower part of external walls being clad in a robust material (weatherboard or corrugated iron), while the upper part is clad with another and brittle material (originally asbestos cement sheeting for both?). Cottage 3 has been substantially modified.

The former Nolan Gallery building seems influenced by utilitarian/vernacular rural styles as well as perhaps the Late Twentieth Century Sydney Regional style with its exposed rafters and painted brick walling (Apperly, Irving & Reynolds 1989, p. 242). A recent detailed heritage assessment of the building found,

'While the building is a competent design and well detailed it is not innovative nor does it demonstrate a high degree of creative achievement.' (Eric Martin & Associates and Taylor 2007, p. 46)

This conclusion is discussed in the following analysis chapter.

5.2 SCIENTIFIC VALUE

Aboriginal heritage

The evidence of scientific value related to Aboriginal heritage is presented in Section 2.2 above as part of the description of the place.

Trees

Broader Landscape

It is difficult to say that any scientific value as such could be attached to the vegetation of the broader landscape, and this is more fully addressed by the information provided in the analysis in Chapter 6 below. None the less, the native vegetation remains important as part of a major regional wildlife corridor along the Murrumbidgee River (Environment ACT 2004; ACT Government 1998).

The Murrumbidgee River Corridor is used by some local groups (eg. the Canberra Ornithological Group) during the annual bird migration, especially for recording observations of honeyeater migrations.

Garden Areas and Entrance Driveway

No evidence of scientific value associated with the garden, entrance driveway or their plantings was found.

Historical archaeology

The components of the historical pastoral use of Lanyon, still located in the paddocks in the Corporation and rural lease areas, listed at Table 5 above, are evidence of scientific value to historical archaeology. This is because the survival of such a range of evidence of continued rural enterprise dating back to the 1830s, and now protected by legislation, constitutes an uncommon if not rare collection in Australia of features that has been little researched to date and is an aspect of pastoral history poorly represented in the documentary historical record.

There is a high likelihood that further, less obvious evidence (such as the sequence of roads and fencing over time), will be located with further research, adding to this important collection of pastoral landscape features. These surviving features can be valuable evidence in gaining a better understanding of the general operational history of rural properties of the period, and more specifically in a better understanding of the history of Lanyon itself. These features and their interpretation have current value and future potential to enhance public interpretative programs at Lanyon.

5.3 SOCIAL VALUE

This section is based on the results of the community workshops and other research outlined at Section 1.2.

Identifying associated communities

Participants at the community workshops confirmed the range of communities or cultural groups with an association with Lanyon and the workshop gathered information about the nature of that association.

The following table summarises this information.

Table 6. Range of Communities or Cultural Groups and their Associations	
Community or cultural group	Associations
Local Canberra people	Educational, cultural and social activities over 25 years Place to bring visitors, friends Representation of Australia's rural history and the local history of the area before the Federal Capital was established. Sunday drive, on popular touring route to Tharwa, Namadgi and the Australian Alps. Recreational activities Landmark and iconic place Even those who rarely visit express a strong association and affection for the place.
Professionals, heritage organisations, including community-based, eg, National Trust	Fighting to protect Lanyon from suburban development Heritage recognition and listing on the Register of the National Estate and National Trust Register. Working as a professional, tradesperson or volunteer guide
Aboriginal community	Our country, traditional and continuing associations
Families who lived and worked on the property and their descendents	Living, working, visiting, recreation Social life and part of local community Remembering ancestors Stories and memories Burials in cemetery Working property Names of local features
Education community and school groups, local and interstate	Memories of intergenerational experience, school years School visits, educational activities
Tharwa residents, rural lessees, adjoining suburbs	Neighbours, amenity, recreation, views
Australians – people living in other states/territories	Visitors to Canberra, layers of history before Federal capital
Artistic community	Nolan collection (significance of this) (A decision was made by the Commonwealth Government in 2009 to permanently locate

Table 6. Range of Communities or Cultural Groups and their Associations	
Community or cultural group	Associations
	the collection at the Canberra Museum and Gallery)
Embassy community	Visiting, experiencing Australian history in close proximity to Federal capital
Wedding parties	Marriage ceremonies, memories
Commercial interest	Café, tour operators
Mens Respite Group	Meet there regularly

The next step is to explore whether the associations with particular communities has created social values.

Three indicators of social value developed by Context for social value assessment for the Register of the National Estate are:

- Important to the community as a **landmark, marker or signature**: this indicator is about the associations and meanings that a place may have because of its role as a landmark or signature place (icon) for a community, one that marks a community's place in the world physically and metaphorically.
- Important as a reference point in a **community's identity or sense of itself**: this indicator is about associations and meanings that help create a sense of community identity such as places that help define community, spiritual or traditional connections between past and present, that reflect important community meanings, that are associated with events having a profound effect on a community, that symbolically represent the past in the present, or that represent attitudes, beliefs or behaviours fundamental to community identity.
- Strong or special community **attachment developed from long use and/or association**: this indicator is designed to recognise that a place that provides an essential community function can, over time, gain strong and special attachments through longevity of use or association, especially where that place serves as a community meeting place (formally or informally).

The ACT Criteria are sufficiently close so that these indicators can be used to encompass all of the concepts. Concepts in common in both criteria are that a place is highly valued by the community or cultural group for spiritual, cultural or social associations. The ACT criteria also includes religious and educational associations. Educational associations can be considered as an aspect of special community attachment developed from long use and association. Religious associations can be considered as part of spiritual or cultural associations.

The section below summarises aspects of social value from the information gathered at the community workshops, organised under specific significance indicators. The statements in many cases are direct quotations from workshop participants.

Landmark, marker or signature:

A physical marker delineating break between city and country

It's a transition point from the urban and modern

A special Canberra landmark gaining strength over time

Continuity as a constant landmark in changing Canberra.

Contrast with the urban landscape

Entrance to Tharwa, Namadgi, Kosciuszko

Feeling of remoteness

It sits in context

Setting evocative, physical elements, plantings

Community identity:

Tells us who we are

Connects me with the generations that preceded us

Means of instilling values

Defines being Australian – rural past

Microcosm of Australian history in close proximity to National Capital

Nostalgia - taste/resonance of past way of life

Familiarity - my grandparents lived in a rural property

Aboriginal connections

Layers through time reflecting values and aspirations

A sense of being part of 'living history'

Homage to pioneers

Lanyon means a lot in the history of the modern city

Maintains a link to Canberra's rural history

Landscape association to Aboriginal past

Subjugation and decimation of the original landowners.

Physical fabric reflects social strata of the past

Site for shearers' strike

A symbol of old rural life and connection with the past

A place of contact with original inhabitants

Conflict of cultures

It is a jewel in Canberra's crown.

Strong or special community attachment from long use or associations:

Love the way landscape tells story

Focus of memory and stories

I love creating new converts

Heritage place

A public campaign to save it

A place of struggle and sacrifice

Link to ancestors

Discomfort - house museum frozen in living landscape
Intangible relationships held by individuals and communities
A strong sense of ownership by the Canberra community
Time, financial and emotional investment
Continuity of community use
My attachment has deepened over time
People joined the National Trust as a result of the movement to save Lanyon.
A paradigm shift – worth fighting for
Very special personal meaning stemming from personal involvement for its protection
Direct family connections
Evokes special memories for me of childhood, special events, significant gatherings
My workplace
Professional continuity
Family connection, reunions
The more I learn the more I appreciate
Provides powerful educational opportunities.
Brings history alive for everybody
Authenticity
An intact document of history maintaining integrity of setting, association, materials and authenticity
Land use of Wright and Lanyon to fulfil dreams of advancement
I love the integrity of the site, in particular the landscape tells the story of original function of property
Historical layers
Important as a resource
Accessible
Working property
A remarkable window into the past
Friendship between families
Nolan connection

As well as expressing social value, some participants expressed views and feelings related to the criteria and attributes of aesthetic significance/scenic and sensory qualities:

It's much more than a 'grand old place' – you can be in the whole landscape.
A place of beauty
Landscape contains many layers, elements of which are still visible.
The beauty and serenity of the setting

Sounds

Ambience

Always quiet and peaceful.

Views of cottage and river

Connectivity of mountain and river

Seasonal changes

Enjoying the rural setting and vistas

Interplay between natural and cultivated landscape

Tranquillity - provides an escape

The next step was to ask participants the question have the associations identified at the workshop led to significance? Are they strong or special?

Responses were drafted in small groups and then shared with the wider workshop group. Responses are summarised below.

Associations with Lanyon have led to:

- A strong sense of ownership by the Canberra community
- A sense of our history and all its layers and authenticity
- A sense of a rural place that has been protected and made accessible
- Defining aspect of what it means to be Australian
- A break between town and country supported by planning (the Lanyon bowl)
- A strong sense of affection that can be very personal, comes from use and visiting over a long period
- An extended public campaign to save it.

Lanyon is strongly valued as:

- A rich educational resource enjoyed by many across generations
- A body of research on the making landscape and a vivid document of the people who lived and worked there over many generations.
- A much-loved landmark
- First example of its kind, listed as a working landscape, not just the homestead
- Created vast increase in National Trust membership during campaign to save it
- First listed as cultural landscape because of historic and social values (rather than aesthetic)
- Associated with Tom Uren – ‘no development to be seen from homestead gate on Tharwa Drive’ (National Trust files)
- A landmark/ transition point from urban spread/modern city
- Maintaining a physical and emotional link to Canberra’s rural history
- An Aboriginal landscape with important features reflecting the local traditional culture
- Physical fabric reflects the social strata of the past
- It sits in an open place, not visibly hemmed in by Canberra suburbs
- It sits in context – on Murrumbidgee River, can see mountains where sheep and cattle grazed, and still graze today
- Reminder of historical importance of connection across river, links with Tharwa bridge, village, Cuppacumbalong
- That it’s there, even if we don’t always visit regularly.

The participants at the workshops then considered what aspects of Lanyon are significant – is it Lanyon as a whole or particular parts? The following table provides a summary of the workshop results.

Table 7. What aspects of the Place are important?		
What	Where	Why
Domestic setting	Approach to house, easterly outlook, the gardens, driveway and landscaping	Represents the Cunningham era
former Nolan Gallery building		Direct connection with Sir Sidney Nolan and brings an extra perspective to attract tourists
Homestead and historic precinct		Links to early European settlement and culture and provides example of period construction methods. Connection with the past Maintains a rural setting Interpretation and periods represented
Dining room	Cunningham era homestead	Interpretation provides an understanding early settlers' daily lives The sideboard is a fine example of early Australian workmanship
The courtyard	Back of homestead	The hub of the living, working homestead
Gardens & landscape		Peaceful rural setting and a glimpse of rural and spiritual Australia
Landscape (pastoral)		Illustrates the life of the entire farming community through different eras. Reveals the social differences Provides an historic landscape interface between suburbia and the natural environment. Educational value - people's relationship with landscape: history of neglect to preservation. <i>Provides a visual time depth connection for people to the landscape.</i>
Groupings of buildings		Layering of physical elements and the stories represented through this. <i>Opportunity to tell the stories of Lanyon to future generations.</i>
Homestead interior and verandah		Beauty Authenticity and level of work involved achieve this A place of quiet reflection
Setting		Bunya Pines and the homestead, its setting and vistas are unique
Homestead		Tranquillity and escape from 'daily grind'.
The view from Bunya lawn and south from Buggy shed		A sense of place Isolation

Table 7. What aspects of the Place are important?		
What	Where	Why
Lanyon Bowl		Evokes memory and sense of continuity and place. Contrast to suburban life and link to nature. Part of a now rare landscape in Canberra as most similar topography and landscape is built on.
Lanyon as a whole		All of its tangible and intangible heritage values
Pastoral landscape		
Natural landscape		Natural values, beauty
Working property (presence of animals, rural features)		Makes the history come alive Authentic rural experience
Intangible poetry		Importance of meanings, associations and stories
Driveway		Sense of arrival
Aboriginal landscape and sites		Traditional culture, ongoing associations with Aboriginal people
Open setting, nearby river, mountains		Expansive views, distinctive local setting
Views from café and generally over river to Namadgi		Beauty, serenity, rural vista Recreation

The next steps were to compare Lanyon to like places and to analyse the result of the workshops and additional research to prepare a Statement of Social Significance for the CMP. The additional evidence considered and results of analysis are summarised in the sections below.

Results of Additional Research

Tourism research

From the visit in Spring of 1966 of the American President, Lyndon Baines Johnson and Lady Johnson to Tom Field's Lanyon to the present-day, Lanyon has been a place to bring visitors as a showplace of local and national rural history and heritage. Since 1975, shortly after the homestead and outbuildings were taken over by the Department of Territories and Local Government Territory in 1974, the property has been continuously opened to the public. Since that time, Lanyon has been promoted in tourism literature about the ACT as a key visitor attraction, firstly as the site for the display of paintings by former prominent Australian artist, Sir Sidney Nolan, and later as a conserved historic precinct reflecting layers of Canberra and the nation's history. It has also been a place where visiting VIPs have been hosted by Canberra's politicians and diplomatic community.

Lanyon's location at the southern edge of the Australian Capital Territory, an easy drive from Canberra's suburbs and close to a major airport, has meant that it is accessible to local, national and international tourists and visitors. The National Capital Tourism agency has long promoted Lanyon as a place to include on any visit to the National Capital. Its image as 'one of Australia's premier historic properties' (ACT Museums and Galleries current brochure) is given substance by the high quality presentation of the historic precinct, initially guided by the Lanyon Restoration and Acquisitions Committee,

the range of professionally prepared interpretive guides and brochures and the range of public programs, special events and school programs. There is also a long-running volunteer guide service organised in association with the National Trust (ACT) that shows Lanyon to visitors and tells its stories. The Corporation employs a number of Museum Assistants for Lanyon as well.

Lanyon has long been promoted as a key tourist attraction on Tourist Drive 5, which connected central Canberra to Tidbinbilla Nature Reserve and Namadgi National Park, and sites along the Murrumbidgee River. While this route is no longer actively promoted, a current promotion, 'Canberra Tracks', includes Lanyon as a key point on a themed tourism itinerary which is a 'must do' for tourists and visitors to the ACT. The 'Canberra Tracks' tourist drives tell the key stories of the development of Canberra and the National Capital, and Lanyon is a highlight of the theme of settlement of the early Limestone Plains and the evolution of rural life in Australia. It is actively promoted by Australian Capital Tourism with a large display in the Canberra and Region Visitor Centre (see www.visitcanberra.com.au).

Since the 1990s when figures first started to be kept there have been about 100,000 visitors a year to the Lanyon property.

Comparative research

Lanyon is one of a small group of surviving intact historic rural homesteads and properties in the ACT. Of 48 rural properties identified in the ACT in a comparative study, Lanyon is one of only three large scale rural operations (the other two are Booroomba and Tuggeranong properties) and Lanyon is the outstanding ACT example (Pearson 2002). It is one of only a limited number of rural properties that are open to the public, either as a public museum or for special events. Amongst these properties, Tuggeranong Homestead is owned by the ACT Government and is currently leased as a convention centre and cafe, being in the southern part of the ACT. Well Station, on a private rural leasehold is used occasionally for artist retreats and school visits, and is located in the north of the ACT. Callum Brae, a former soldier settler property near Woden also occasionally hosts diplomatic and other visitors to the ACT to showcase rural life and activities such as shearing sheep.

What sets Lanyon apart is that it has been continuously open to the public since 1975, and there is a considerable longevity of association and attachment across generations of the Canberra community and visitors to the ACT. As a key heritage asset owned by firstly the Commonwealth Department of Territories, and then the ACT Government, it has also been the focus of community events and public programs, including school visits, over an extended period. No other historic rural property in the ACT has been such a strong and continuing focus for the local community and visitors. This is also reflected in the community activism to protect and conserve the property since at least the 1980s when Tom Uren, as Federal Minister for Territories, determined that Lanyon should be preserved as a homestead in its rural setting.

6. ANALYSIS OF EVIDENCE

CHAPTER SUMMARY

- This chapter presents an analysis of the evidence in order to identify heritage values.
- The analysis finds that Lanyon has potential heritage value under a range of criteria under the ACT *Heritage Act*, these being criteria (a) to (h), (j) and (l). In some cases these values relate to the whole of Lanyon or large parts of the place. In other cases the values relate to small components.
- A detailed analysis of Aboriginal heritage sites identified during the project is also presented.



6.1 ANALYSIS AGAINST CRITERIA

This analysis has been prepared by the consultant team using the evidence presented in Chapters 3-5 which has been analysed against the criteria for the ACT Heritage Register (reproduced at Appendix D), and judgements have been reached on the basis of the professional expertise of the consultants. The analysis is divided into sections related to the criteria.

- (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**

Landscape

Lanyon demonstrates a creative achievement in aspects of its landscape.

This achievement relates to the picturesque qualities of the entrance driveway sequence through the pastoral landscape towards the homestead, and the front and side homestead gardens which are partly an ornamental pleasure garden. The creative vision of the people who made the Lanyon landscape, centring on images of a pastoral property of substance, is clearly evident in the place today.

In this regard Lanyon compares well with one of the fundamental and iconic tenets of the British eighteenth century landscape movement in the layout of landscape parks attached to large properties. This is the design principle whereby the alignment of entry drives was arranged to reveal a sequential experience of views of the house and over the pastoral landscape setting (see Crowe 1994). It was part of the vision of the ideal setting for a picturesque landscape pastoral property transferred to Australia. Lanyon's setting compares well with such places as Camden Park and other properties in the region.

Both the driveway and the pastoral landscape have been diminished by changes – the loss of pines along the driveway, the pine plantation around the former Nolan Gallery building, and suburban encroachment.

Summary

Lanyon has outstanding creative achievement values related to the entrance driveway sequence through the pastoral landscape, and the front and side homestead gardens. It has survived relatively intact even though its boundaries have been diminished.

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

Community valuing

There is evidence from the community heritage workshops that the Canberra community values Lanyon for its aesthetic qualities as a place which reflects the peace and beauty of the rural landscape, with views of isolated cottages, the river, and wider vistas to the mountains. The community values the quiet and peaceful setting, with rural sounds and seasonal changes. They also value the interplay of nature and the cultivated landscape.

Lanyon and its setting are mimetic of iconic images of an Australian pastoral landscape depicted in the body of work of paintings and writings of the nineteenth century still valued by the community at large. It reminds us of the past in the present.

Expert valuing

The predominantly open, large scale character of the landscape is a direct function of the topography of the flats, and human impact through the scale of the grazing paddocks. These in turn are in contrast to the sweeping, enclosing grandeur of the surrounding silhouette of visually dominant hills, yet maintain a harmonious relationship with them. The unified composition is a mosaic of flats and valley slopes from the river, with scattered eucalypts passing to the higher ground and remnant dry sclerophyll forest. The result is a picturesque landscape of considerable beauty and tranquillity, an outstanding example of the classic pastoral landscape of southeast Australia evoking nineteenth century descriptions (Taylor and others 1987).

The Lanyon Homestead cluster manifests an empathy with the landscape in an interplay between natural and cultural landscape elements. The siting of the house and garden reflect the importance of the river in nineteenth century day to day activities, and the value of the relatively fertile river flats.

The landscape setting of the study area reflects a close relationship between human and natural forces. Topography and large scale land-use paddocks with ensuing vivid landscape character forge a symbiotic relationship evoking a sense of naturalness. This is in spite of the fact that the rural landscape is a cultural contrivance. The imagery so effected has direct connections with nineteenth century pastoral landscape paintings and complex human symbolic relationships with such landscapes as cultural elements.

These paintings were part of the genre of picturesque landscape painting that established itself firmly in early Australian colonial period (eg. the works of Lycett, Gill, Glover, Westall, Martens, and then von Guerard). It continued through the nineteenth century to develop into the Heidelberg School of plein air paintings (eg. the works of Roberts, McCubbin and Streeton). It was a movement where the nineteenth century pastoral imagery became a potent symbol of how Australians saw themselves. Lanyon would have been seen as an exemplar in reality.

Summary

Lanyon is significant to the Canberra community and experts for its aesthetic qualities.

- (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**

The combination of the surviving Aboriginal heritage sites, the Lanyon homestead and its associated complex of rural buildings/structures, the gardens and plantings, the pastoral landscape and historical archaeological features provide exceptional evidence of the layering of history, the lifestyles, pastoral technology and attitudes to nature and landscape at a rural property in continuous operation since the 1830s.

The evidence at Lanyon is vital to a developing understanding of the convict associations and early rural history of the area that became the ACT and its surrounding districts. This is through research and explanation directed to defining the process of contact and occupation, and their effects. These effects range from the particular implications of sequential expropriation along the major rivers, to the contribution of this evidence to theorising the phenomenon in Australian history of the relationship of rural occupation to British law and policy, and to Indigenous law and cosmology.

The survival of the combination of sites, buildings, plantings and pastoral features in a protected landscape, still largely operating as a rural enterprise, is of exceptional interest for the public that visits the place, and for ongoing historical and archaeological research.

The rich combination of physical evidence, landscape features and well-documented associations demonstrated at Lanyon makes the place important in comparative context. It is one of a small number of early pastoral complexes and landscapes to survive in southern NSW/ACT that clearly illustrate colonial farming practices which are of exceptional interest. Evidence of these practices have been destroyed elsewhere by the adoption of changing cropping and animal husbandry practices.

Summary

Lanyon provides exceptional evidence of the layering of history, the lifestyles, pastoral technology and attitudes to nature and landscape at a rural property in continuous operation since the 1830s. The complex is of exceptional interest for the public that visits the place, and for ongoing historical and archaeological research.

- (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**

Indicators and thresholds

In order to make judgements about social significance, indicators and thresholds have been developed for this project. These have been based on the indicators and thresholds developed for the National Estate social value assessment in the Regional Forest Agreement process (Australian Heritage Commission and Conservation & Natural Resources (Victoria) 1994).

Table 8. Thresholds for Social Significance				
Significance indicator	Threshold indicators			
	Threshold	Relative strength of association	Length of association	Relative importance to the identified community
Important to the community as a landmark, marker or signature	Above threshold	Key marker or signature used by the ACT community to define itself and/or the locality ¹⁷	<i>Longevity</i> and <i>continuity</i> of recognition from past to present	Singular defining landmark, feature or icon for a community
		A well known feature within a <i>defined</i> or more <i>local</i> community ¹⁸	Long association, but some discontinuity.	Well-known landmark, marker or signature
	Below threshold	Key marker not widely known beyond the bounds of a small community	Recent association	One of many landmarks; not outstanding to the associated community
		Little known feature within defined community		

¹⁷ *Local community* means the community of a town or rural area, eg. Tharwa, Hall Village.

¹⁸ *Defined community* means a community defined by its shared culture, beliefs, ethnicity, activity, experience (rather than locality).

Table 8. Thresholds for Social Significance

Significance indicator	Threshold indicators			
	Threshold	Relative strength of association	Length of association	Relative importance to the identified community
Important as a reference point in a community's identity or sense of itself	Above threshold	Represents fundamental community meanings widely recognised throughout the ACT community	Longevity and continuity of association	Singular or outstanding place Profound meanings Seminal in shaping community identity
		Represents important community meanings widely recognised throughout a <i>defined</i> or more <i>local</i> community	Long association, but some discontinuity	Important
	Below threshold	Represents other meanings of lesser/minor importance or less widely recognised	Recent association	Minor importance One of many places providing same connection to identity
		Little known feature within defined community		
Strong or special community attachment developed from use and/or association	Above threshold	Places representing fundamental community attachments developed from long use or association widely recognised throughout the ACT community:	Longevity and continuity of community use and/or access	Strong attachment shared across community
		Places representing important community attachments developed from long use or association for a <i>defined</i> or more <i>local community</i> .	Long association, but some discontinuity	
	Below threshold	As above but not widely known beyond the bounds of a small community.	Recent association	Places representing attachment of minor importance to community
		Functional association without demonstrated attachment	Lack of any continuity to the present	One of many similar places with equal and minor attachment
		Little known or used		

Analysis against thresholds

Canberra community

Based on the research and workshops undertaken for this project, Lanyon has the following values for the Canberra community against the first indicator:

- a defining landmark at the edge of the suburbs of Canberra; and
- a distinctive location marker on a popular touring route.

There was strong agreement at the social value workshop that Lanyon meets the threshold as a key marker or signature used by the ACT community to define a particular locality. Lanyon has been recognised in this way over a long period, and this continues into the present. Research into tourism literature confirms that Lanyon has appeared as a landmark

in tourism materials over a long period. It was a stopping point on the TD5 tourism route promoted by Australian Capital Tourism and has more recently been included on the 'Canberra Tracks' self-drive touring routes (see <http://www.visitcanberra.com.au>). Over more than 30 years since Lanyon has been open to the public, hundreds of thousands of people have visited the historic property. Therefore Lanyon reaches the threshold for this indicator.

Under the second indicator, important as a reference point in a community's identity or sense of itself, the following attributes were identified at the workshops:

- a symbolic place that connects the past and the present; and
- a strong sense of connection to Australian history themes of the local rural past.

These attributes were mentioned many times at the workshops and supported strongly by most participants. Lanyon represents important community meanings that are widely recognised throughout the ACT community. These attributes are not sufficiently strong to be considered as fundamental or seminal, but sufficient to reach the threshold under this indicator.

The third significance indicator refers to strong or special community attachment developed from use and/or association. The following attributes were mentioned at the workshops:

- attachment through use and associations over a long period from attending events and activities at Lanyon;
- defending Lanyon at times of threat; and
- long association through educational activities and programs.

Lanyon represents important community attachments with longevity and continuity of community use and access, dating from when the property was first open to the public in 1975. The property was acquired by the Commonwealth Government in 1974, and opened to the public from 1975, with a regular and ongoing program of community events and activities. Education programs have been an important feature since at least the 1980s, and parents who visited Lanyon as school children are now in turn taking their own children to Lanyon (Lisa DeSantis, personal communication; several files and reports about the management of Lanyon held by the Cultural Facilities Corporation).

Another element of this indicator is the campaign to defend Lanyon from the encroachment of suburban development. Many local people became involved in the campaign and the National Trust, who argued for the protection and listing of Lanyon, gained many new members in this period (Ken Taylor, personal communication; and National Trust (ACT) files). These attributes meet the threshold for significance.

Aboriginal community

There are at least 19 Aboriginal heritage sites located at Lanyon. Consultations with Representative Aboriginal Organisations indicates that all but two of the sites are of some level of significance to the local Aboriginal community – in a few cases of high significance. In the two cases, one site could not be located and the other requires further research. Details are provided in Section 6.2 below.

Professional heritage practitioners and heritage organisations, including community-based-organisations

The following values were identified at the workshops are relevant to the third indicator, strong or special attachment from long community use or association:

- long association of many heritage professional through working at Lanyon;
- strong association of national heritage organisations who have been active in arguing for conservation and maintenance of best practice; and
- strong attachment of volunteer guides through long association.

The many professional reports in the bibliography reflect the range and longevity of professional heritage work at Lanyon. This is supported also by files held by the Corporation relating to the management and presentation of Lanyon, which document the development of the conservation and interpretation program from the 1980s. Of special note is the role of the Lanyon Restoration and Acquisitions Committee, established in the 1980s to provide specialist advice on restoring and presenting the homestead. This role is now undertaken by the Historic Places Advisory Committee. Also of note is the active role played by community/professional associations such as the National Trust, Australia ICOMOS and Museums Australia.

The National Trust files contain key documents from the public campaign to protect Lanyon (National Trust file on Lanyon). The volunteer guide program at Lanyon, which is run in association with the National Trust (ACT), was established in the 1980s and continues into the present.

These sources confirm the longevity and continuity of these associations and hence Lanyon meets the threshold for social significance for these community values.

People who lived and worked at Lanyon

In relation to this community, the following values were identified at the workshops that are relevant to the third indicator, strong or special attachment from long community use or association:

- important attachments of people who lived and worked at Lanyon; and
- Lanyon as a repository of stories and memories.

The community that lived and worked at Lanyon in living memory, and their descendents, have strong associations with the property from the past and continuing into the present. Based on information from representatives at the workshop, these attachments are strongly shared across this community. This has been confirmed in an interview with Susan Mary Withycombe, who interviewed twelve of the people who had lived and worked at Lanyon in a range of jobs and social positions. Many of the stories and memories are documented in *Lanyon in Living Memory*, based on oral histories undertaken in 1988 (Withycombe 1988). Lanyon meets the threshold against this indicator.

Australian community

One possible value was identified in relation to the Australian community who visit Lanyon as tourists from interstate. This is relevant to the second indicator and reflects the importance of Lanyon as a reference point, representing Canberra's pre-Federal, layered rural history, before the National Capital was built on the Limestone Plains.

The evidence for this value and its longevity and strength comes mainly from a limited analysis of tourism literature. It is considered that Lanyon may meet the threshold for this indicator, although further research is needed to establish this clearly.

Summary

Lanyon has value under this criterion for a variety of communities/groups, and for various reasons. It is highly valued by the Canberra community as a landmark and for reasons associated with tourism.

Representative Aboriginal Organisations consider at least 17 sites at Lanyon are of some level of significance to the local Aboriginal community – in a few cases of high significance.

Professional heritage practitioners and heritage organisations, including community-based organisations have a strong or special attachment based on long community use or association.

People who lived and worked at Lanyon also have a strong or special attachment from a long association, and because Lanyon is a repository of stories and memories.

Lanyon may also have value to the broader Australian community through tourist use however, further research is needed to establish this clearly.

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

There are at least 19 Aboriginal heritage sites located at Lanyon. Consultations with Representative Aboriginal Organisations indicates that all but two of the sites are of some level of significance to the local Aboriginal community – in a few cases of high significance. In the two cases, one site could not be located and the other requires further research. Details are provided in Section 6.2 below.

Summary

Components of Lanyon are important as part of local Aboriginal tradition.

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

Aboriginal heritage

There are at least three Aboriginal heritage sites which are rare examples of scarred trees – these types of sites being rare in the ACT, and are becoming increasingly scarce due to land clearing, fire and natural attrition. Details are provided in Section 6.2 below.

Landscape

Lanyon is a unique example of its kind in the ACT demonstrating intactness/integrity in a number of factors – design, setting, materials and feeling. Its development over a period of one hundred and seventy years is recorded in the landscape as a series of layers that tell the story of people, events and the place vividly. Successive layers have been cumulative and have tended not to obliterate earlier evidence of landscape-making. Within the region and eastern Australia, Lanyon is a rare and remarkable example of its kind in the way successive layers of landscape development are evident.

In regional terms it compares with Throsby Park, Golden Grove and other properties at Sutton Forest.

Trees

The planted and natural vegetation assets of Lanyon are not rare or unique in themselves, aside from their contribution to the landscape.

There have been considerable amounts of disturbance to the natural landscape, but that was a familiar occurrence in woodland areas from Queensland to Victoria. The natural landscape is not unique in its kind or intactness.

The driveway avenue planting is also not something unique, but it is certainly is a good, if degraded, example of its kind. It is far from intact due to tree deaths and the disjunct replacement plantings undertaken.

The gardens and planting around the homestead area have been researched in detail, and the garden design layers have been well described (Taylor and others 1987; Lehany 1986). Not so easy are the plantings. Fortunately photographic records and various pieces of research have been able to provide some reasonable picture of the various planting layouts over time. Some individual elements of the planted landscape have been lost in recent times, when compared to the trees that existed in 1982 (mapped by the Department of Housing & Construction in 1982).

Buildings

Some of the buildings display relatively rare qualities through their architectural style.

The Homestead displays 11 features of the Victorian Georgian style, and four are key features of this style (see Section 5.1 for details; Apperly, Irving & Reynolds 1989, p. 45). A search of the Register of the National Estate identified 109 other examples of this style in Australia including two in the ACT.¹⁹ These are:

- Ginninderra Schoolhouse Group; and
- Gungahlin Homestead.

In this context, the Homestead is a good and relatively rare example of the style in the ACT.

The early timber and masonry farm buildings (ie. Old Kitchen, Café/Barrack/Store, Dairy/Site Office/Meat House, Stables, Convict Barn, Dairy, Stone Hut, Slab Hut, Cottage 4 and Wilson's Cottage) generally display five features or qualities of the Old Colonial Georgian/Victorian Georgian styles including three key features of the styles (Apperly, Irving & Reynolds 1989, pp. 26, 45). The Register of the National Estate suggests there are 316 other examples of these styles in Australia including only one other example in the ACT – Duntroon House.

In this context, the early timber and masonry farm buildings are reasonably good and rare examples of the styles in the ACT. In some cases however, features are masked by later additions.

Historical Archaeology

The Lanyon homestead and its associated complex of rural buildings, pastoral features and landscape are rare in their comparative intactness, and is rare in being a protected landscape.

¹⁹ The data in the RNE is perhaps the best available reference but it probably does not provide a comprehensive picture. The numbers of places identified here and elsewhere are approximate for a variety of reasons, including that the database may, for example, refer to a style with regard to a place, even though the place is not actually an example.

Lanyon is one of a small number of early pastoral complexes and landscapes to survive with high integrity in southern NSW, and it is the most extensive and intact rural complex and associated landscape in the ACT. A number of rare examples of early farming practice survive at the place. For example, the cessation of cropping at Lanyon before the advent of tractors has preserved landscape elements such as ditch and bank field boundaries. These are now rare and reflect farming practices long-since abandoned and impacted by later farming practices in most other places of similar age and history.

Lanyon retains a number of features in its range of rural support buildings and evidence of pastoral and agricultural production that demonstrate the self-sufficient nature of early colonial homestead complexes in a way now rare in the region, or indeed anywhere.

Summary

There are a number of components of Lanyon which are rare, including three Aboriginal heritage sites and a number of the early buildings.

The Homestead is a good and relatively rare example of the Victorian Georgian style in the ACT, and the early timber and masonry farm buildings are reasonably good and rare examples of the Old Colonial Georgian/Victorian Georgian styles in the ACT.

In addition, some aspects display rare comparative intactness, these being the Lanyon homestead and its associated complex of rural buildings, pastoral features and the landscape. Lanyon is a rare surviving extensive early pastoral complex and landscape displaying high integrity, and demonstrating the self-sufficient nature of early colonial homestead complexes. A number of rare examples of early farming practice survive at the place such as ditch and bank field boundaries.

Within the region and eastern Australia, Lanyon is a rare and remarkable example of its kind in the way successive layers of landscape development are evident.

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

Aboriginal heritage

There are three Aboriginal heritage sites which are notable examples. These are the scarred trees at Lanyon. Details are provided in Section 6.2 below.

Landscape and Historical Archaeology

The Lanyon homestead and its associated complex of rural buildings, pastoral features and landscape demonstrates characteristics of nineteenth century pastoral properties that make it a notable example of its type because of the range and relative intactness of the evidence.

As noted above, Lanyon is one of a small number of early pastoral complexes and landscapes to survive with high integrity in southern NSW, and it is the most extensive and intact rural complex and associated landscape in the ACT.

Buildings

As noted under Criterion (f):

- the Homestead is a good and relatively rare example of the Victorian Georgian style in the ACT; and
- the early timber and masonry farm buildings are reasonably good and rare examples

of the Old Colonial Georgian/Victorian Georgian styles in the ACT.

In addition, the early-mid twentieth century farm buildings (ie. Garage & Workshop/Education Centre & Garage, Machinery Shed, Extension to the Dairy, New Stables, Loose Boxes, Grain Shed, Shearers' Quarters and Ablution Block, and the Woolshed) display features of a utilitarian/vernacular rural style. This style has not been formally recognised in the standard reference of architectural styles (Apperly, Irving & Reynolds 1989). While no doubt this style is found in many other examples in the ACT and New South Wales, these buildings are notable as they contribute to the overall character of the Lanyon pastoral complex.

The Extension to the Dairy is somewhat distinctive in this group of early-mid twentieth century farm buildings having a steep pitched gabled roof, echoing Gothic styles. The roof form no doubt was chosen to reflect the early Dairy which it abuts, and is of modest interest.

Two of the cottages are also of some interest, Cottages 2 and 3, having some features of Federation housing styles and perhaps falling within the Austerity style (Apperly, Irving & Reynolds 1989; Di Lernia, Coad & Coleiro 2005, p. 39). Of additional interest is the use of wall materials, with the lower part of external walls being clad in a robust material (weatherboard or corrugated iron), while the upper part is clad with another and brittle material (originally asbestos cement sheeting for both?). However, Cottage 3 has been substantially modified.

The former Nolan Gallery building seems influenced by utilitarian/vernacular rural styles as well as perhaps the Late Twentieth Century Sydney Regional style with its exposed rafters and painted brick walling (Apperly, Irving & Reynolds 1989, p. 242). A recent heritage assessment of the building found that 'the building fails to meet the threshold of significance to justify inclusion on the ACT Heritage Register' (Eric Martin & Associates and Taylor 2007, p. 46). This conservation management plan has not re-assessed the specific values of the gallery building but accepts this conclusion as reasonable. It is also worth stressing that a building may have some architectural interest because of certain qualities but this must still be assessed against the threshold for heritage significance.

Rural technologies

Lanyon demonstrates several rural technologies that are notable examples, including:

- the Southern Cross windmill which is among the larger standard mills used in Australia; and
- the Southern Cross piston pump which appears to be a good intact example of its type.

Summary

A number of components are notable examples. These include three Aboriginal heritage sites, as well as the Lanyon homestead and its associated complex of rural buildings, pastoral features and the landscape.

The homestead and early timber and masonry farm buildings are good/reasonably good examples of certain architectural styles; the style of the early-mid twentieth century farm buildings contribute to the overall character of Lanyon; the Extension to the Dairy is of modest stylistic interest; and Cottages 2 and 3 have some interest for their architectural style and use of wall materials.

The former Nolan Gallery building does not meet this criterion (based on Eric Martin & Associates and Taylor 2007).

Lanyon demonstrates several rural technologies that are notable examples.

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

General

Each phase of Lanyon's history is closely intertwined with the development of the region and is associated with people whose local and regional influence was substantial (this part of the analysis draws heavily on the ACT Heritage Register citation). The cultural landscape setting illustrates the achievement of James Wright, the Cunninghams, the Fields and their employees from the convict era onwards. Many of these people are well known by name and their contributions and memories are recorded orally, visually and in written form in Canberra's history. Visitors to Lanyon are able to recognise these regional connections and develop an empathy with the place.

In combination with other private and publicly owned homesteads of the period, Lanyon reflects the 19th Century subdivision of the region into vast pastoral estates along the Murrumbidgee, Molonglo and Ginninderra Valleys prior to the formation of the Australian Capital Territory in 1911. Lanyon lies just within the boundaries of the 1829 Limits of Location. With its early structures and views over the Murrumbidgee River to the lands beyond the limits of location, it has an unusual capacity to illustrate the rural lands policy of New South Wales prior to 1849. The scale of the Lanyon Homestead complex and its retention within an ongoing pastoral holding mostly beyond the sight of urban development, enable demonstration and appreciation of its historical and social prominence as an ongoing large pastoral estate operating over 170 years of settlement.

Lanyon is also significant for its historical and social associations with individuals and families that have been prominent within the development of the region and local rural community. Some of these people are buried within the Lanyon Cemetery, and many descendants remain within the region.

Landscape and Historical Archaeology

Lanyon has strong associations with the expansion of settlement to the edge of the Settled Districts, an important phase in the development of NSW. It reflects the persistent reach of settlement to land beyond the Murrumbidgee River in the survival of early road alignments and associations with river crossings.

Sir Sidney Nolan

Lanyon has an association with the artist Sir Sidney Nolan. In 1974 Nolan decided to give a collection of paintings to the people of Australia, and he chose Lanyon as the exhibition location for the gift. The paintings were exhibited in the homestead from 1975, and from 1980 until 2007 in the purpose-built gallery nearby.

Nolan is a significant figure in Australian history.

'Perhaps the most original and best known of the generation of Australian modernists to emerge from the 1940s, he did much to establish an international prominence for Australian art.' (Haese 1998, pp. 469-470)

As noted in the former Nolan Gallery building heritage assessment,

'Many Australians will be familiar with images from the Kelly series of the 1940s (and later). The Kelly paintings in several of their manifestations, have gained iconic status in Australian culture generally. Other series, including the Burke and Wills and Central Australia, are also firmly grounded in Australia's cultural consciousness.

Nolan's role in the introduction of a vehemently Modernist idiom to the depiction of the Australian landscape and history was a seminal step in Australian art history, and one that cannot be overstated.' (Eric Martin & Associates and Taylor 2007, p. 44)

His work is part of the collections of the National Gallery of Australia, many State galleries, other public collections in Australia, and overseas galleries. Nolan was the recipient of Australian and foreign honours for his work.

The association between an artist and the location/venue/gallery for the display of his or her works is probably not normally strong or special. Artists normally seek to have their works displayed in galleries. There must be an additional quality to generate strength or specialness.

In the case of Lanyon, there is arguably a strong and special association with Nolan:

- he chose Lanyon as the location for exhibiting his gift to the Australian people;
- the rural setting was apparently a resonant quality influencing the choice, and achieving such a link between setting and art display being apparently uncommon in the case of Nolan, and major artists generally;
- he regularly visited Lanyon and the collection when in Australia; and
- the association has existed for over 30 years, although it is currently dormant (Eric Martin & Associates and Taylor 2007; www.evabreuerartdealer.com.au/nolan_paintings/_pages/nolan_bio).

The association with the homestead itself seems of less importance than the association with the rural setting or with Lanyon as a rural location. The association with the former Nolan Gallery building would appear stronger than that with the homestead because of its purpose-built character and longer period of association. The Commonwealth Government has decided to permanently locate the collection at the Canberra Museum and Gallery. As a result, the association has considerably lessened. Arguably the strongest surviving association is with Lanyon generally, as the rural location that Nolan chose to display his works.

Summary

Lanyon has strong and special associations with people and developments at the local and regional level. The landscape and buildings reflect the evolution of the Aboriginal cultural landscape through a long and continuing phase of pastoral enterprise, influenced by the creation of the national capital. It has an unusual capacity to illustrate the rural lands policy of New South Wales. The scale of Lanyon reflects its importance.

Lanyon is also significant for its historical and social associations with individuals and families that have been prominent within the development of the region and local rural community.

Lanyon generally has a strong and special association with Sir Sidney Nolan.

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

There is no evidence of Lanyon having value under this criterion at this stage, noting that this aspect requires further research.

- (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**

General

The continuing interpretation and presentation of Lanyon and its setting have considerable potential to inform people about the cultural history of the ACT, the region and to some extent Australia. It is a benchmark site in that the level and detail of information on the making of the place, and on the aspirations of owners and workers is strongly evident and available. Lanyon is potentially a key site for enhancing awareness of Indigenous and non-Indigenous shaping of the cultural history of the ACT.

The importance of Lanyon in this regard is underpinned by it being open to the public where the story of the making of the place can be experienced first-hand by visitors. There is no other publicly available property in the ACT or region to compare with this.

The high relative integrity of the Lanyon complex increases its research value in comparison with many other contemporary places where later changes have masked or destroyed earlier evidence.

Aboriginal heritage

There are 14 Aboriginal heritage sites which are of potential research and/or educational value, such as the scarred trees. Details are provided in Section 6.2 below.

Trees

There are very significant opportunities to continue and increase the interpretive program related to the natural and cultivated vegetation at Lanyon.

Buildings

The variety of buildings, notably the Homestead and the early timber and masonry farm buildings, provide information that is likely contribute to an understanding of the cultural history of the ACT both through research and teaching of architectural styles. The relative rarity of some of these building styles and the concentration and variety of examples at Lanyon enhances this potential.

Historical Archaeology

The Lanyon homestead and its associated complex of rural buildings, pastoral features and landscape contains a range of archaeological evidence of continued rural enterprise dating back to the 1830s that has been little researched to date and is an aspect of pastoral history poorly represented in the documentary historical record. There is a high likelihood that further, less obvious evidence (such as the sequence of roads and fencing over time), will be located with further research, adding to this important collection of pastoral landscape features. These surviving features can be valuable evidence in gaining a better understanding of the general operational history of rural properties of the period, and more specifically in a better understanding of the history of Lanyon itself. These features and their interpretation have current value and future potential as a research and teaching site.

The wide range of physical evidence of rural practices and the parallel survival of supporting documentary evidence for life at Lanyon increases the comparative importance of Lanyon as a site for original research.

Summary

Aspects likely to provide information through research or teaching include a number of Aboriginal heritage sites, the Lanyon homestead and its associated complex of rural buildings, pastoral features and landscape, and the natural and cultivated trees. It is potentially a key site for enhancing awareness of Indigenous and non-Indigenous shaping of the cultural history of the ACT.

The high relative integrity of the Lanyon complex, wide range of physical evidence of rural practices and the parallel survival of supporting documentary evidence for life at Lanyon increases its comparative importance as a site for original research.

Lanyon is important regionally by being the only such place which is open to the public and where the story of the making of the place can be experienced first-hand.

(k) The place exhibits unusual richness, diversity or significant transitions of flora, fauna or natural landscapes and their elements

The richness of the natural landscape at Lanyon has been greatly diminished. Lanyon's remnant woodlands vary from severely modified to destroyed. Trees have been cleared and have not been able to regenerate, and tree numbers where they still exist are below the original density. Pastures over nearly the whole study area are introduced species, or have a high component of introduced pasture species and agricultural weeds present. Substantial areas have been ploughed and cropped in the past.

Because the natural landscape has been diminished through clearing and continuous rural use, the transitions that used to occur from the Tableland Riverine Woodland to Lowland Woodland, and then to Dry Open Forest are not as easily seen, though the right elements are still there to gauge where these transitions took place. These transition zones could readily be reconstructed in part for interpretive purposes.

Summary

Lanyon does not meet this criterion.

(l) The place 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; or**
- (iv) distinct occurrences of species.**

The life cycle of native species

A number of native bird species frequent this section of the Murrumbidgee Corridor on their annual migrations. Despite its disturbed state, this section of the river corridor and associated remnant woodlands is well known for these bird migrations, and is therefore an important element in the life cycle of a number of native species, including Yellow-faced and White-naped Honeyeaters.

Rare, threatened or uncommon species

The study area originally contained Tableland Riverine Woodland and Lowland Woodland. These woodland types are in a precarious position, with Lowland Woodland being listed as an endangered ecological community in the ACT, and as critically endangered by the Commonwealth. The status of Tableland Riverine Woodland, which originally occurred along the river, is also of concern and covered by ACT Action Plan No. 29 (Environment ACT 2006).

Tableland Riverine Woodland has all but gone, and the Lowland Woodland has been severely impacted. Both are regarded as substantially and severely impacted. While they would not qualify as the original community, what remains is significant in its own right given where it is located in the corridor, for its contribution to the overall corridor, and the habitat values that many trees have.

Australian Anchor Plant (*Discaria pubescens*) is a spiny, rigid shrub that can grow to 2 metres tall. It is widespread, from Tasmania to Queensland, but is currently regarded as a rare species nationally. Specimens have been located on the eastern riverbank just south of the Tharwa Bridge although not (yet) within the study area.

Pale Pomaderris (*Pomaderris pallida*), a vulnerable species, is known from the lower Murrumbidgee, but is unlikely to be located on the higher reaches of the river until at least Tharwa (http://www.environment.gov.au/cgi-bin/sprat/public/publicspecies.pl?taxon_id=13684). The riverbank at Lanyon appears too disturbed for this species to have survived.

There are a number of fauna and fish species that are threatened or otherwise protected in the overall corridor (ACT Government 1998). However, they are unlikely occupants of the Lanyon area.

Species at the limits of their natural range

There are no known species that are at the limits of their natural range around Lanyon.

Distinct occurrences of species

There are no distinct occurrences of species or communities at Lanyon.

Summary

Lanyon is a significant habitat in the life cycle of a number of native species, and for the remnant woodland areas as part of the Murrumbidgee River Corridor.

6.2 ANALYSIS OF ABORIGINAL HERITAGE SITES IDENTIFIED DURING THE PRESENT STUDY

The fourteen Aboriginal heritage sites that had been previously identified within the Lanyon study area, and the five newly recorded Aboriginal heritage sites and PADs (potential archaeological deposits) have all been accorded a significance rating and conservation value, in accordance with the criteria presented in Section 10 of the *Heritage Act 2004*. The following table provides the significance rating and conservation value for these sites and PADs.

Table 9. Significance Assessments and Conservation Values for the Aboriginal Sites in the Lanyon Study Area		
Site Name	Significance Rating	Conservation Value
LHA3 (319)	Low-moderate in accordance with criteria D, E. Scarred trees are a rare site type in the ACT, and are becoming increasingly scarce due to land clearing, fire and natural attrition. Unfortunately, this tree has been cut down, and the scar is lost. The RAOs (Representative Aboriginal Organisations) have stated this tree is of low to moderate cultural value to the local Aboriginal community.	Low The site is effectively destroyed
LHA4 (318)	Moderate in accordance with criteria D, E, F, G, J. Scarred trees are a rare site type in the ACT, and are becoming increasingly scarce due to land clearing, fire and natural attrition. This scarred tree is in very poor condition with the tree having died and collapsed, and the scar being subject to dry rot and insect infestation. The tree is located within an historic precinct, which increases its scientific and educational value. The RAOs have stated this tree is of moderate to high cultural value to the local Aboriginal community.	Medium The site cannot be retained in situ, but can be salvaged
LHA11	Potentially high in accordance with criteria D, E. These site types are very rare in the region, and would generally be assessed as being of high significance. However, the status of this site is uncertain.	Low At this stage does not warrant active conservation. This may change pending further investigations.
L1	Low in accordance with criteria D, E, F, J. The site could not be relocated. However, this site type is well represented within the archaeological record of the region, and the artefact assemblage of this site is likely to consist of raw material types which are local to the area and which are well represented in other site assemblages from the region. The RAOs have stated the site is of some cultural value to the local Aboriginal community.	Low The site has been covered by gravel as part of road maintenance activities
L2	Low in accordance with criteria D, E, F, J. The site could not be relocated. However, this site type is well represented within the archaeological record of the region, and the artefact assemblage of this site is likely to consist of raw material types which are local to the area and which are well represented in other site assemblages from the region. The RAOs have stated the site is of some cultural value to the local Aboriginal community.	Low The site has been covered by gravel as part of road maintenance activities
L3	Low in accordance with criteria D, E, F, J. The site could not be relocated. However, this site type is well represented	Low The site has

Table 9. Significance Assessments and Conservation Values for the Aboriginal Sites in the Lanyon Study Area		
Site Name	Significance Rating	Conservation Value
	within the archaeological record of the region, and the artefact assemblage of this site is likely to consist of raw material types which are local to the area and which are well represented in other site assemblages from the region. The RAOs have stated the site is of some cultural value to the local Aboriginal community.	been covered by gravel as part of road maintenance activities
L4	Low in accordance with criteria D, E, F, J. The site could not be relocated. However, this site type is well represented within the archaeological record of the region, and the artefact assemblage of this site is likely to consist of raw material types which are local to the area and which are well represented in other site assemblages from the region. The RAOs have stated the site is of some cultural value to the local Aboriginal community.	Low The site has been covered by gravel as part of road maintenance activities
L5	Low in accordance with criteria D, E, F, J. The site could not be relocated. However, this site type is well represented within the archaeological record of the region, and the artefact assemblage of this site is likely to consist of raw material types which are local to the area and which are well represented in other site assemblages from the region. The RAOs have stated the site is of some cultural value to the local Aboriginal community.	Low The site has been covered by gravel as part of road maintenance activities
L1/2	Low in accordance with criteria D, E, F, J. The site could not be relocated. However, this site type is well represented within the archaeological record of the region, and the artefact assemblage of this site is likely to consist of raw material types which are local to the area and which are well represented in other site assemblages from the region. The RAOs have stated the site is of some cultural value to the local Aboriginal community.	Low The site can be retained in situ, but does not warrant active conservation
L2/2	Low in accordance with criteria D, E, F, J. The site could not be relocated. However, this site type is well represented within the archaeological record of the region, and the artefact assemblage of this site is likely to consist of raw material types which are local to the area and which are well represented in other site assemblages from the region. The RAOs have stated the site is of some cultural value to the local Aboriginal community.	Low The site can be retained in situ, but does not warrant active conservation
L2/3	Low in accordance with criteria D, E, F, J. The site could not be relocated. However, this site type is well represented within the archaeological record of the region, and the artefact assemblage of this site is likely to consist of raw material types which are local to the area and which are well represented in other site assemblages from the region. The RAOs have stated the site is of some cultural value to the local Aboriginal community.	Low The site can be retained in situ, but does not warrant active conservation
L3/2	Low in accordance with criteria D, E, F, J. The site could not be relocated. However, this site type is well represented within the archaeological record of the region, and the artefact assemblage of this site is likely to consist of raw material types which are local to the area and which are well represented in other site assemblages from the region. The RAOs have stated the site is of some cultural value to the local Aboriginal community.	Low The site can be retained in situ, but does not warrant active conservation
L4/1	Low in accordance with criteria D, E, F, J. The site could not be relocated. However, this site type is well represented within the archaeological record of the region, and the artefact assemblage	Low The site has been covered by

Table 9. Significance Assessments and Conservation Values for the Aboriginal Sites in the Lanyon Study Area		
Site Name	Significance Rating	Conservation Value
	of this site is likely to consist of raw material types which are local to the area and which are well represented in other site assemblages from the region. The RAOs have stated the site is of some cultural value to the local Aboriginal community.	gravel as part of road maintenance activities
Lanyon Canoe Tree	High in accordance with criteria D, E, F, G, J. Scarred trees are a rare site type in the ACT, and are becoming increasingly scarce due to land clearing, fire and natural attrition. This is an excellent example of a scarred tree, being in good health and condition. It is located within an historic precinct, which increases its scientific and educational value. The RAOs have stated the tree is of high cultural value to the local Aboriginal community.	High The site can be conserved in situ
LANU01	Moderate-High in accordance with criteria D, E, F, G, J. Scarred trees are a rare site type in the ACT, and are becoming increasingly scarce due to land clearing, fire and natural attrition. This is a reasonable example of a scarred tree, with the scar being in good condition. However, it must be noted that the authenticity of the tree as a scarred tree is not established beyond doubt. The tree is located within an historic precinct, which increases its scientific and educational value. The RAOs have stated the tree is of high cultural value to the local Aboriginal community.	Medium-High The site can be conserved in situ. However, the tree is dead, and therefore alternate conservation measures may be required.
LANU02	Low-moderate in accordance with criteria D, E. The authenticity of the tree as a scarred tree is very doubtful. The RAOs have stated the tree is of some cultural value to the local Aboriginal community.	Low The authenticity of the tree as a scarred tree is very doubtful. The site can be conserved in situ.
LANU1	Low-moderate in accordance with criteria D, E, F, J. This site type is well represented within the archaeological record of the region, and the artefact assemblage of this site generally appears to consist of raw material types which appear to be local to the area and which are well represented in other site assemblages from the region. However, the site is located within an historic precinct, which increases its scientific and educational value. The RAOs have stated the site is of some cultural value to the local Aboriginal community.	Low The site can be retained in situ, but does not warrant active conservation
Lanyon PAD1	Cannot be ascertained at this stage. Future research will determine the significance of this site.	High This PAD is assessed as having very high potential to comprise high densities of artefacts
Lanyon PAD2	Cannot be ascertained at this stage. Future research will determine the significance of this site.	High This PAD is assessed as having very high potential to comprise high

Table 9. Significance Assessments and Conservation Values for the Aboriginal Sites in the Lanyon Study Area		
Site Name	Significance Rating	Conservation Value
		densities of artefacts

7. STATEMENT OF SIGNIFICANCE

CHAPTER SUMMARY

- This chapter provides an overview statement of significance for Lanyon, as well as an extended statement of social significance, and a more detailed statement about the significance of the gardens and the Lanyon Canoe Tree. The chapter also provides a list of the attributes that express or embody the heritage values.
- Lanyon is an extensive and complex pastoral property with many layers of history from Aboriginal occupation prior to colonisation, through to the present. It has a range of values related to: technical and creative achievements; design and aesthetic qualities; evidence of a distinctive way of life, land use and function; its value to the community and cultural groups for cultural and social associations; components of Lanyon are important as part of local Aboriginal tradition; its rare qualities and rare intactness; some components are notable examples; for historical associations; because aspects are likely to provide information through research or teaching; and as significant habitat and remnant woodland.



7.1 INTRODUCTION TO SIGNIFICANCE

This chapter provides a statement of significance for Lanyon followed by details of the attributes which relate to this significance. The chapter concludes with a section which details the individual significance of some components within the study area.

This conservation management plan does not deal in detail with these individually significant places.

References to criteria in this chapter relate to the ACT Heritage Register criteria (reproduced at Appendix D). The references are provided after the relevant text.

7.2 SIGNIFICANCE OF LANYON

Overview Statement of Significance

Lanyon is an extensive and complex pastoral property with many layers of history from Aboriginal occupation prior to colonisation, through to the present. It has a range of values related to:

- technical and creative achievements;
- design and aesthetic qualities;
- evidence of a distinctive way of life, land use and function;
- its value to the community and cultural groups for cultural and social associations;
- components of Lanyon are important as part of local Aboriginal tradition;
- its rare qualities and rare intactness;
- some components are notable examples;
- because aspects are likely to provide information through research or teaching; and
- as significant habitat and remnant woodland.



The combination of the surviving Aboriginal heritage sites, the Lanyon Homestead and its associated complex of rural buildings/structures, the gardens and plantings, the pastoral landscape and historical archaeological features provides exceptional evidence of the layering of history, the lifestyles, pastoral technology and attitudes to nature and landscape at a rural property in continuous operation since the 1830s. The complex, still largely operating as a rural enterprise, is of exceptional interest for the public that visits the place, and for ongoing historical and archaeological research.

(Criterion (c))

Lanyon is significant for its remarkably preserved physical and archival representation of the classic southeast Australian pastoral landscape. It displays the epitome of land-use management and social history of the nineteenth century, in particular bearing the imprint of the latter decades of the 1800s overlain by twentieth century developments, without obliterating earlier evidence of landscape-making. It is a remarkable window into the past able to tell us something about the values and ideologies of people in the past, and is an interesting document of Australian social history.

(Criteria (f) and (g))

Lanyon is significant to the Canberra community and experts for its aesthetic qualities. For the community Lanyon reflects the peace and beauty of the rural landscape, with views of isolated cottages, the river, and wider vistas to the mountains. The community values the quiet and peaceful setting, with rural sounds and seasonal changes. They also value the interplay of nature and the cultivated landscape. Lanyon evokes popular iconic images of the Australian pastoral landscape depicted in art.

For experts, Lanyon is a picturesque landscape of considerable beauty and tranquillity, an outstanding example of the classic pastoral landscape of southeast Australia evoking nineteenth century descriptions. In addition, the homestead cluster manifests an empathy with the landscape in an interplay between natural and cultural landscape elements through the siting of the house and garden in relation to the river.

(Criterion (b))

Lanyon is valued by a number of communities/groups for various reasons related to religious, spiritual, cultural, educational or social associations. There is strong evidence of community connection with and valuing of Lanyon from the professional and community action to protect Lanyon from the 1980s to the present. Many Canberra people have an often unstated but none the less affectionate regard for Lanyon. It is highly valued by the Canberra community as a landmark, for reasons associated with tourism, as a connection to Australian history themes of the local rural past, for strong attachments forged by visits and events held at Lanyon, and as an educational resource for the community over generations.

There are also strong and continuing Aboriginal connections with Lanyon. Representative Aboriginal Organisations consider at least 17 sites at Lanyon are of some level of significance to the local Aboriginal community – in a few cases of high significance.

Professional heritage practitioners and heritage organisations, including community-based organisations have a strong or special attachment based on long community use or association. This relates in part to active involvement in public campaigns to protect and conserve Lanyon, as well as working at Lanyon as professionals and volunteers.

People who lived and worked at Lanyon also have a strong or special attachment from a long association, and because Lanyon is a repository of stories and memories.

Lanyon may also have value to the broader Australian community through tourist use and as a showplace of Australian history however, further research is needed to establish this clearly.

(Criterion (d))

At least 17 components of Lanyon are important as part of local Aboriginal tradition, in a few cases these are of high significance.

(Criterion (e))

Lanyon has outstanding creative achievement values related to the entrance driveway sequence through the pastoral landscape, and the front and side homestead gardens which are partly an ornamental pleasure garden.

(Criterion (a))

There are a number of components of Lanyon which are rare, including three Aboriginal heritage sites – scarred trees, and a number of the early buildings – the homestead and the early timber and masonry farm buildings.

The Homestead is a good and relatively rare example of the Victorian Georgian style in the ACT, and the early timber and masonry farm buildings are reasonably good and rare examples of the Old Colonial Georgian/Victorian Georgian styles in the ACT.

In addition, some aspects display rare comparative intactness, these being the Lanyon homestead and its associated complex of rural buildings, pastoral features and the landscape portraying successive layers of history. Lanyon is a rare surviving extensive early pastoral complex and landscape displaying high integrity, and demonstrating the self-sufficient nature of early colonial homestead complexes. A number of rare examples of early farming practice survive at the place such as ditch and bank field boundaries.

Within the region and eastern Australia, Lanyon is a rare and remarkable example of its kind in the way successive layers of landscape development are evident.

(Criterion (f))

A number of components are notable examples. These include three Aboriginal heritage sites – scarred trees, as well as the Lanyon homestead and its associated complex of rural buildings, pastoral features and the landscape.

The Homestead and early timber and masonry farm buildings are good/reasonably good examples of certain architectural styles as noted above. The utilitarian/vernacular rural style of the early-mid twentieth century farm buildings contribute to the overall character of Lanyon. The Extension to the Dairy is of modest interest having a steep pitched gabled roof, echoing earlier Gothic styles. Cottages 2 and 3 have some interest displaying features of Federation housing styles and perhaps falling within the Austerity style. Of additional interest is the use of wall materials for these cottages.

Lanyon is a notable example as one of a small number of early pastoral complexes and landscapes to survive with high integrity in southern NSW, and it is the most extensive and intact rural complex and associated landscape in the ACT.

Lanyon demonstrates several rural technologies that are notable examples – the Southern Cross windmill and piston pump.

(Criterion (g))

Lanyon has strong and special associations with people and developments at the local and regional level. The landscape and buildings reflect the evolution of the Aboriginal cultural landscape through a long and continuing phase of pastoral enterprise, influenced by the creation of the national capital.

With its early structures and views over the Murrumbidgee River to the lands beyond the limits of location, it has an unusual capacity to illustrate the rural lands policy of New South Wales prior to 1849. It reflects the persistent reach of settlement to land beyond the Murrumbidgee River in the survival of early road alignments and associations with river

crossings.

The scale of the Lanyon complex and its retention within an ongoing pastoral holding, mostly beyond the sight of urban development, enable demonstration and appreciation of its historical and social prominence as an ongoing large pastoral estate operating over 170 years of settlement.

Lanyon is also significant for its historical and social associations with individuals and families, such as the Wrights, Cunninghams and Fields, that have been prominent within the development of the region and local rural community.

Lanyon generally has a strong and special association with the important Australian artist Sir Sidney Nolan from the 1970s. Nolan chose Lanyon as the location for exhibition of his gift of paintings to the Australian people, and the rural setting was apparently a resonant quality influencing the choice. The collection is no longer displayed at Lanyon.

(Criterion (h))

Aspects likely to provide information through research or teaching include a number of Aboriginal heritage sites, the Lanyon homestead and its associated complex of rural buildings, especially the early timber and masonry farm buildings, the pastoral features and landscape, and the natural and cultivated trees. It is potentially a key site for enhancing awareness of Indigenous and non-Indigenous shaping of the cultural history of the ACT.

The components of the historical pastoral use of Lanyon, still located in the paddocks in the Corporation and rural lease areas, listed at Table 5 above, are of scientific value to historical archaeology because the survival of such a range of evidence of continued rural enterprise dating back to the 1830s, and now protected by legislation, constitutes an uncommon if not rare collection in Australia. The broader interpretation of the pastoral landscape features has been little researched to date and is an aspect of pastoral history poorly represented in the documentary historical record. There is a high likelihood that further, less obvious evidence (such as the sequence of roads and fencing over time), will be located with further research, adding to this important collection or pastoral landscape features.

The high relative integrity of the Lanyon complex, wide range of physical evidence of rural practices and the parallel survival of supporting documentary evidence for life at Lanyon increases its comparative importance as a site for original research.

Lanyon is important regionally by being the only such place which is open to the public and where the story of the making of the place can be experienced first-hand.

(Criterion (j))

Lanyon is a significant habitat in the life cycle of a number of native species including Yellow-faced and White-naped Honeyeaters, and for the remnant Tableland Riverine Woodland and Lowland Woodland areas as part of the Murrumbidgee River Corridor.

(Criterion (l))

Extended Statement of Social Significance

Lanyon as a whole, in its setting of the Lanyon Bowl, with all of its tangible and intangible heritage elements, is highly valued by particular communities and cultural groups. There is strong evidence of community connection with and valuing of Lanyon from the professional and community action to protect Lanyon at the time of proposed suburban development in the 1980s to the present. Many Canberra people have an often unstated but none the less affectionate regard for Lanyon, often expressed through attendance at the annual events held there. This includes people who have lived and worked at Lanyon within living memory. There are also strong and continuing Aboriginal connections with Lanyon.

Detailed aspects of social significance are as follows.

Importance to the Canberra community

- As a defining landmark at the edge of the suburbs of Canberra, marking a clear transition between modern suburban Canberra and the historical rural past as reflected in the Lanyon working property, in its river and mountain setting, at the southern edge of the Limestone Plains.
- As a distinctive location marker on a popular touring route at a point where the Canberra suburbs are left behind. Lanyon marks the entrance, across the Murrumbidgee River, to the village of Tharwa, the Namadgi National Park and the mountains of the Australian Alps.
- As a symbolic place that connects the past and the present, providing an important reference point in community identity. Lanyon provides a strong sense of connection to Australian history themes of the local rural past, with many layers, authenticity of period details, and reaching back to Aboriginal occupation. This history is in marked contrast to the more recent establishment of the National Capital.
- As a place where strong community attachment has developed from frequent visits, often over many years, for events ranging from picnics, to Christmas carols and fairs, to family visits and recreational activities. This has created a strong sense of ownership by the Canberra community, as well as a sense of affection that is often very personal.
- As a place which has a special community attachment developed from defending it at times of threat. Lanyon has been the focus of active public campaigns to protect and recognise its heritage status and to save it from encroaching urban development through protecting it under planning and heritage legislation.
- As a place that is highly valued by adults and children for its use as an educational resource across generations. Since the 1980s, a program of activities, exhibitions and school visits has provided an authentic, hands-on experience of the past. It is also supported by a valuable body of research into the making of the landscape, providing opportunities for students to vividly experience the lives of the people who lived and worked at Lanyon in the past.

Importance to heritage practitioners and organisations

- For the strong attachments developed from active involvement in public campaigns to protect and conserve Lanyon. Particular affection arises from Lanyon being the first cultural landscape entered on the Register of the National Estate for its historical and cultural values, rather than just aesthetic values. While the Lanyon homestead complex was registered in 1975, the Lanyon Bowl, which was the visual catchment for the homestead, was not registered until 1985, after an intense public campaign to save the rural landscape setting from the encroaching suburbs of Canberra. This campaign was led by the National Trust and then lecturer in Landscape Architecture at the Canberra College of Advanced Education, Mr (now Emeritus Professor) Ken Taylor. Around this time Taylor also joined the Council of the National Trust. Many people became members of the National Trust during this time and became volunteers at Lanyon.
- As a heritage place where heritage professionals have developed a strong association from working over many years to apply best practice in heritage conservation, including the conservation of a significant cultural landscape. Lanyon has been used as an exemplar of sound conservation practice in the Australia ICOMOS *Illustrated Burra Charter* (Marquis-Kyle and Walker 1992). Professionals who have worked at Lanyon reflect the many fields of conservation practice, and include some of Australia's leading practitioners.
- For the strong attachment of the National Trust volunteers and other volunteer guides, developed since the 1980s when the guide program began. These volunteer guides hold Lanyon in high regard as a place to share their passion for Lanyon and its history with visitors and friends, by telling Lanyon's stories and revealing its living history.

Importance to the community of people who have lived and worked at Lanyon, especially within living memory, and their descendents who continue to keep the stories and memories alive

- Lanyon is strongly valued as a repository of stories and memories by people who lived and worked at Lanyon, especially in the recent past. Many former workers and their families still live locally, though some are now elderly. Together with their descendents in the Canberra-Queanbeyan region, these people help to keep memories and stories of Lanyon alive and current. Many of these stories are about Lanyon as a setting for raising families, domestic and farm work, interaction with the local community and social life.

Importance to the Australian community

- Lanyon may be important as a reference point to the Australian community as one of relatively few places that are consistently used in tourism literature to represent Canberra and the National Capital. Lanyon is a place where visitors and tourists come to experience Australia's rural history and life on the Limestone Plains as it was before the establishment of the National Capital. Lanyon is also important for its use as a showplace of Australian history, in close proximity to the National Capital, for politicians, the diplomatic community and visiting VIPs. These aspects require further research to clearly establish their value.
- There is also evidence suggesting Lanyon has importance as the place that Nolan

chose for the display of his gift of works to the Australian people.

Significance of the Gardens

The following text was prepared by the Lanyon Restoration and Acquisitions Committee in 1992, based on Lehany (1986). While the current project has not researched the gardens in detail to enable a new specific statement of significance to be prepared, the 1992 statement still seems useful to record in this conservation management plan.

‘Lanyon is the most complete and least altered nineteenth century homestead precinct in the Australian Capital Territory. Its buildings are a document of rural Australian vernacular architecture from the 1840s to the present day. Its significance is increased by its setting in a cultural landscape reflecting both millennia of... [Aboriginal] occupation and a viable and continuing pastoral enterprise reflecting one hundred and fifty years of European settlement.

Twin strands of continuity and change can be seen in the Lanyon buildings, in the garden, and in the surrounding landscape (which include the riverine planting of poplars and willows, the deciduous tress in the area known as the goose paddock, the plantation adjacent to the Nolan Gallery, the driveway trees and the lightly wooded hills). The development of the garden and surrounding areas parallels and complements the architectural development of the buildings, and the evidence of the nineteenth century elements of the garden relate to the period of principal significance of the homestead.

There remain discernible features from four distinct periods in the life of the garden.

1. The mid nineteenth century (the driveway, carriage loop, major trees, hawthorn hedges, orchard and vegetable garden near the river).
2. The early twentieth century until c1921 (the lily walk, later orchard, roses, bunya bunya lawn and garden).
3. The late nineteen twenties (picking garden along wall, replanting of roses around verandah).
4. 1930-1970s (construction of terraced beds, both flower beds and vegetable beds, increase of lawns, increased watering program).

The primary significance of the garden lies in the survival of its nineteenth century skeleton, but the continued existence of the succeeding layers is an important contributing factor. Similarly, both the exotic plantings and also the evidence of deliberate tree clearing programs outside the garden area have contributed to the significance of the cultural landscape.’ (Lanyon Restoration and Acquisitions Committee 1992, after Lehany 1986)

7.3 ATTRIBUTES RELATED TO SIGNIFICANCE

Table 10. Attributes

Criterion	Significance	Attributes
Criterion (a)	Lanyon has outstanding creative achievement values related to the entrance driveway sequence through the pastoral landscape, and the front and side homestead gardens which are partly an ornamental pleasure garden.	- Entrance driveway - Pastoral landscape visible from the driveway - Front and side homestead gardens
Criterion (b)	Lanyon is significant to the Canberra community and experts for its aesthetic qualities. For the community Lanyon reflects the peace and beauty of the rural landscape, with views of isolated cottages, the river, and wider vistas to the mountains. The community values the quiet and peaceful setting, with rural sounds and seasonal changes. They also value the interplay of nature and the cultivated landscape. Lanyon evokes popular iconic images of the Australian pastoral landscape depicted in art. For experts, Lanyon is a picturesque landscape of considerable beauty and tranquillity, an outstanding example of the classic pastoral landscape of southeast Australia evoking nineteenth century descriptions. In addition, the homestead cluster manifests an empathy with the landscape in an interplay between natural and cultural landscape elements through the siting of the house and garden in relation to the river.	- Lanyon rural landscape, views of isolated cottages, the river, and wider vistas to the mountains - The quiet and peaceful setting, rural sounds and seasonal changes - Juxtaposition of the remnant natural environment and cultivated landscape - Homestead complex - Siting of the homestead and garden in relation to the river
Criterion (c)	The combination of the surviving Aboriginal heritage sites, the Lanyon homestead and its associated complex of rural buildings/structures, the gardens and plantings, the pastoral landscape and historical archaeological features provides exceptional evidence of the layering of history, the lifestyles, pastoral technology and attitudes to nature and landscape at a rural property in continuous operation since the 1830s. The complex, still largely operating as a rural enterprise, is of exceptional interest for the public that visits the place, and for ongoing historical and archaeological research.	Aboriginal heritage sites, the Lanyon homestead and its associated complex of rural buildings/structures, the gardens and plantings, the pastoral landscape and historical archaeological features
Criterion (d)	Lanyon is valued by a number of communities/groups for various reasons related to religious, spiritual, cultural, educational or social associations. There is strong evidence of community connection with and valuing of Lanyon from the professional and community action to protect Lanyon from the 1980s to the present. Many Canberra people have an often unstated but none the less affectionate regard for Lanyon. It is highly valued by the Canberra community as a landmark, for reasons associated with tourism, as a connection to Australian history themes of the local rural past, for strong attachments forged by visits and events held at Lanyon, and as an educational resource for the community over generations. There are also strong and continuing Aboriginal connections with Lanyon. Representative Aboriginal Organisations consider at least 17 sites at Lanyon are of some level of significance to the local Aboriginal	- Lanyon - At least 17 Aboriginal heritage sites - Tourist use - Event use - Educational use - Volunteer guide system - Intangible aspects, eg. stories and memories - Public access

Table 10. Attributes		
Criterion	Significance	Attributes
	community – in a few cases of high significance. Professional heritage practitioners and heritage organisations, including community-based organisations have a strong or special attachment based on long community use or association. This relates in part to active involvement in public campaigns to protect and conserve Lanyon, as well as working at Lanyon as professionals and volunteers. People who lived and worked at Lanyon also have a strong or special attachment from a long association, and because Lanyon is a repository of stories and memories. Lanyon may also have value to the broader Australian community through tourist use and as a showplace of Australian history however, further research is needed to establish this clearly.	
Criterion (e)	At least 17 components of Lanyon are important as part of local Aboriginal tradition, in a few cases these are of high significance.	• At least 17 Aboriginal heritage sites
Criterion (f)	There are a number of components of Lanyon which are rare, including three Aboriginal heritage sites – scarred trees, and a number of the early buildings – the homestead and the early timber and masonry farm buildings. The Homestead is a good and relatively rare example of the Victorian Georgian style in the ACT, and the early timber and masonry farm buildings are reasonably good and rare examples of the Old Colonial Georgian/Victorian Georgian styles in the ACT. In addition, some aspects display rare comparative intactness, these being the Lanyon homestead and its associated complex of rural buildings, pastoral features and the landscape portraying successive layers of history. Lanyon is a rare surviving extensive early pastoral complex and landscape displaying high integrity, and demonstrating the self-sufficient nature of early colonial homestead complexes. A number of rare examples of early farming practice survive at the place such as ditch and bank field boundaries. Within the region and eastern Australia, Lanyon is a rare and remarkable example of its kind in the way successive layers of landscape development are evident.	• Three Aboriginal heritage sites – scarred trees • Early buildings – the homestead and the early timber and masonry farm buildings • Lanyon homestead and its associated complex of rural buildings, pastoral features and the landscape, including ditch and bank field boundaries
Criteria (f) and (g)	Lanyon is significant for its remarkably preserved physical and archival representation of the classic southeast Australian pastoral landscape. It displays the epitome of land-use management and social history of the nineteenth century, in particular bearing the imprint of the latter decades of the 1800s overlain by twentieth century developments, without obliterating earlier evidence of landscape-making. It is a remarkable window into the past able to tell us	• Lanyon, especially the landscape

Table 10. Attributes

Criterion	Significance	Attributes
	something about the values and ideologies of people in the past, and is an interesting document of Australian social history.	
Criterion (g)	A number of components are notable examples. These include three Aboriginal heritage sites – scarred trees, as well as the Lanyon homestead and its associated complex of rural buildings, pastoral features and the landscape. The homestead and early timber and masonry farm buildings are good/reasonably good examples of certain architectural styles as noted above. The utilitarian/vernacular rural style of the early-mid twentieth century farm buildings contribute to the overall character of Lanyon. The Extension to the Dairy is of modest interest having a steep pitched gabled roof, echoing earlier Gothic styles. Cottages 2 and 3 have some interest displaying features of Federation housing styles and perhaps falling within the Austerity style. Of additional interest is the use of wall materials for these cottages. Lanyon is a notable example as one of a small number of early pastoral complexes and landscapes to survive with high integrity in southern NSW, and it is the most extensive and intact rural complex and associated landscape in the ACT. Lanyon demonstrates several rural technologies that are notable examples – the Southern Cross windmill and piston pump.	• Three Aboriginal heritage sites – scarred trees • Lanyon homestead and its associated complex of rural buildings, pastoral features and the landscape • Early timber and masonry farm buildings • Early-mid twentieth century farm buildings • Extension to the Dairy • Cottages 2 and 3 • The Southern Cross windmill and piston pump
Criterion (h)	Lanyon has strong and special associations with people and developments at the local and regional level. The landscape and buildings reflect the evolution of the Aboriginal cultural landscape through a long and continuing phase of pastoral enterprise, influenced by the creation of the national capital. With its early structures and views over the Murrumbidgee River to the lands beyond the limits of location, it has an unusual capacity to illustrate the rural lands policy of New South Wales prior to 1849. It reflects the persistent reach of settlement to land beyond the Murrumbidgee River in the survival of early road alignments and associations with river crossings. The scale of the Lanyon complex and its retention within an ongoing pastoral holding, mostly beyond the sight of urban development, enable demonstration and appreciation of its historical and social prominence as an ongoing large pastoral estate operating over 170 years of settlement. Lanyon is also significant for its historical and social associations with individuals and families, such as the Wrights, Cunninghams and Fields, that have been prominent within the development of the region and	• Lanyon • Early structures • Early road alignments and associations with river crossings • Scale of Lanyon

Table 10. Attributes		
Criterion	Significance	Attributes
	local rural community. Lanyon generally has a strong and special association with the important Australian artist Sir Sidney Nolan from the 1970s. Nolan chose Lanyon as the location for exhibition of his gift of paintings to the Australian people, and the rural setting was apparently a resonant quality influencing the choice. The collection is no longer displayed at Lanyon.	
Criterion (j)	Aspects likely to provide information through research or teaching include a number of Aboriginal heritage sites, the Lanyon homestead and its associated complex of rural buildings, especially the early timber and masonry farm buildings, the pastoral features and landscape, and the natural and cultivated trees. It is potentially a key site for enhancing awareness of Indigenous and non-Indigenous shaping of the cultural history of the ACT. The components of the historical pastoral use of Lanyon, still located in the paddocks in the Corporation and rural lease areas, listed at Table 5 above, are of scientific value to historical archaeology because the survival of such a range of evidence of continued rural enterprise dating back to the 1830s, and now protected by legislation, constitutes an uncommon if not rare collection in Australia. The broader interpretation of the pastoral landscape features has been little researched to date and is an aspect of pastoral history poorly represented in the documentary historical record. There is a high likelihood that further, less obvious evidence (such as the sequence of roads and fencing over time), will be located with further research, adding to this important collection or pastoral landscape features.	• A number of Aboriginal heritage sites, the Lanyon homestead and its associated complex of rural buildings, especially the early timber and masonry farm buildings, the pastoral features and landscape, and the natural and cultivated trees • Historical archaeological features listed at Table 5
Criterion (l)	Lanyon is a significant habitat in the life cycle of a number of native species including Yellow-faced and White-naped Honeyeaters, and for the remnant Tableland Riverine Woodland and Lowland Woodland areas as part of the Murrumbidgee River Corridor.	• Habitat for Yellow-faced and White-naped Honeyeaters • Remnant Tableland Riverine Woodland and Lowland Woodland

7.4 SIGNIFICANCE OF INDIVIDUAL COMPONENTS

Lanyon includes one individual place on the Register of the National Estate which is also nominated for the ACT Heritage Register. The RNE statement of significance for this site is provided below.

There are no other individually identified sites on or nominated to the ACT Heritage Register, although there are a number of known Aboriginal sites, and these are discussed in Sections 2.3, 6.2 and in Appendix B.

Lanyon Canoe Tree

‘This well preserved scarred tree is a fine characteristic example of Aboriginal use of tree bark for making canoes. Such Aboriginal scarred trees are extremely rare in the ACT and the Lanyon canoe tree is an important educational resource for the region.’ (Australian Heritage Database, Place ID 13463)

8. DEVELOPMENT OF POLICY - OPPORTUNITIES AND CONSTRAINTS

CHAPTER SUMMARY

- This chapter provides a range of information which relates to the opportunities and constraints affecting Lanyon.
- Based on the statement of significance for the Lanyon, and the significance of components, a range of management implications arise.
- There are a wide range of legislative requirements including those related to the *Australian Capital Territory (Planning and Land Management) Act 1988* (Commonwealth), *ACT Planning and Development Act 2007* (ACT) and *Heritage Act 2004* (ACT). In addition, important subsidiary requirements arise in relation to the *National Capital Plan* and *Territory Plan 2008*. Importantly, Lanyon is on the ACT Heritage Register.
- There are a large number of stakeholders with an interest in and concern for Lanyon including six Territory and Australian Government agencies, Aboriginal groups, the rural lessee, tourists/visitors, the National Trust and Lanyon volunteers.
- The Cultural Facilities Corporation has a primary management role in regard to the management area, and there are a range of management regimes and documents related to the overall area as well as components. The rural lessee has primary management of the lease area.
- There are a large number of management issues reflecting the complexity of Lanyon, some of which include resourcing, maintenance, collection management, the future of the former Nolan Gallery building, visitor orientation, and landscape issues including carparking and tree health.
- With regard to condition and integrity, in general terms, the condition of Lanyon varies from poor to good and it has medium to high integrity.
- A range of issues are identified regarding the broader landscape.



8.1 IMPLICATIONS ARISING FROM SIGNIFICANCE

Based on the statement of significance presented in Chapter 7, the following management implications arise. Management should conserve the:

- entrance driveway;
- pastoral landscape, including that visible from the driveway;
- front and side homestead gardens;
- Lanyon rural landscape, views of isolated cottages, the river, and wider vistas to the mountains;
- the quiet and peaceful setting, rural sounds and seasonal changes;
- juxtaposition of the remnant natural environment and cultivated landscape;
- siting of the homestead and garden in relation to the river;
- Aboriginal heritage sites, including at least the 17 Aboriginal heritage sites (see Section 6.2);
- Lanyon homestead;
- the associated complex of rural buildings/structures;
- plantings outside the garden areas;
- Lanyon;
- tourist use;
- event use;
- educational use;
- volunteer guide system;
- intangible aspects, eg. stories and memories;
- public access;
- early timber and masonry farm buildings;
- early-mid twentieth century farm buildings;
- Extension to the Dairy with its steep pitched gabled roof;
- Cottages 2 and 3;
- pastoral features (eg. ditch and bank boundaries);
- the Southern Cross windmill and piston pump;
- early road alignments and associations with river crossings;
- association between Nolan and Lanyon;
- natural and cultivated trees;
- historical archaeological features listed at Table 5;
- habitat for Yellow-faced and White-naped Honeyeaters; and
- remnant Tableland Riverine Woodland and Lowland Woodland.

These implications do not automatically lead to a given conservation policy in Chapter 9. There are a range of other factors that must also be considered in the development of the policy, and these are considered in the rest of this Chapter. Such factors may modify the implications listed above to produce a different policy outcome.

8.2 LEGISLATIVE REQUIREMENTS

The legislative and related requirements considered in this section relate to the:

- *Australian Capital Territory (Planning and Land Management) Act 1988* (Commonwealth);
- *National Capital Plan* (Commonwealth);
- *Australian Heritage Council Act 2003* (Commonwealth);
- *Environment Protection and Biodiversity Conservation Act 1999* (Commonwealth);
- *ACT Planning and Development Act 2007* (ACT);
- *Territory Plan 2008* (ACT);
- *Heritage Act 2004* (ACT); and
- *Nature Conservation Act 1980* (ACT).

Lanyon is subject to a range of other legislation or statutory requirements, such as the Building Code of Australia. However, the legislative and related requirements discussed below are the major requirements to consider in the context of this plan.

Australian Capital Territory (Planning and Land Management) Act 1988 (Commonwealth)

The Act establishes the National Capital Authority, and requires the NCA to prepare and administer a *National Capital Plan* (National Capital Authority 2002). The *National Capital Plan* at its most general policy level provides a framework for land use and development throughout the Territory.

The following section describes the *National Capital Plan* as it relates to Lanyon.

National Capital Plan (Commonwealth)

The object of the plan is to ensure that Canberra and the ACT are planned and developed in accordance with their national significance (National Capital Authority 2002, p. 3). In particular, the plan seeks to preserve and enhance the special characteristics and those qualities of the National Capital which are of national significance.

The plan describes the broad pattern of land use to be adopted in the development of Canberra and other relevant matters of broad policy. It also provides more detailed guidance regarding areas having the special characteristics of the National Capital, such as the Central National Area including Parliament House.

The Lanyon management area is within a Broadacre Area as defined in the *National Capital Plan*. As such, the plan only provides broad policy guidance rather than detailed guidance. Key guidance includes the following.

‘Building, site and landscape development shall be sympathetic to and not be discordant with the landscape setting of the National Capital.’ (National Capital Authority 2002, p. 95)

A wide range of uses are permitted.

The larger Lanyon Bowl Area is also identified as part of the National Capital Open Space System, as well as being designated as a Rural Area under the plan. Accordingly, the plan notes,

‘It is in the interests of the National Capital that nothing shall adversely affect the historic landscape significance and heritage values of the Lanyon Bowl Area.’ (National Capital Authority 2002, p. 107)

Special requirements are,

‘(i) The Commonwealth, a Commonwealth authority, the Territory or a Territory authority shall not do anything which adversely affects the historic landscape and heritage values of the Lanyon Bowl Area.

(ii) Proposals to subdivide or lease land and carry out Works within the Lanyon Bowl Area, shall be referred to the Authority [NCA]. The Authority will assess proposals to ensure that they are not inconsistent with the provisions of the National Capital Plan.’ (National Capital Authority 2002, p. 107)

Lanyon is also (at least) partly within the Murrumbidgee River Corridor which is another feature considered by the plan.²⁰ The principle for the river corridor is,

‘To protect and enhance the environmental quality, landscape setting and the natural and cultural resources of the Murrumbidgee and Molonglo River Corridors. The Murrumbidgee River Corridor is to be conserved as an important national resource and a key open space element...’ (National Capital Authority 2002, p. 110)

The plan provides a series of policies to achieve this principle, including,

‘Cultural heritage resources and their landscape context will be protected from inappropriate uses and development. Lanyon shall be maintained as an important cultural resource providing for public access and use consistent with its national significance.’ (National Capital Authority 2002, p. 110)

The *National Capital Plan* operates in conjunction with the *Territory Plan*, discussed below.

Australian Heritage Council Act 2003 (Commonwealth)

The AHC Act provides for the maintenance of the Register of the National Estate, a statutory heritage list. Several places associated with Lanyon are on the Register, as noted in Table 11 below. These places are considered in any decisions taken under the *Environment Protection and Biodiversity Conservation Act 1999* (Commonwealth), and such consideration is discussed below.

The Register will cease to be a statutory list in 2012 and it seems possible any protection arising from RNE listing will also end at this time.

RNE listing also triggers protection under Section 10 of the *National Capital Plan*.

In practical day-to-day terms, the *Heritage Act 2004* (ACT) is the major heritage legislation protecting Lanyon.

Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth)

This Act has some provisions relevant to the protection of heritage and biodiversity at Lanyon.

As noted above, places on the Register of the National Estate are considered in any

²⁰ The exact boundaries of the corridor have not been checked as part of this study.

decisions taken under the Act (section 391A). The intent of such consideration is to promote heritage protection.

The EPBC Act identifies six matters of national environmental significance where significant impacts to any of these matters would require referral to the Commonwealth Minister for the Environment for approval. The matter of environmental significance that potentially impacts on Lanyon is Subdivision C – Listed threatened species and communities. Subdivision C does not apply at Lanyon as there are no existing threatened species or communities known at this stage.

ACT Planning and Development Act 2007 (ACT)

This is the principal planning and development Act for the Territory, aside from the National Capital aspects of the Territory. It provides a planning and land system for sustainable development of the ACT which is consistent with social, environmental and economic aspirations. The Act has no effect to the extent that it is inconsistent with the *National Capital Plan*, but is taken to be consistent with the plan to the extent that it can operate concurrently with it. (ACT Planning and Development Act 2007 (ACT), section 6)

The Act provides for the creation of the ACT Planning and Land Authority, and the *Territory Plan* which is discussed below.

One specific provision of note relates to the requirement for a land management agreement in the case of rural lease areas.

Territory Plan 2008 (ACT)

General

The plan is a statutory document which is:

- a key part of the policy framework for administering planning in the ACT, particularly where the ACT Planning and Land Authority has decision-making roles;
- used to manage development, in particular land use and the built environment;
- used to assess development applications; and
- is used to guide the development of new estate areas (future urban land), and the management of public land.

The Territory, the Executive, Ministers and Territory authorities must not do or give approval for anything that is inconsistent with the plan, nor the *National Capital Plan* (http://www.actpla.act.gov.au/tools_resources/legislation_plans_registers/plans/territory_plan_master_page).

The *Territory Plan* operates in conjunction with the *National Capital Plan*, discussed above.

Lanyon

The plan zones the Lanyon management zone as Non Urban - NUZ4 - River Corridor with parts of the study area being Non Urban - NUZ3 - Hills, Ridges and Buffers and Non Urban – NUZ2 – Rural. Objectives and development tables are provided for each of these zones. For the River Corridor Zone the objectives are:

- conserve the ecological and cultural values of the ACT's major river corridors;
- protect stream flow, water quality and flood plains from adverse impacts;
- ensure that the type and intensity of development is sustainable;

- provide opportunities for a range of ecologically sensitive water and land based recreational activities;
- ensure compatibility between land uses, water uses and the general character of the rivers;
- provide opportunities for appropriate environmental education and scientific research activities; and
- prevent development that would significantly increase fire hazard.

A range of development types (eg. agriculture and farm tourism) are classed as assessable developments and are subject to the Non-Urban Zones Development Code. There are also a range of prohibited developments, including a tourist facility.

The Non-Urban Zones Development Code has zone specific controls (eg. relating to the River Corridor Zone) as well as general development controls.

In addition, there are a range of general codes related to such things as parking, vehicle access and signs.

For the Hills, Ridges and Buffers Zone, objectives are:

- conserve the environmental integrity of the hill system as a visual backdrop and a unified landscape setting for Canberra;
- provide opportunities for appropriate recreational uses;
- conserve the significant cultural and natural heritage resources and a diversity of natural habitats and wildlife corridors;
- provide predominantly open buffer spaces for the visual separation of towns and to provide residents with easy access to hills, ridges and buffer areas and associated recreation facilities; and
- provide opportunities for appropriate environmental education and scientific research activities.

In the case of the Rural Zone, objectives are:

- conserve the distinctive rural landscape setting of Canberra and maintain its ecological integrity;
- conserve sufficient wildlife habitats to adequately protect native plant and animal species;
- make provision for the productive and sustainable use of land for agriculture;
- make provision for other uses which are compatible with the use of the land for agriculture;
- ensure that land parcels are appropriate in size for their approved uses;
- offer leases for time periods which reflect planning intentions for the locality; and
- reinforce a clear definition between urban and rural land.

Provisions relating to development types, prohibited developments, controls and the application of codes are also specified for these zones.

There appears to be some uncertainty about the treatment of tourist facilities in the Non-Urban Zones. Lanyon may be partly regarded as a tourist facility. Under 9.1 NUZ2 – Rural Zone Development Table such facilities are prohibited, yet under 9.2 Non-Urban Zones Development Code a tourist facility may be permitted as an ancillary use in certain areas where it is accessible from a Tourist Circuit. This issue may need clarification.

The management area and much of the study area is also zoned as Public Land Reserve –

PD – Special Purpose Reserve.

ACT Murrumbidgee River Corridor Management Plan (MRCMP) 1998

This statutory plan under the *Territory Plan* has a separate section dealing exclusively with the Lanyon Landscape Conservation Reserve. Its policies cover:

- retaining the 19th century rural elements of the reserve;
- conserving the evolving landscape;
- recovering some of the 19th century landscape (but not replicating it);
- prohibiting inappropriate or incongruous elements from the landscape;
- conserving vegetative components and design aspects of all occupancy eras while maintaining the landscape character of the main era of occupation;
- conserving vegetative components without impacting too greatly on the continuing grazing land use;
- conserving vegetative components under increasing visitor pressures;
- managing the vegetative components of the broader landscape within limited financial resources; and
- raising awareness of the significance of the vegetative components and connectivity with the broader regional landscape through appropriate interpretation.

Specific opportunities and constraints arising from the MRCMP are consistent with those noted elsewhere in this conservation management plan.

In practical terms, active management of the corridor appears only to arise in the case of specifically reserved areas managed by Parks, Conservation & Lands of the Department of Territory & Municipal Services. Rural lease areas and the Corporation managed area are effectively not greatly influenced by inclusion in the corridor, at present.

Heritage Act 2004 (ACT)

General

This Act is the principal Territory heritage legislation. It provides a comprehensive system to conserve significant heritage places and objects in the ACT. The main elements of the Heritage Act include:

- to establish a system for the recognition, registration and conservation of natural and cultural heritage places and objects, including Aboriginal places and objects;
- to establish the heritage council as the key advisory body on heritage issues;
- establish a more comprehensive and accessible Heritage Register with streamlined processes to nominate and register heritage places and objects;
- to provide for heritage agreements to encourage conservation of heritage places and objects;
- to provide for heritage guidelines to protect heritage significance;
- to define obligations of public authorities to protect heritage;
- establish enforcement and offence provisions to provide greater protection for heritage places and objects including Heritage Directions, Heritage Orders and Information Discovery Orders; and
- to provide a more efficient system integrated with land planning and development to consider development applications having regard to the heritage significance of a place and heritage guidelines.

Lanyon has been entered on the ACT Heritage Register and accordingly it is subject to the protective provisions of the Act. In part, these provisions ensure heritage advice is provided to and considered by ACTPLA regarding any development applications affecting

a registered place. The range of statutory and non-statutory heritage listings relevant to Lanyon are detailed in the following table.

Table 11. Summary of Heritage Listings			
Name of Place	Status	List or Register	Heritage Body
Lanyon	Registered	ACT Heritage Register	ACT Heritage Council
Lanyon Canoe Tree	Nomination	ACT Heritage Register	ACT Heritage Council
Lanyon	Registered	Register of the National Estate	Commonwealth Minister for the Environment, Heritage and the Arts
Lanyon Bowl	Registered	Register of the National Estate	Commonwealth Minister for the Environment, Heritage and the Arts
Lanyon Canoe Tree	Registered	Register of the National Estate	Commonwealth Minister for the Environment, Heritage and the Arts
Lanyon	Classified	List of Classified and Recorded Places	National Trust of Australia (ACT)
Lanyon Canoe Tree	Classified	List of Classified and Recorded Places	National Trust of Australia (ACT)
Lanyon Gardens	No status	List of Classified and Recorded Places	National Trust of Australia (ACT)

Under the former legislation, ACT Heritage Register citations included specific requirements which were an important part of the protective provisions. In the case of Lanyon, these are reproduced at Appendix A. Under the transitional arrangements to the current *Heritage Act*, these requirements were made heritage guidelines under the new Act (ACT *Heritage Act 2004*, section 129). Accordingly, functions undertaken under the Act must be done in accordance with these requirements/heritage guidelines, such as advice given by the Heritage Council on development applications. That is, the requirements/heritage guidelines continue to operate as protective provisions.

An obligation under the current Act for the Corporation as a public authority is to prepare a conservation management plan for Lanyon (ACT *Heritage Act 2004*, section 110).

Aboriginal heritage

In addition to the general heritage provisions of the Act, there are specific measures relating to Aboriginal sites. The Act makes particular provision for the recognition, registration and conservation of Aboriginal places and objects. It also allows for the involvement of Aboriginal people in decisions made about Aboriginal places and objects.

Under the Act, an Aboriginal place or Aboriginal object is defined as a place or object of particular significance to Aboriginal people because of either Aboriginal tradition or the history of Aboriginal people, or both. The Act requires the reporting of the discovery of an Aboriginal place and/or object within five working days after the day of discovery. As soon as is practicable, the Heritage Council will then consult with each Representative Aboriginal Organisation in relation to the place or object.

Certain other obligations apply to the Corporation as a public authority regarding Aboriginal places. The Corporation is obliged to identify and manage heritage places and objects for which they are responsible, including any Aboriginal heritage places and

objects which meet the definition in the Act, and whether they are registered or not. While protective provisions apply (*ACT Heritage Act 2004*, section 75), active management (ie. a conservation management plan) is only formally triggered by the Heritage Council. (*ACT Heritage Act 2004*, Part 16)

This conservation management plan may assist the Corporation regarding its general obligations under Part 16 of the Act. However, additional work and further steps may be necessary to achieve full compliance with these obligations.

ACT Heritage have been given a copy of the Aboriginal heritage sub-consultant report generated as part of this project by Australian Archaeological Survey Consultants Pty Ltd in response to the reporting obligations noted above.

Nature Conservation Act 1980 (ACT)

This legislation is the main general nature conservation legislation in the ACT. It has provisions relating to a wide range of matters including nature conservation strategies, declarations and action plans, protection of flora and fauna, and reserved areas.

The Lanyon area has been declared a Landscape Conservation Reserve under the Act. Measures to conserve this reserve are contained in the *ACT Murrumbidgee River Corridor Management Plan (MRCMP) 1998* which is discussed above.

The production of action plans for listed threatened species and communities is a requirement under this Act. The action plans that have an impact on the vegetation at Lanyon are summarised below. This is followed by a discussion of the *ACT Natural Resource Management Plan (NRMP) 2004-2014*.

ACT Lowland Woodland Conservation Strategy – Action Plan 27

Lanyon occurs in the Rob Roy Range Unit of this strategy and it also recognises the high degree of disturbance to the original woodland vegetation in the study area. It highlights actions as:

- the maintenance of the woodland and forested connectivity between Rob Roy and Gigerline;
- the maintenance of remaining woodland matrix;
- restoration management of rural leases; and
- strengthening connectivity between woodland remnants and restoring appropriate tree cover in highly modified areas.

It is unclear what an ‘appropriate’ tree cover is. However, Lanyon has a series of heritage considerations that would appear to override the restoration of too much indigenous tree species cover. The planning and management issues raised in Action Plan 27 are still not necessarily inconsistent with the heritage requirements at Lanyon, and no further constraints or opportunities are obvious other than have already been noted.

ACT Aquatic Species and Riparian Zone Conservation Strategy – Action Plan 29

Lanyon is covered in this plan in Unit MU3 (Tharwa to Point Hut Crossing). This unit is recognised as being severely to partially modified Yellow Box/Red Gum Lowland Woodland and with relict Tableland Riparian Woodland. It notes the Murrumbidgee River Corridor Management Plan 1998 as a management document, and this document is discussed below.

ACT Natural Resource Management Plan (NRMP) 2004-2014

The NRMP was developed as a strategic framework for natural resource management and investment in the ACT. The NRMP is a non-statutory document which relates to the *Nature Conservation Act*.

The NRMP includes consideration of the ACT commitment to Murrumbidgee River Catchment management targets. The NRMP is divided into a number of sections, and lists actions to achieve various targets. Biodiversity Management Targets (BMT) 2 and 3 are the ones that potentially most impact on Lanyon. These are:

- BMT 2 – By 2006 threats (invasive plant and animal species, fire and human associated impacts) to biodiversity, especially threatened species and communities will be minimised; and
- BMT 3 – By 2006 Wetland and Riverine Management policies and management actions to meet determined aquatic ecosystem targets will be developed and progressively implemented.

These management targets refer to actions covering:

- rehabilitation;
- invasive species;
- conserving biodiversity;
- monitoring; and
- education.

8.3 STAKEHOLDERS

General

There is a range of stakeholders with an interest in and concern for Lanyon. In some cases these stakeholders have an interest arising from a statutory role. This includes the:

- National Capital Authority;
- Australian Heritage Council;
- Commonwealth Minister for the Environment, Heritage and the Arts/Department of the Environment, Water, Heritage and the Arts;
- ACT Planning and Land Authority;
- ACT Heritage Council/ACT Heritage; and
- ACT Department of Territory and Municipal Services.

The interests of these stakeholders are noted in the previous section.

A range of stakeholders were consulted in relation to identifying the social value of Lanyon, and these are listed at Appendix C. These stakeholders have ongoing associations with Lanyon and should be included in future consultations where appropriate.

In the following section the interests of a number of these and other stakeholders are outlined, these being:

- Representative Aboriginal Organisations;
- Andrew Geikie, lessee;
- Lady Nolan;
- tourists and other visitors;
- National Trust of Australia (ACT); and
- Lanyon volunteers.

In addition, there may be a range of other possible stakeholders whose views have not been researched, such as:

- people who lived and worked at Lanyon, and their descendents;
- Charles Campbell, the longstanding former chair of the Lanyon Committee;
- Elaine Lawson, former Director, Cultural Facilities Corporation – ACT Historic Places;
- Canberra and District Historical Society, given its concern for local history and heritage;
- Australian Garden History Society, given its interest in historic gardens;
- Museums Australia, interested in museums including house/place museums;
- Tuggeranong Community Association;
- Tharwa residents; and
- Lanyon's neighbours.

Representative Aboriginal Organisations

At present, there are four Representative Aboriginal Organisations (RAOs) in the ACT. These are:

- The Buru Ngunawal Aboriginal Corporation;
- The Consultative Body Aboriginal Corporation on Indigenous Land and Artefacts in the Ngunnawal Area;
- Little Gudgenby Tribal Council; and
- Ngarigu Currawong Clan.

One of the key tasks in preparing this plan was to consult with the RAOs regarding the Aboriginal heritage values of the Lanyon study area.

As a first step in this consultation process, the designated representatives from each of these RAOs was contacted and informed of the project details and of the intention to develop a conservation management plan for Lanyon. Representatives from the RAOs were then invited to participate in the ongoing process of developing the plan. This involvement included:

- having a representative participate in any specified field work within the study area;
- providing views on the significance of identified Aboriginal sites in the study area, as well as a statement regarding the Aboriginal significance of the Lanyon landscape as a whole;
- having input into the development of management strategies for Aboriginal sites in the Lanyon study area; and
- providing comment on the draft Lanyon conservation management plan.

The following provides a summary of the key consensus views and concerns of the RAOs.

- The RAOs have stated that they are pleased to have finally been involved in the management process of Aboriginal heritage within the Lanyon study area. They are keen to continue with this involvement and would like to actively participate in any proposed future stages of the Aboriginal conservation management plan for Lanyon.
- The RAOs have stated that while all Aboriginal sites are viewed as being significant to the local Aboriginal community, the Lanyon Canoe Tree is viewed as being of particularly high Aboriginal significance. They would like to see all efforts made to ensure that this tree is actively conserved.
- The RAOs are very supportive of undertaking sub-surface archaeological investigations at the two identified Potential Archaeological Deposit locations (Lanyon PAD1 and Lanyon PAD2) and would like to be involved in these investigations.
- The RAOs are supportive of further archaeological survey work being undertaken with selected locations in the Lanyon study area.
- The RAOs are insistent that any cultural heritage sites or objects identified within the bounds of the Lanyon study area remain within this area. They are opposed to objects being salvaged and stored in locations outside the Lanyon study area.

In addition, Ruth Bell (The Buru Ngunawal Aboriginal Corporation) has stated that the previously identified ceremonial ring (LHA11) is of high significance to herself and her organisation, and she would like to see further attempts to ascertain the status or fate of this site.

Andrew Geikie – Rural Lessee

The Geikie family have a longstanding association with Lanyon dating back to 1959 when Andrew's father Murdoch was the manager and later the first leaseholder of Lanyon. Andrew Geikie and his family continue as the now rural landholders, running a farming business which uses the land and buildings surrounding the Corporation managed area. In

addition, Andrew is employed on a part-time basis by the Corporation as caretaker at Lanyon.

Perhaps the key interests of the Geikies in Lanyon are to be able to continue the family's intimate involvement with Lanyon as a viable farming enterprise while ensuring the conservation of the whole historic place. This includes continuing to live at Lanyon.

There are ongoing negotiations between the Geikie family and Corporation about future housing for the family.

Lady Nolan

Lady Mary Nolan, the widow of Sir Sidney Nolan is also a stakeholder in terms of the association between Lanyon and Nolan. Lady Nolan's views on this matter were included in the 2004 Feasibility Study (APP Corporation 2004), which formed a research document to the preparation of this plan.

Tourists and other visitors

Lanyon attracts about 100,000 tourists and other visitors each year. Their reasons for coming to Lanyon vary and include things like:

- education and public programs;
- casual tourist visits;
- school holiday programs;
- guided walks;
- permanent and temporary exhibitions;
- festivals and events (eg. a garden festival and Christmas carols); and
- venue hire functions (eg. weddings).

The heritage significance of Lanyon may be the focus of such activities or an important contextual factor. Further details about uses and activities are provided in Section 8.4 below.

Tourists and other visitors usually have a primary reason for coming to Lanyon (eg. to visit the historic property) as well as taking advantage of the secondary facilities such as the cafe.

National Trust of Australia (ACT)

The Trust is a community-based heritage conservation organisation. It formerly maintained a List of Classified and Recorded Places, and generally operates as an advocate for heritage conservation. The Trust's List carries no statutory power, though the Trust is an effective public advocate in the cause of heritage. The Trust has classified Lanyon and the Lanyon Canoe Tree.

The Trust has a long association with Lanyon dating back to the 1980s when it operated a shop and provided volunteer guides. The shop has closed but the volunteer guide service continues. There is also a National Trust collection of objects at Lanyon.

Lanyon Volunteers

As noted above, the volunteer guide program at Lanyon has been organised in association with the National Trust since the 1980s. This has created a community of National Trust and other volunteers who have a strong attachment to Lanyon. They hold the place in high regard as a place to share their passion for Lanyon and its history with visitors and friends, by telling Lanyon's stories and revealing its living history.

Some key observations, issues and suggestions include:

- Lanyon is valuable as a working property which is accessible to the public;
- the garden is important;
- the continuing need to encourage Trust members to volunteer;
- volunteers are aging and some are getting sick;
- the journey for volunteers to Lanyon is tiring and expensive;
- there is some concern about the state of some fabric at Lanyon;
- at the time of the workshop to investigate social values there was some concern for the future of the Nolan collection and gallery (noting a decision has since been taken by the Commonwealth Government about the permanent location of the collection at the Canberra Museum and Gallery);
- income from entry fees is not sufficient, and perhaps sponsorship might be sought;
- the lack of visitors, and the possibility of encouraging some sectors (eg. the diplomatic community, as well as interstate and overseas visitors);
- the possibility of allowing visits to other parts of the overall property (eg. the cemetery and Wilson's Cottage);
- the possibility of using the former Nolan Gallery building as a starting point for tours;
- the possibility of meals being served in the dining room;
- the opportunity to encourage more use by the local community; and
- possibly more use by artists and photographers.

8.4 MANAGEMENT CONTEXT, REQUIREMENTS AND ASPIRATIONS

Current Management Context

General

Lanyon is one of the heritage places managed by ACT Museums and Galleries, a section of the Cultural Facilities Corporation – the latter being an ACT Government statutory authority. Within ACT Museums and Galleries is a unit directly responsible for Lanyon – ACT Historic Places. The Corporation has a Board, expert and support staff, volunteers, and an ACT Historic Places Advisory Committee. Further details about the role of the Advisory Committee are provided below. (Much of this section is based on the 2006-07 CFC annual report.)

Decision-making, Staff and Financial Resources

Within the Corporation, the immediate manager of Lanyon is the Assistant Director, Historic Places. This position reports to the Director, ACT Museums and Galleries who is responsible to the Corporation Chief Executive Officer. Above the CEO is the Board, the CEO is also a member of the Board, and the Board is advised by the ACT Historic Places Advisory Committee.

Lanyon has a staff of a Housekeeper, Caretaker and part time Museum Assistants. In addition, the Corporation is assisted by National Trust and other volunteer guides who work at Lanyon. In 2006-07, these volunteers worked the equivalent of 230 days. The Corporation manages and undertakes training for the volunteer guides. Further information about these volunteers is noted in the preceding section.

ACT Historic Places has a number of staff responsible for the three Corporation heritage places including Lanyon, these being:

- site and projects coordinator;
- Gardens/Grounds with 3 staff;
- Collections Manager;
- Education Officer;
- Front of House Coordinator; and
- Administrative Officer.

In addition, expertise is provided by a number of units within ACT Museums and Galleries, these being:

- Marketing;
- Curatorial and Exhibitions; and
- Visitor Services, Education and Public Programs.

The Corporation is also able to draw on consultants to provide specialist advice.

The rural lease area is under the management of the rural lessee.

ACT Historic Places Advisory Committee

This Committee is responsible to the Board of the Corporation for providing expert strategic advice regarding:

- cultural leadership, excellence and innovation in the conservation, presentation and interpretation of the Corporation historic places;
- the promotion of community involvement in activities at the historic places;
- collections development associated with the historic places; and

- how the needs of the community can be reflected and collaborative projects promoted in the overall development and conduct of public programs relating to the historic places, including exhibitions, research and education activities.

Lanyon is one of the three historic places on which the Committee advises the Corporation. This also includes the relationship of the former Nolan Gallery building to the historic Lanyon property.

Key Management Documents

The key management documents for Lanyon are the:

- Collection Management Procedures Manual;
- Cleaning Manual;
- Interpretation Plan;
- ACT Historic Places Acquisition Policy; and
- *Lanyon Garden and Grounds – Conservation Analysis, Policy and Plan* (Lehany 1987).

Uses and Activities

In general terms, Lanyon is used for conservation, interpretation and presentation of cultural heritage resources with associated supporting services and facilities. Categories of activities include:

- house museum with associated tours and activities, etc;
- conservation management;
- commercial/community hires/usages (weddings etc);
- research, education, public programs;
- technical/caretaking/gardening services; and
- catering/concessions.

In more detail, Lanyon is used for a range of uses or activities, including things like (examples given are for 2006-07):

- education and public programs;
- casual tourist visits;
- school holiday programs;
- guided walks;
- permanent and temporary exhibitions;
- Garden Festival;
- Candlelight Christmas Carols and Picnic;
- Great Lanyon Easter Egg Hunt;
- Winter Concert Series;
- Music under the Elms;
- Specialist gardening programs;
- venue hire functions, weddings and a commercial photo shoot.

Lanyon attracts about 100,000 tourists and other visitors each year.

There is also an ongoing program of physical conservation works undertaken at Lanyon.

The rural lease area is used for farming activities, including secondary uses such as residential accommodation in the cottages.

Management Requirements, Aspirations and Opportunities

Nolan Gallery/Lanyon Feasibility Study

The Corporation commissioned this study in 2003 to consider a range of issues with Lanyon (APP Corporation 2004). Two recommendations in the study are,

‘4. The Cultural Facilities Corporation [will] commission a Conservation and Management Plan to allow consideration of further works, including the recommended works, to proceed. This should include recommendations as to whether an archaeological investigation is required and if necessary an archaeological commission prior to physical works to the buildings and landscape...

6. Acknowledgments be made in any future Statements of Significance relating to Lanyon, of the significance to Lanyon of the Nolan Collection, the Nolan Gallery and Sir Sydney Nolan himself.’ (APP Corporation 2004, p. 5)

The commissioning of this conservation management plan and its consideration of a range of works and archaeological issues effectively responds to Recommendation 4. In preparing this plan, the issues raised in Recommendation 6 were also addressed, drawing also upon the findings of the Nolan Gallery Precinct Heritage Assessment (Eric Martin & Associates and Ken Taylor 2007).

Further discussion of the Feasibility Study and the former Nolan Gallery building is provided below.

Management Issues

The key immediate issues for the management of Lanyon are:

- providing adequate recurrent and capital resourcing commensurate with the extensive nature of the complex and the substantial fabric and other issues to be addressed;
- providing sufficient expert and support staff for the place;
- developing maintenance schedules for all structures (some schedules have been prepared as part of this project – see Volume 3);
- implementing adequate collection management;
- resolving the status of the National Trust loaned objects;
- resolving the future of the former Nolan Gallery building, noting there may be short and long-term options;
- resolving the management relationship with the lessee of the pastoral areas of Lanyon;
- resolving the relationship with the National Trust volunteer program;
- addressing the range of landscape issues – significant vistas, carpark location, tree health;
- reconstructing/resolving the arrival sequence at Lanyon;
- sorting out the future of the cottages; and
- resolving the café location – its current location in the former Barracks/Store is not entirely compatible and impedes interpretation of the building.

Another important issue is the lack of a visitor orientation centre at Lanyon.

There is also the need for detailed and specific conservation management planning for components of Lanyon, such as the many buildings, going beyond this overview conservation management plan.

Further study is needed of the cemetery because of interest in new burials taking place in

the cemetery, and the need to avoid existing unmarked burials and otherwise deal carefully with the heritage fabric of the place.

There are a number of potential risks to Lanyon, such as the danger of bushfire or building fires. In the case of fire, the Corporation has equipment and procedures to address this issue.

Some of these issues are discussed in detail below, along with certain other issues.

Nolan Gallery

The future of the former Nolan Gallery building has been an ongoing issue since at least 2003, and the gallery closed at the start of 2007. The building is currently vacant, and the Commonwealth Government has decided to permanently locate the collection at the Canberra Museum and Gallery. A range of studies, reports and consultations have been undertaken regarding the future of this complex, and a separate process is under way to finalise this matter. The timeframe for resolution is not clear.

The feasibility study undertaken as part of this process notes some important issues/opportunities for Lanyon beyond just the former Nolan Gallery building:

- there is no visitor orientation centre for Lanyon, and it may be possible to utilise part of an expanded former Nolan Gallery building for this purpose, assuming the gallery continues on site; and
- as part of the study, the then Director of Historic Places argued the case to move the site carpark to a position east of the gallery, within the pine plantation, restoring the traditional road pattern – a clockwise circulation route, and opening a vista through the plantation to the homestead (APP Corporation 2004).

The study considered a range of options and the Corporation at the time endorsed Option 3,

‘expansion of the Nolan Gallery building, to incorporate additional facilities that would enhance the overall visitor experience and understanding of the works [the Nolan paintings], and that would ensure these works are cared for appropriately (eg. provision of educational facilities and improved storage areas and upgraded climate control), and additionally, to incorporate a Visitor Orientation Centre for Lanyon.’ (APP Corporation 2004, p. 20)

However, as noted above, the collection has been permanently moved to the Canberra Museum and Gallery.

Several years after the feasibility study, the Corporation commissioned a heritage assessment report for the former Nolan Gallery building precinct which includes recommendations for changes in the precinct (Eric Martin & Associates and Taylor 2007). These recommendations include:

- a detailed tree condition survey of the pines;
- substantial thinning of the pines to open the historic vista to the homestead from the road, particularly from the high part of the approach;
- the vista be marked by a specimen planting of Yellow box/Apple box/Blakely’s Red gum to reflect the nineteenth century character;
- the exotic garden planting at the gallery should remain;
- the oaks in a double row along the drive to the south of the gallery should remain;
- seed stock be raised from the historic Cunningham era driveway pines and a replanting program be undertaken for the drive;
- a two-way road system be reinstated; and

- existing gallery carpark be closed and combined into a carpark at the rear of the gallery with a new access road and screen plantings.

The heritage assessment report has not been formally endorsed by the Corporation.

The future for the building might be considered in both the short and long terms.

Landscape

In addition to suggestions made elsewhere, one opportunity might be to remove the powerlines that now cross the paddocks north of the homestead. These only date from about 1980, and are a very intrusive landscape element that has nothing to do with the pre-1970 rural landscape.

Natural and Cultivated Trees

There are a range of opportunities regarding the natural and cultivated trees. These opportunities are:

- to reinstate a significant component of the landscape (ie. the entry vista and vistas from the homestead and garden) by the removal or staged removal, or partial removal of less significant vegetative components. It is recognised that historical and creative achievement values conflict in this instance;
- to reconstruct the formal entrance driveway by new plantings to replace missing trees;
- interpretation to the public of the significance of the vegetative components of the place;
- to reinstate and/or enhance important broader landscape vistas (both natural and cultivated) from various parts of the study area;
- to replace native vegetation in appropriate places and numbers, and grown from appropriate material, representing what existed in the early period of Lanyon. This can be done without impacting on heritage values;
- to enhance, within heritage limitations, the connectivity of habitats and wildlife movement in the surrounding area, particularly from the Murrumbidgee River Corridor to the Rob Roy Range;
- to remove some low significance plantings and naturalised weeds to assist in improving the 'natural' functioning of the study area;
- to examine the cultivated varieties of fruit trees and to replant some of these varieties within former orchard areas;
- to undertake a more detailed maintenance program for significant trees; and
- to undertake woodland maintenance plantings and some regenerative river corridor plantings within heritage and ecological requirements.

Historical Archaeology

The significance of Lanyon as an evolved rural landscape retaining important evidence of nineteenth century farm organisation of exceptional interest suggests that the conservation of this evidence is a key requirement of management. The opportunity to incorporate historical archaeological investigations in any work program disturbing buildings or land surfaces in sensitive areas, and to conserve any remains identified in that process, should be a policy of this plan.

The potential historical archaeological resources are identified, in part, in Section 2.8 above. The resources are of two kinds—the archaeological deposits under and around the standing buildings and sites of former buildings; and the various features such as earthworks, fences, pastoral machinery, historical plantings, stone sources

and activity areas (such as the brick pits and clamps) in the broader rural landscape of Lanyon.

An Archaeological Zoning Plan should be developed for Lanyon to better identify the extent and probable nature of the archaeological resource. In particular this plan should draw on the earlier archaeological work and identify what the nature of the likely archaeological resource is likely to be beneath and around each building or group of buildings. It should also identify archaeologically sensitive areas in the vicinity of former building sites and other human-made features and activity areas in the Lanyon landscape. Until such an Archaeological Zoning Plan is developed, any works disturbing buildings or the land surface around them should be assessed by an archaeologist and if deemed sensitive should be archaeologically tested before a decision to commence works is taken, and any mitigation, conservation or salvage works factored into the works program and budgeting. The Archaeological Zoning Plan should apply to the paddocks and sites/structures identified in Table 5, and the same interim controls should apply to any proposed disturbance in these areas.

Archaeologists should also be involved where relevant in the research and documentation of the fabric of standing buildings, given the need to involve all relevant expert advice in actions potentially impacting on the conservation of the place. Much of the early work identifying the sequential development of Lanyon's buildings was carried out by archaeologists.

Policies are needed to ensure the control of the archaeological resource of Lanyon.

Because the significance of Lanyon extends beyond the boundary of the area leased and directly managed by the Corporation, it is important to ensure that a mechanism is developed to ensure adequate protection and conservation of significant sites and landscape values in the relevant adjacent rural lands (ie. the Study Area – Zone 1). Policies should direct the establishment of such a mechanism. One possible solution is for the Corporation, the rural leaseholder, and the ACT Minister for the Environment to enter into a Heritage Agreement under Part 15 of the ACT *Heritage Act 2004*, to agree conservation measures and management practice (and financial, technical and professional assistance for such actions), and facilitate interpretative access where possible to key sites outside the Corporation managed area. Other mechanisms might be by direct common-law agreement with the lessee, or by an amendment to the rural lease conditions. The outcome or process should then be reflected in a revision of this conservation management plan.

A management tool that would enhance the management of the rural landscape, in particular, would be the development of a geographical information system (GIS) that enabled current and former features and landscape patterns to be recorded accurately, and changes into the future to be similarly recorded. The GIS might include all identified features of heritage significance, all current and former paddock boundaries, all current and former vegetation distribution, as well as a continuous record of changes as they are made. The GIS would be a useful tool for research, management planning, monitoring of condition, and interpretation.

8.5 CONDITION AND INTEGRITY

This section begins with an overview of the condition and integrity of Lanyon. This is followed by a more detailed consideration of the state of the attributes of Lanyon. The section concludes with specific discussions about the natural and cultivated trees, and the historical archaeological features.

Overview

In general terms, the condition of Lanyon varies from poor to good and it has medium to high integrity.

While the landscape and gardens are generally in fair to good condition, some landscape elements, notably some trees, are in poor condition and there are elements which only have medium integrity, such as the entrance driveway which has many trees missing. Only a few buildings and sites are in poor condition, the majority being in fair condition.

Condition and Integrity of Attributes

The following table provides a summary of the condition and integrity of the various attributes related to the significance of Lanyon.

In the table, condition relates to the state of the attribute, often the physical state – for example, an original gravel path which is badly eroded would be a condition issue. Integrity relates to the intactness of the attribute – for example a modern concrete path replacing an original gravel path might be an integrity issue irrespective of its condition. It is often useful to distinguish between these matters, especially as integrity relates closely to significance.

The attributes in the table are listed in the order derived from the statement of significance in Section 7.2.

Table 12. Condition and Integrity of the Attributes of Lanyon			
Criteria	Attributes	Condition	Integrity
Criterion (a)	- Entrance driveway - Pastoral landscape visible from the driveway - Front and side homestead gardens	- Fair - Good - Good	- Medium - Medium - High
Criterion (b)	- Lanyon rural landscape, views of isolated cottages, the river, and wider vistas to the mountains - The quiet and peaceful setting, rural sounds and seasonal changes - Juxtaposition of the remnant natural environment and cultivated landscape - Homestead complex - Siting of the homestead and garden in relation to the river	- Fair - Good - Fair - Fair-Good - Good	- Medium - High - Medium - Medium-High - High
Criterion (c)	Aboriginal heritage sites, the Lanyon homestead and its associated complex of rural buildings/structures, the gardens and plantings, the pastoral landscape and historical archaeological features	Poor-Good	Medium-High
Criterion (d)	Lanyon	Poor-Good	Medium

Table 12. Condition and Integrity of the Attributes of Lanyon			
Criteria	Attributes	Condition	Integrity
	- At least 17 Aboriginal heritage sites (Note 1) - Tourist use - Event use - Educational use - Volunteer guide system - Intangible aspects, eg. stories and memories - Public access	- Poor-Good - Good - Good - Good - Good - Good - Good	-High - Low-High - High - High - High - High - High - Medium
Criterion (e)	At least 17 Aboriginal heritage sites (Note 1)	Poor-Good	Low-High
Criterion (f)	- Three Aboriginal heritage sites – scarred trees - Early buildings – the homestead and the early timber and masonry farm buildings - Lanyon homestead and its associated complex of rural buildings, pastoral features and the landscape	- Poor-Good - Poor-Good - Poor-Good	- Low-High - Medium-High - Medium-High
Criteria (f) and (g)	Lanyon, especially the landscape	Poor-Good	Medium-High
Criterion (g)	- Three Aboriginal heritage sites – scarred trees - Lanyon homestead and its associated complex of rural buildings, pastoral features and the landscape - Early timber and masonry farm buildings - Early-mid twentieth century farm buildings - Extension to the Dairy - Cottages 2 and 3 - The Southern Cross windmill and piston pump	- Poor-Good - Poor-Good - Poor-Fair - Poor-Good - Fair - Good - Good/not assessed	- Low-High - Medium-High - Medium-High - Medium-High - High - Medium - High/not assessed
Criterion (h)	- Lanyon - Early structures - Early road alignments and associations with river crossings - Scale of Lanyon	- Poor-Good - Poor-Good - Poor-Good - Good	- Medium-High - Medium-High - Low-Medium - High
Criterion (j)	- A number of Aboriginal heritage sites, the Lanyon homestead and its associated complex of rural buildings, especially the early timber and masonry farm buildings, the pastoral features and landscape, and the natural and cultivated trees - Historical archaeological features listed at Table 5 (see the specific discussion of these features below)	- Poor-Good - Poor-Good	- Medium-High - Low-High
Criterion (l)	- Habitat for Yellow-faced and White-naped Honeyeaters - Remnant Tableland Riverine Woodland and Lowland Woodland	- Fair - Fair	- Medium - Medium
Note 1: The condition and integrity of some Aboriginal heritage sites is not known as some have not been relocated.			

Natural and Cultivated Trees

Broader Landscape

Site visits undertaken during the project revealed that older trees are dying across the study area. 'Moribund' or dead trees are often hollow, and are important elements in the landscape – they are an essential ecological asset that should be protected for the variety of habitat values they provide. Unless they pose an immediate danger to the public or other heritage places or objects, they should remain as part of the landscape.

The health and condition of natural trees in the broader landscape should not be considered in the same way as cultivated trees. However, as natural trees die they also should be replaced or the heritage landscape character and habitat values will degrade over time. There is very little if any natural tree regeneration occurring within the study area at Lanyon as it is still operated as rural leasehold under grazing. Replacement planting and appropriate protection maintenance of new plantings will therefore be an essential part of maintaining the landscape character over time.

New plantings should occur near the tree that died, and should be preferably the same species. There could be a temptation to plant scattered trees through the parts of the study area that are very open due to previous clearing events. This must be avoided to ensure retention of the heritage values of the place with regard to pastoral and cultivated uses of the land. It would be acceptable to thicken plantings in areas where vistas exist to undesirable landscape elements.

The Lanyon Landscape Conservation Reserve is situated in a Special Purpose Reserve (the Murrumbidgee River Corridor) which is a known wildlife migration route (ACT Government 1998). It is therefore important to maintain as much ecological function as possible over the broader landscape of Lanyon, though consistent with the heritage values of the landscape. The heritage values include remnant native vegetation. It was noted that past planting programs have utilised Manna Gum (*Eucalyptus viminalis*) in plantings well into remnant Yellow Box woodland areas near Tharwa Drive.



Figure 87. Manna Gum planted along an ephemeral creekline, some distance from the river

Source: Geoff Butler 2007

The Manna Gums have been placed alongside an ephemeral creek line. While there was obviously thought given to the plantings in the way they were sited (Manna Gum associated with flow lines), it was formerly Yellow Box woodland that covered this area. Any new plantings that are undertaken should reinforce the component species of the original vegetation community.

Fallen dead trees or branches are also important as habitat. However, tree debris appears to have been cleaned up and disposed of on a regular basis even in previously uncultivated areas. This probably conforms to the heritage and working farm context, as paddocks would have been kept open for cropping and grazing, and the timber used for firewood and other on-farm purposes. To retain the parkland quality, fallen woodland trees could still be removed, but a balance between the heritage/working farm requirements and nature conservation could be achieved in less visible areas, or areas more remote from the entrance and homestead vistas.

Garden Areas

Some of the trees of highest significance in the garden areas are in poor to very poor condition. It is highly recommended that a more detailed assessment of these trees be undertaken, with a view to whether remedial attention is needed, and if so whether it is feasible. For some specimens, only a short term future is a likely outcome.

Any replanting programs that are undertaken, where reasonable to do so, should continue to use the same species planted near the original, but with recognition that many of the species used in the gardens were commonly available hardy species. Some of these (eg. hawthorns, willows, Monterey Pine and Lombardy Poplar) are now environmental weeds in the ACT. In some circumstances, it may be better to use a similar suitable non-weed species. However, in the case of Lanyon, there is good reason to continue the use of the original species wherever possible, dependant on siting. Any wildlings (or unabated spread from root suckers) should be removed and/or managed as part of a regular maintenance program.

The cultivated trees planted some distance away from the main homestead area are in varying condition, they also need a more detailed assessment, and potentially some rehabilitation programs.



Figure 88. Former maintenance repair to the hollow in an Elm is no longer of any benefit

Source: Geoff Butler 2007



Figure 89. Elm with deep-seated hollows on branch and trunk

Source: Geoff Butler 2007



Figure 90. Stone Pine trunk with a former trunk rotting underneath its base

Source: Geoff Butler 2007



Figure 91. Crataegus escapes near the river

Source: Geoff Butler 2007



Figure 92. Monterey Pine in Lanyon Cemetery – this tree is badly infested with dry rot

Source: Geoff Butler 2007

Entrance Driveway

Avenue plantings of trees were a common way of emphasising the ‘grand entry’ to any substantial country residence. Travelling alongside the pine avenue occasional glimpses and vistas of the homestead would have heralded imminent arrival at the homestead, and conveyed the impression of reaching the safety and comfort of a tamed and civilised environment established within the ‘bush’. Unfortunately, as indicated by both Lehany (1986) and Taylor and others (1987), the vistas from along the driveway both to the homestead and across the rural landscape have been seriously compromised by the siting of the former Nolan Gallery building, subsequent planting of trees for landscaping and, apparently, an earlier planting for land management reasons and/or privacy (Andrew Geikie, personal communication, 2007).

The original avenue trees have all but disappeared. The few remnant trees are in fair to poor condition, and some are dying. There have been a number of attempts to replenish these plantings. What exists now is a nebulous line of trees, often disjointed and fragmented through planting at different periods, and these bear little relationship to the formality of the original avenue. A fairly substantial and sensitive decision must be taken in rectifying the randomness of the current planting as the former avenue was an integral part of the original estate.

Monterey Pine was, and still is, commonly used for rural avenue and other functional plantings. While this species should be used to recreate the former avenue to maintain the historic context, it should be remembered that this species is a listed environmental weed in the ACT and must be contained. If wildlings appear, they should be removed as part of a regular maintenance program.

Nolan Gallery

With regard to the former Nolan Gallery building plantings, Lehany (1986) notes the buildings were meant to sit within a dry landscape, and he recommends removal of the exotic plantings and replacement with one or a few species of native shrubs or grasses, but avoiding the sense of a garden. The recent heritage assessment of the former Nolan Gallery building (Eric Martin & Associates and Taylor 2007) suggests retaining the existing plantings given their maturity. None the less, the long term goal suggested by Lehany should be implemented as the opportunity arises, such as when exotic plantings are removed for age, condition or other reasons.

Buildings

The maintenance schedules prepared as part of this project and reproduced at Appendix I in Volume 3 identify a range of condition and integrity issues with eight of the buildings at Lanyon. These being:

- The Homestead, 1859-1905 (Structure 1);
- Old Kitchen, c1830s-50s (Structure 2);
- Café/Barracks/Store, c1860 (Structure 3);
- Dairy/Site Office/Meat House, c1860 (Structure 4);
- Stables, c1830s-50s (Structure 5);
- Convict Barn, c1830-50s (Structure 6);
- Stone Hut, c1830-50s (Structure 8); and
- Slab Hut, c1830s-50s (Structure 41).

Historical Archaeology

The following table identifies the condition and integrity of the features of historical archaeological interest.

Table 13. Condition and Integrity of Sites with Historical Archaeological Interest		
Site name	Condition	Integrity
Stone Hut (Structure 8)	Fair - The archaeological site is in fair condition, with some wombat burrowing and surface disturbance, but still likely to have significant deposits.	High - The site appears to have been little disturbed by later activities.
Original Lanyon House (demolished)	Fair - The deposits have been largely dug and the remaining fabric exposed, but is deteriorating.	Medium
Homestead Courtyard	Good - Any deposits are covered with gravel, and are probably in a good condition.	Unknown
Cemetery (Structure 54)	Fair - Stones may need some conservation work.	High
Woolshed yards and spray dip (Structure 41)	Poor-Fair - The yard fencing has deteriorated and been patched and replaced with modern and salvaged materials.	Medium - While materials have been replaced, the layout appears to be intact.
Windmill (Structure 42)	Good	High
Trig Point Cairn (Structure 43)	Fair - The timber post is deteriorated and needs conservation attention/ advice.	High
Ditch and bank paddock boundary (Structure 45 — cereal paddock; Structure 46— ditch and bank)	Fair	Medium - Sections of the ditch and bank are difficult to trace due to erosion and flattening.
Ridge and furrow ploughland (Structure 45)	Poor - Subsequent use has reduced the features so that most only show as crop marks on aerial photos.	Low - Deterioration means the ploughland is not well defined and its pattern hard to discern.
Ditch and bank (LHA 10) (Structure 47)	Fair	Medium - The probable western extension of the bank is not visible on the ground, but discernable as a crop mark shadow in aerial photos.

Table 13. Condition and Integrity of Sites with Historical Archaeological Interest		
Site name	Condition	Integrity
Quarry (LHA 8) (Structure 48?)	Poor	Low - Difficult to interpret older quarrying from newer gravel removal.
Quarry (LHA 6)	Unknown - Site not relocated	Unknown - Site not relocated
Quarry (LHA 7)	Poor-Fair - Site difficult to discern.	Low - Site difficult to discern.
Brick pits and clamps (LHA 9) (Structure 49)	Poor - Pit is eroded, and clamp sites very eroded and scavenged for fill.	Low-Medium - Only fragments of the clamps can be seen, though more is likely to be sub-surface.
Earth circle (LHA 11)	Fair	Medium
Site of Lanyon's hut, Point Hut crossing	Unknown - Site not yet located	Unknown - Site not yet located

8.6 ISSUES RELATING TO THE BROADER LANDSCAPE

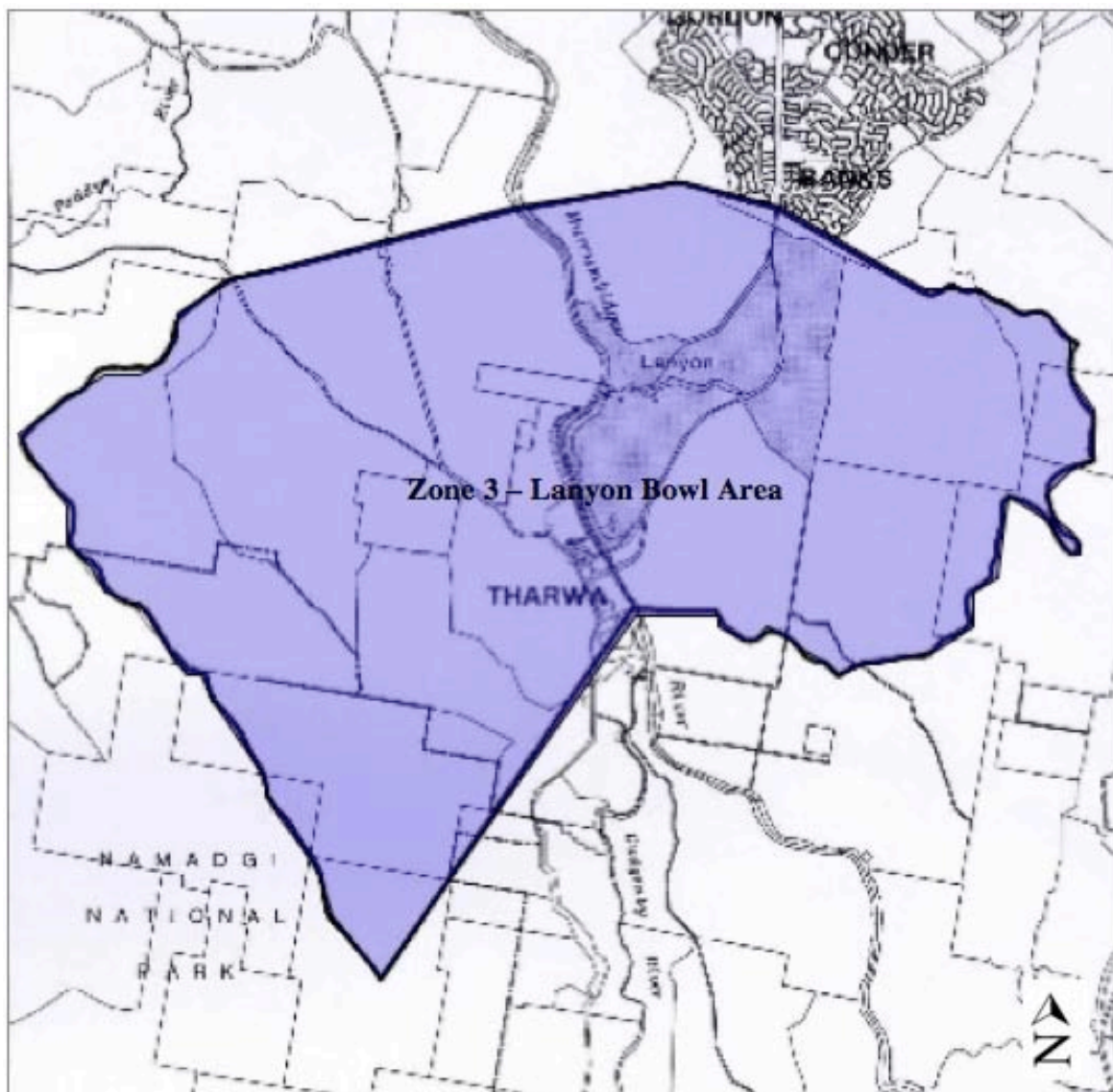
The importance of the broader landscape of Lanyon has been formally recognised through the identification of the Lanyon Bowl Area. Beyond the area directly managed by the Corporation and centred on the homestead (Zone 2 – the management area) is the rural lease area which is the remnant core of the historic pastoral property (Zone 1 – the study area – in general terms the land from the Rob Roy Range west to the river, and from the suburbs south to Tharwa). The Lanyon Bowl extends beyond these zones, especially to the east and south, and west across the Murrumbidgee River. (See Section 2.1 for more details about these zones.)

The general issues relating to this broader landscape include:

- conservation of the remnant woodlands and pastoral landscapes;
- maintenance of nature conservation and rural uses only;
- restriction on subdivision; and
- restriction on building or other developments, including the number of buildings or developments and their scale, materials and colours.

Figure 93. Zone 3 – The Lanyon Bowl area

Source: Base map ACT Heritage Unit



9. CONSERVATION POLICY AND IMPLEMENTATION STRATEGIES

CHAPTER SUMMARY

- This chapter presents an objective for the management of Lanyon, a series of definitions, as well as a suite of conservation management policies and implementation strategies.
- A range of key policy ideas include:
 - reviewing the existing range of **planning documents** for Lanyon to ensure they are consistent with this conservation management plan, and compatible with each other;
 - seeking to have the **specific requirements/heritage guidelines** in the ACT Heritage Register citation reconciled with this conservation management plan;
 - detailed and **specific conservation management plans** for significant components of Lanyon should be prepared. Priority should be given to those components where detailed guidance is required (eg. in response to the need for major works or where major change is contemplated);
 - the Corporation will develop a mechanism to ensure adequate protection and conservation of identified significant sites and landscape values in the **rural lease area** outside the Corporation management area;
 - the Corporation should develop improved base information about Lanyon, including an **asset register** and **geographical information system (GIS)** recording of features;
 - **Aboriginal people** will be involved in making decisions about the ongoing management of their heritage places and values;
 - consultation with community groups who value Lanyon for social/cultural reasons, eg. the Canberra community;
 - as a guide, the **general conservation policy** for Lanyon should be to conserve all of the fabric of the place relating to its Aboriginal history, natural heritage, and its rural use from the 1830s until 1974, unless otherwise specifically allowed by other policies;
 - in consultation with the Representative Aboriginal Organisations, the Corporation should work out the details for appropriate **on-site storage** for any Aboriginal heritage objects;
 - replace the current one-way entry-exit **road system** with a two-way system;
 - once the future for the former Nolan Gallery building and the proposed visitor orientation centre are resolved, the current main public **carpark** should be reconsidered with a view to removing it to a less sensitive place in the landscape. Options to screen any new carpark should also be considered, if necessary;
 - the Corporation should develop and implement a detailed **tree management plan** for Lanyon. This should include tree maintenance works, as well as tree replacement programs to re-new significant planted elements, especially exotic plantings (eg. avenue plantings);
 - consideration should be given to complete removal of the remnant and disjointed replacement pine **driveway plantings** from the main entrance to the entrance to the rural lease, and their comprehensive re-planting/ reconstruction

with the original pine species;

- the long-term strategy for the **pine plantation** around the former Nolan Gallery building should be to progressively remove it as the trees become senescent, dangerous or die, in order to restore the pre-plantation landscape;
- in the meantime, following completion of the health and structural assessment of the **plantation**, options for the short to mid-term future of the plantation should be considered including opportunities to fully or partly re-create views to the homestead site from the driveway;
- the Corporation should have **maintenance schedules** prepared for all significant buildings and structures not previously dealt with;
- now that the Commonwealth Government, as the owner of the Nolan Collection, has decided to locate the Collection permanently to the Canberra Museum and Gallery, a decision can be made about the use of the **former Nolan Gallery building**. The long-term objective for the building should be determined once a careful study has been made of the visual impact of the building as the surrounding pine plantation is removed. If the building is to remain, the long-term objective should be to minimise any visual impact of the building on the surrounding landscape. In the short to medium term, the building may be used for an appropriate purpose that is consistent with this conservation management plan, especially where this purpose achieves other objectives of the plan, for example, it could be considered for use as the visitor orientation centre recommended in the plan;
- if the Corporation continues with the **option to extend the building** to house a visitor orientation centre, then a visual impact study should be undertaken of both the existing and extended buildings, taking account of the various future stages for the pine plantation;
- an **Archaeological Zoning Plan** (AZP) shall be developed for Lanyon;
- the Corporation should encourage actions to further and effectively screen the views of **suburban development** from the entrance to Lanyon and other points within the study area;
- the primary use for the **Corporation managed area** will be for conservation, interpretation and presentation of its heritage values;
- the primary use of the **rural lease** area should remain rural purposes, consistent with the conservation of heritage values;
- the Corporation should establish a **visitor orientation centre** at Lanyon.



9.1 OBJECTIVE

The objective of this policy is to achieve the conservation of the heritage significance of Lanyon while using the historic core of the property, centred on the homestead, as an interpreted historic landscape and site with Aboriginal and natural heritage layers.

While the policies and strategies in this chapter are focused on the Corporation managed area (being the historic core of Lanyon), to the extent it is possible to promote conservation in the study area (including the rural lease area) then this should also be pursued.

9.2 DEFINITIONS

The definitions for terms used in this report are those adopted in *The Burra Charter, The Australia ICOMOS Charter for places of cultural significance* (Australia ICOMOS 2000a), a copy of which is provided at Appendix G. Key definitions are provided below.

Place means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects.

Fabric means all the physical material of the place including fixtures, contents and objects.

Conservation means all the processes of looking after a place so as to retain its cultural significance [as listed below].

Maintenance means the continuous protective care of the fabric, and setting of a place, and is to be distinguished from repair. Repair involves restoration or reconstruction.

Preservation means maintaining the fabric of a place in its existing state and retarding deterioration.

Restoration means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

Reconstruction means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material into the fabric.

Adaptation means modifying a place to suit the existing use or a proposed use. [Article 7.2 states regarding use that: a place should have a compatible use]

Compatible use means a use which respects the cultural significance of a place. Such a use involves no, or minimal impact on cultural significance.

9.3 CONSERVATION MANAGEMENT POLICY AND IMPLEMENTATION STRATEGIES

Table 14. Policy and Strategy Index			
Number	Policy Title	Strategies	Priority
General Policies			
Policy 1	Significance the basis for management, planning and work		High
Policy 2	Adoption of Burra Charter	2.1 Coexistence of multiple cultural values	High
Policy 3	Adoption of policies		High
Policy 4	Single managing authority		High
Policy 5	Planning documents for or relevant to Lanyon	5.1 Review of existing planning documents	Medium
		5.2 Review of land management agreement	Medium
Policy 6	Compliance with legislation	6.1 CMP copy to ACT Heritage Council	High
		6.2 Reconciliation of CMP with specific requirements/heritage guidelines	Medium
		6.3 Compliance with the <i>Territory Plan</i>	Low
Policy 7	Related conservation management planning	7.1 Detailed and specific conservation management plans for significant components	To be determined
Policy 8	Agreed management of all significant features of Lanyon in the surrounding pastoral landscape	8.1 ACTPLA role in rural lease management	Medium
Policy 9	Expert heritage conservation skills and advice	9.1 Identification of experts	Medium
		9.2 List of experts/companies	Low
		9.3 Advice and works	High
Policy 10	Decision making process for works or actions	10.1 Process	High
		10.2 Associated communities	High
		10.3 List of stakeholders	Medium
Policy 11	Assets register		Medium
Policy 12	Development of a GIS		Medium
Policy 13	Monitoring	13.1 Monitoring inaccessible spaces	Medium
Policy 14	Review of the conservation management plan		High
Training, Consultation and Liaison			
Policy 15	Training		Medium
Policy 16	Relationship with the ACT Heritage Council		Medium
Policy 17	Ongoing consultation with Aboriginal stakeholders	17.1 Representative Aboriginal Organisations	High
		17.2 Involvement in Decisions	High
Policy 18	Liaison with the rural lessee		High
Policy 19	Consultation with communities and groups with a special association	19.1 List of communities and groups	Medium
Policy 20	Information about proposed works		Medium
General Conservation Policy			
Policy 21	General conservation policy		High

Table 14. Policy and Strategy Index			
Number	Policy Title	Strategies	Priority
Aboriginal Heritage			
Policy 22	Conservation of Aboriginal heritage sites	22.1 Conservation works	High
Policy 23	Further investigations	23.1 Additional field survey investigations 23.2 Status of LHA11 23.3 Relocation of sites	Medium Low Medium
Policy 24	Aboriginal heritage objects to remain at Lanyon	24.1 On site storage	Medium
Policy 25	Provision of reports to ACT Heritage		High
Natural Heritage			
Policy 26	Conservation of natural vegetation	26.1 Grazing landuse 26.2 Monitoring grazing impacts	High Medium
Policy 27	Conservation of broader ecological values	27.1 Review of management activities 27.2 Weed management in natural vegetation or the river corridor 27.3 Fallen trees and branches as habitat 27.4 Liaison with TAMS regarding the Murrumbidgee River Corridor	Medium Medium Medium Medium
Landscape			
Policy 28	Conserve the landscape	28.1 Road system 28.2 Carparking 28.3 Former Nolan Gallery landscaping 28.4 Powerlines 28.5 Weed management in the landscape	Medium Medium Medium Low Medium
Policy 29	Vistas	29.1 Tree management for views and vistas	Medium
Gardens			
Policy 30	Garden conservation	30.1 Garden maintenance plan 30.2 Annuals, perennials and shrubs 30.3 Former vegetable garden 30.4 Irrigated grass and marquee sites 30.5 Garden furniture	Medium High Low High High
Natural and Cultivated Trees			
Policy 31	Tree management	31.1 Tree management plan 31.2 Health and structural assessment 31.3 Tree replacement priorities 31.4 Replacements to conserve or reinforce significance 31.5 New and replacement plantings not to impact on significance 31.6 Woodland plantings 31.7 Use of same species 31.8 Replacement trees 31.9 Soil investigation 31.10 Replacing missing trees 31.11 Reconstruction of orchard 31.12 Phased/structured re-plantings 31.13 Driveway plantings 31.14 Pine plantation near former Nolan Gallery building	High High High High High High High High Medium High Medium High High Medium

Table 14. Policy and Strategy Index			
Number	Policy Title	Strategies	Priority
		31.15 Planning re-planting 31.16 Seed bank 31.17 Records of removals and replacements 31.18 List of common ornamentals 31.19 Use of advanced specimens 31.20 Dead trees as habitat 31.21 Manna Gums in Yellow Box woodland areas	High High High Medium Medium Medium Medium
Policy 32	Natural woodland areas		High
Buildings and Other Structures			
Policy 33	Conservation of significant buildings and other structures	33.1 Conservation works 33.2 Maintenance schedules 33.3 Prioritised works 33.4 Cyclical maintenance schedules 33.5 Structural cracks 33.6 Involvement of archaeologists 33.7 Damp problems	See Appendix I Medium High Medium High High Medium
Policy 34	Colour schemes		High
Policy 35	Non-significant buildings and other structures	35.1 Former Nolan Gallery building	High
Historical Archaeology			
Policy 36	Prepare an Archaeological Zoning Plan for Lanyon		High
Policy 37	Disturbing buildings or land surfaces in sensitive areas/the AZP		High
Policy 38	Controls prior to preparation of an AZP		High
Policy 39	Conservation of significant features in the rural landscape		High
Policy 40	Control of activities in the rural landscape/study area		High
Collection			
Policy 41	Conservation of the collection		High
Policy 42	Retention of original items		High
Policy 43	ACT Historic Places Acquisition Policy	43.1 Resolution of the status of the National Trust loaned objects	Medium
Policy 44	Acquisition of items associated with Lanyon		High
Policy 45	Non-provenanced acquisitions		High
Policy 46	Other acquisitions		High
Policy 47	Acquisition Proposal Form		High
Policy 48	Collection Management Procedures Manual		High
Policy 49	Approval for conservation work		High
Policy 50	Coverings and furnishings		High
Setting			
Policy 51	Conservation of the Lanyon Bowl	51.1 Screening suburban development	Medium
Use of the Place			
Policy 52	Primary and secondary uses	52.1 Guidelines on use and access	High

Table 14. Policy and Strategy Index			
Number	Policy Title	Strategies	Priority
		52.2 Guidelines for functions/events 52.3 Use zoning plan 52.4 Visitor orientation centre and cafe 52.5 Management areas/spaces	High Medium High High
Policy 53	New and continuing uses compatible with significance		High
Policy 54	Access for associated communities and cultural groups		Medium
Policy 55	Cemetery	55.1 Options for access 55.2 Study related to possible new burials	Medium Low
Policy 56	Control of leased areas/activities	56.1 Lease arrangements 56.2 Review of arrangements	High Medium
New Development			
Policy 57	Major new development		High
Policy 58	Minor new development		High
Interpretation			
Policy 59	Interpretation plan		High
Policy 60	Visitor orientation centre		High
Policy 61	Volunteer guides		High
Unforeseen Discoveries			
Policy 62	Unforeseen discoveries or disturbance of heritage components		High
Keeping Records			
Policy 63	Maintenance of collection of management documents		Medium
Policy 64	Records of intervention and maintenance	64.1 Records relating to decisions 64.2 Maintenance and monitoring records	High High
Further Research			
Policy 65	Addressing the limitations of this conservation management plan		Medium
Policy 66	Community associations		Low
Policy 67	Outbuildings report		Medium

General Policies

Policy 1 Significance the basis for management, planning and work

The statement of significance set out in Chapter 7 should be a principal basis for management, planning and work affecting Lanyon.

In conserving the significance of Lanyon, the contribution of both tangible and intangible elements will be recognised and respected.

Policy 2 Adoption of Burra Charter

The conservation and management of Lanyon, its fabric and uses, should be carried out in accordance with the principles of *The Burra Charter* (Australia ICOMOS 2000a), and any revisions of the Charter that might occur in the future.

Implementation strategies

- 2.1 Lanyon will be conserved and managed to ensure that the existence of multiple cultural values and meanings attributed to the place will be recognised and respected. The *Code on the Ethics of Co-existence in Conserving Significant Places* will be used to guide management in those cases where values are perceived to conflict (Australia ICOMOS 2000b).

Policy 3 Adoption of policies

The policies recommended in this conservation management plan should be endorsed as a primary guide for management as well as future planning and work for Lanyon.

Policy 4 Single managing authority

A single managing authority will continue to control the management and conservation of Lanyon – currently the Cultural Facilities Corporation.

Commentary: This involves direct management of the Corporation managed area and ideally cooperative/coordinated management with the rural lessee regarding the rural lease. See also Strategies 5.2 and 8.1.

Policy 5 Planning documents for or relevant to Lanyon

All planning documents developed for or relating to Lanyon should refer to this conservation management plan as a primary guide for the conservation of its heritage values. The direction given in those documents and in this plan should be mutually compatible.

Commentary: Such documents include the:

- Collection Management Procedures Manual;
- Cleaning Manual;
- Interpretation Plan;
- *Lanyon Garden and Grounds – Conservation Analysis, Policy and Plan* (Lehany 1987); and
- land management agreement for the rural lease area.

Implementation strategies

- 5.1 The Corporation should review the existing planning documents to ensure they are consistent with this conservation management plan, and compatible with each other.
- 5.2 The Corporation, ACTPLA and rural lessee should review and seek to revise, if necessary, the land management agreement to be consistent with this conservation management plan.

Policy 6 *Compliance with legislation*

The Cultural Facilities Corporation must comply with all relevant legislation and related instruments as far as possible, including the:

- *Australian Capital Territory (Planning and Land Management) Act 1988* (Commonwealth);
- *National Capital Plan* (Commonwealth);
- *Environment Protection and Biodiversity Conservation Act 1999* (Commonwealth);
- *ACT Planning and Development Act 2007* (ACT);
- *Territory Plan 2008* (ACT);
- *Heritage Act 2004* (ACT); and
- *Nature Conservation Act 1980* (ACT).

Implementation strategies

- 6.1 The Corporation will provide a copy of this plan to the ACT Heritage Council in accordance with its obligations under the *ACT Heritage Act 2004*.
- 6.2 The Corporation should seek to have the heritage assessment and heritage guidelines in the ACT Heritage Register citation reconciled with this conservation management plan.

Commentary: In the currently available citation, the heritage guidelines are actually called specific requirements which is the former statutory term no longer used. At present, there are a few inconsistencies between the specific requirements/heritage guidelines and this plan.

- 6.3 The Corporation should clarify the status of Lanyon under the *Territory Plan* and its compliance with land-use provisions related to tourist facilities.

Policy 7 *Related conservation management planning*

Conservation management planning undertaken for components within or adjacent to Lanyon should consider the guidance provided in this plan, and seek to achieve integrated, complimentary management. This may lead to changes to this plan.

Commentary: At this stage there are no known related conservation management plans contemplated. However, it is highly likely that such plans will be prepared for some individual components at Lanyon.

Implementation strategies

- 7.1 The Corporation should undertake detailed and specific conservation management plans for significant components of Lanyon. Priority should be given to those components where detailed guidance is required (eg. in response to the need for major works or where major change is contemplated).

Commentary: The Lanyon Conservation Policy and Management Handbook (CFC nd) contains a number of specific policies relating to various aspects of Lanyon. These might usefully be reviewed and, if still relevant, included in more detailed conservation management plans for components.

Policy 8 Agreed management of all significant features of Lanyon in the surrounding pastoral landscape

The Corporation will develop a mechanism to ensure adequate protection and conservation of identified significant sites and landscape values in the rural lease area outside the Corporation management area.

Commentary: One possible solution is for the Corporation, the rural leaseholder, and the Minister for the Environment (ACT) to enter into a Heritage Agreement under Part 15 of the ACT *Heritage Act 2004*. This would agree conservation measures and management practices, and financial, technical and professional assistance for such actions, and facilitate interpretative access where possible to key sites outside the Corporation management area.

Other mechanisms might be by direct common-law agreement with the lessee, or by an amendment to the rural lease conditions, or through the land management agreement. The outcome or process should then be reflected in a revision of the conservation management plan. ACTPLA is an important stakeholder in developing these mechanisms.

Implementation strategies

- 8.1 ACTPLA should be made aware of this conservation management plan and encouraged to manage the rural lease in accordance with it.

Commentary: See also Strategy 5.2.

Policy 9 Expert heritage conservation skills and advice

People with relevant expertise and experience in the management or conservation of heritage properties should be engaged for the:

- management and conservation of Lanyon;
- provision of advice on the resolution of conservation issues; and
- for advice on the design and review of work affecting the significance of Lanyon.

Implementation strategies

- 9.1 The Corporation will identify the names of people with relevant expertise

and experience in the management or conservation of heritage properties, for actions implementing or extending this plan, and for other heritage related tasks.

Commentary: Such names may be identified through professional bodies and ACT Heritage.

- 9.2 The Corporation will develop and maintain for ongoing reference a list of people and companies with previous or relevant experience in conservation or heritage-related research relevant to Lanyon.
- 9.3 Before any action is proposed that is likely to have an impact on an element of the place that has heritage value, appropriate specialist heritage advice will be sought. All work on structures and fabric of significance will be undertaken by suitably qualified or skilled practitioners, and where necessary under appropriate supervision.

Policy 10 Decision making process for works or actions

The Corporation should ensure that it has an effective and consistent decision-making process for works or actions affecting Lanyon which takes full account of the heritage significance of the place. All such decisions should be suitably documented and these records kept for future reference.

Commentary: This process should make clear the role of the various groups and staff within the Corporation.

Implementation strategies

- 10.1 The process should involve:
 - consultation with internal and external stakeholders relevant to the particular decision;
 - an understanding of the original form and subsequent changes to the component involved;
 - documentation of the proposed use or operational requirements justifying the works or action;
 - an assessment of the impact on significance; and
 - identification of relevant statutory obligations and steps undertaken to ensure compliance.
- 10.2 The interests of associated communities will be considered and consultation undertaken where a proposed management action may impact on their ability to maintain a continuing association with Lanyon.
- 10.3 The Corporation will develop and maintain a list of stakeholders and associated communities.

Commentary: The basis for this list can be found in Section 8.3.

Policy 11 Assets register

The Corporation should generate a simple assets register for all structures and give each structure/significant feature a unique identifying code/number and name to assist with management. These codes and names should align

with/take account of existing structure numbers and historical names where possible.

Commentary: There appear to be some discrepancies with structure numbers, and modern names have been given to structures which do not assist with understanding the story of Lanyon.

Policy 12 Development of a GIS

The Corporation will seek to develop a geographical information system (GIS) that enables current and former features and landscape patterns to be recorded accurately, and future changes to be similarly recorded. This should include vegetation.

Commentary: The Corporation might be able to obtain the use of an existing GIS being used by an ACT government agency. The GIS might include all identified features of heritage significance, all current and former paddock boundaries, all current and former vegetation distribution, as well as a continuous record of changes as they are made. The GIS would be a useful tool for research, management planning, monitoring of condition, and interpretation.

Policy 13 Monitoring

The Corporation should develop and implement a simple system to periodically monitor the condition of the various heritage features of Lanyon, including an annual pest inspection, and structural monitoring. The results should be used to help prioritise funding and works.

Commentary:

Some specific monitoring tasks are also noted as part of other policies.

Such reporting will assist the Corporation comply with its obligations to provide annual heritage reports under the *ACT Heritage Act 2004*.

Implementation Strategies

13.1 Techniques to monitor inaccessible spaces should be investigated, such as roof spaces and subfloor areas.

Policy 14 Review of the conservation management plan

This conservation management plan should be reviewed:

- to take account of new information and ensure consistency with current management circumstances every five years; or
- whenever major changes to the place are proposed or occur by accident (such as fire or natural disaster); or
- when the management environment changes to the degree that policies are not appropriate to or adequate for changed management circumstances.

Training, Consultation and Liaison

Policy 15 Training

Adequate training for Corporation staff and volunteers should be provided, and also for staff of any lessees and contract personnel working at Lanyon, regarding the significance of the place, and the policies and practices for its appropriate management.

Policy 16 Relationship with the ACT Heritage Council

The Corporation will maintain regular contact with the ACT Heritage Council, including informal consultations where appropriate.

Commentary: The Heritage Council has a statutory role in commenting on any Development Application for the place, but also has broad statutory responsibility for Aboriginal site protection, and protection of listed places in relation to their heritage values. Early consultation can simplify and speed approvals.

Policy 17 Ongoing consultation with Aboriginal stakeholders

Aboriginal people will be involved in making decisions about the ongoing management of their heritage places and values. The Corporation will provide appropriate opportunities for Aboriginal people to be consulted on, and involved in the management of their heritage places and values, including intangible aspects.

Commentary: Aboriginal heritage places include those identified in Section 6.2. It is noted that some sites have not been relocated, and some have not yet been fully assessed. ACT Heritage can provide advice on Representative Aboriginal Organisations and consultation required for statutory processes.

Implementation Strategies

17.1 The Corporation will regard Representative Aboriginal Organisations identified under the *ACT Heritage Act 2004* as stakeholders.

17.2 The Corporation will take appropriate steps to provide identified Aboriginal stakeholders with opportunities to be involved in decisions that affect Aboriginal heritage values at Lanyon.

Policy 18 Liaison with the rural lessee

The Corporation will maintain ongoing liaison with the rural lessee about matters affecting both the Corporation management area and the rural lease, especially to advance conservation management in accordance with this plan.

Policy 19 Consultation with communities and groups with a special association

Communities and groups for whom Lanyon has special associations will be consulted and involved in decisions that may impact on this aspect of significance.

Commentary: Such communities and groups are discussed in Section 6.1.

Implementation Strategies

19.1 The Corporation should maintain a list of communities and groups.

Policy 20 *Information about proposed works*

Information strategies should be instituted to ensure that the Corporation Board, ACT Historic Places Advisory Committee, Corporation staff and lessees, relevant government agencies (including agencies with approval or commenting roles such as ACTPLA and the ACT Heritage Council), Representative Aboriginal Organisations, other stakeholders and the public are informed, as appropriate, on proposals for works or programs within or affecting Lanyon.

Commentary:

A list of stakeholders can be found at Section 8.3.

Given the Canberra communities concern about the removal of mature trees, and that such work is likely at Lanyon, special care seems warranted to ensure stakeholders and the public are aware if this is to happen, and the reasons why.

General Conservation Policy

Policy 21 *General conservation policy*

As a guide, the general conservation policy for Lanyon should be to conserve all of the fabric of the place relating to its Aboriginal history, natural heritage, and its rural use from the 1830s until 1974, unless otherwise specifically allowed by other policies.

Commentary: The end date of 1974 represents the end of the era when Lanyon operated as an integrated pastoral property. After this time, Lanyon had two separate uses – art gallery/museum/historic place and pastoral property.

The period of Commonwealth ownership after 1974 is recognised and it is noted that substantial changes have been made in this period. However, on the basis of the current understanding of the significance of Lanyon, this period is not considered to contribute to its significance. Studies in the future and the passage of time may result in this conclusion being revised.

The exception to this general approach is that the Nolan association with Lanyon has been specifically addressed.

In some cases, the conservation of conflicting values may lead to some compromises consistent with the *Burra Charter*.

It is noted that changes made after 1974 may serve a useful purpose.

Aboriginal Heritage

Refer also to Policy 17 regarding ongoing consultations with Aboriginal stakeholders.

Policy 22 *Conservation of Aboriginal heritage sites*

Aboriginal heritage sites at Lanyon should be conserved, including those identified at Section 6.2 as being worthy of conservation, and any sites identified in future.

Implementation Strategies

- 22.1 The Corporation should undertake the conservation works identified in Appendix E.

Policy 23 *Further investigations*

The Corporation should promote or undertake further appropriate investigations into Aboriginal heritage sites at Lanyon, in close consultation with the Representative Aboriginal Organisations.

Implementation strategies

- 23.1 Additional field survey investigations should be undertaken within the bounds of the Lanyon study area. These investigations should be focused within Block 1531, located on the east side of Tharwa Road. This is the area that does not appear to have been covered by previous surveys. If, during the course of the specified field investigations, previously unidentified Aboriginal sites are encountered, then these sites should be recorded, assessed for significance, and have management strategies developed. The field investigations should be carried out by a qualified archaeologist together with representatives from the Representative Aboriginal Organisations, if required by the RAOs.
- 23.2 Further research into the status of the previously identified ceremonial ring (LHA11) should be considered, in close consultation with all RAOs, and especially The Buru Ngunawal Aboriginal Corporation.

Commentary: There is also evidence that this feature is a relatively recent artefact of pastoral management, so expertise in historic sites assessment and the current leaseholder should be involved in any consideration of this issue.

- 23.3 Further research should be undertaken to re-locate and re-assess previously recorded sites not located during the current project (see Table 9 above).

Policy 24 *Aboriginal heritage objects to remain at Lanyon*

Consistent with the wishes of the Representative Aboriginal Organisations, any cultural heritage sites or objects identified within the bounds of the Lanyon study area should remain within this area. Objects should not be salvaged and stored in locations outside the Lanyon study area.

Implementation strategies

- 24.1 In consultation with the RAOs, the Corporation should work out the details for appropriate on-site storage for any Aboriginal heritage objects that might need to be moved from their original location.

Commentary: One identified task is to salvage LHA4, a fallen scarred tree. This is an object which will need safe storage on site.

Policy 25 Provision of reports to ACT Heritage

The Corporation should provide copies of any reports relating to Aboriginal heritage sites to ACT Heritage for review and comment.

Natural Heritage

See also the policy section relating to natural and cultivated trees below.

Policy 26 Conservation of natural vegetation

Retain, maintain and reconstruct the significant natural vegetation features of Lanyon, consistent with the conservation of other heritage values, and with a broad focus on achieving the modified landscape of Lanyon in the late nineteenth century.

This includes the migration corridor for Yellow-faced and White-naped Honeyeaters, and the remnant Tableland Riverine Woodland and Lowland Woodland.

Implementation strategies

26.1 Continue a grazing landuse, within the limitations of the heritage significance of Lanyon's natural vegetation assets.

26.2 Monitor grazing impacts on remnant native vegetation, especially trees, on a regular basis.

Policy 27 Conservation of broader ecological values

Contribute to conserving aspects of the ecological values of the broader area, within heritage limitations.

An aim should also be to enhance, within heritage limitations, the connectivity of habitats and wildlife movement in the surrounding area, particularly from the Murrumbidgee River Corridor to the Rob Roy Range.

Commentary: The latter aim will actually be implemented as part of the preceding policy, and policies related to the natural and cultivated trees below.

Implementation strategies

27.1 Review management activities that may affect natural vegetation, for example:

- overgrazing of areas where native ground storey still survives (eg. some hillside grazing areas);
- careful application rates of fertilizers containing phosphate;
- weed control – using appropriate herbicide application methods in surviving native ground storey vegetation;
- removing all fallen limbs when they can offer useful habitat for

- terrestrial fauna;
 - species use in plantation plantings (avoiding environmental weeds such as *Pinus radiata*);
 - gradual removal and replacement of other regionally recognised environmental weed species, after heritage issues are taken into account;
 - natural heritage landscape deterioration through over planting; and
 - replanting native species more suited to ecological contexts.
- 27.2 Regularly monitor for weed species newly invading areas of natural vegetation or the river corridor. Implement an annual weed removal program for newly appearing weeds.
- Commentary:* Some long-established planted examples of weed species (eg. mature pines) have heritage value and should not be removed.
- 27.3 Fallen dead trees or branches are important as wildlife habitat and a balance should be found between the heritage/working farm requirements to remove this timber, and the needs of nature conservation to retain it.
- Commentary:* This might be achieved in less visible areas, or areas more remote from the entrance and homestead vistas.
- 27.4 Liaise with Territory and Municipal Services (TAMS) as necessary in relation to the management policies for the Murrumbidgee River Corridor, and ensure that all values of Lanyon are respected in management strategies applied to the Corridor at Lanyon.

Landscape

Policy 28 Conserve the landscape

Conserve the significant landscape features and qualities at Lanyon reflecting the layers of history and use, including the following components and their inter-relationships:

- entrance driveway;
- pastoral landscape, including that visible from the driveway;
- views and vistas;
- the quiet and peaceful setting, rural sounds and seasonal changes;
- natural and cultivated trees, including remnant woodland, avenue and garden plantings;
- juxtaposition of the remnant natural environment and cultivated landscape;
- large scale of paddocks;
- garden areas;
- buildings and structures; and
- siting of the homestead and garden in relation to the river.

Commentary: Most other policy sections help achieve this policy, including especially those related to natural heritage, gardens, natural and cultivated trees, buildings and other structures, historical archaeology, setting and use. In

addition, see also the following policy on vistas.

Understanding the future character of the Lanyon landscape given implementation of these policies and strategies might be assisted by the preparation of a landscape master plan. This might also assist with implementation.

Implementation strategies

- 28.1 Replace the current one-way entry-exit road system with a two-way system.
- 28.2 Once the future for the former Nolan Gallery building and the proposed visitor orientation centre are resolved, the current main public carpark should be reconsidered with a view to removing it to a less sensitive place in the landscape. Options to screen any new carpark should also be considered, if necessary.

Commentary: It is currently intended that the former Nolan Gallery building be retained at Lanyon. Note that the heritage assessment report for the former Nolan Gallery building has not been formally endorsed by the Corporation (Eric Martin & Associates and Ken Taylor 2007).

- 28.3 The long term future of the landscaping around the former Nolan Gallery building, if the building is to remain, should be to achieve the original design intent (c1980) with the forecourt having only one or a few native shrub species or grasses, and the mounds being dry grasslands with some native shrubs.

As exotic plantings become senescent, die or become dangerous, these should be removed and the original design intent implemented.

Otherwise, the landscape maintenance program should be revised to achieve this design intent, such as through the maintenance of the dry grassland and additional native shrub plantings.

If the former Nolan Gallery building is not to remain, then the landscaping should be changed to accord with the general character of the precinct.

Commentary: This strategy arises from Lehany (1986). It is noted that Eric Martin & Associates and Taylor (2007) recommend the former Nolan Gallery building landscaping remains given its maturity. This strategy provides a long term approach which links these views.

- 28.4 The Corporation should hold discussions with ACTEW about opportunities to remove the powerlines that now cross the paddocks north of the homestead.

Commentary: This may be a long-term objective rather than something that can be achieved quickly.

- 28.5 Regularly monitor for weed species appearing in the landscape.
Implement an annual weed removal program for newly appearing weeds.

Commentary: Some long-established planted examples of weed species have heritage value (eg. mature pines) and should not be removed. See also Strategy 31.7. Strategy 27.2 also deals with weed management in natural vegetation and the river corridor.

Policy 29 Vistas

Conserve the significant garden/landscape vistas.

Commentary: See also Strategy 31.14 regarding the pine plantation around the former Nolan Gallery building.

The main significant views and vistas include those related to:

- travel along the driveway, with views to the homestead as well as the surrounding pastoral and remnant native landscape, including the mountains;
- the Murrumbidgee River, across it to the middle distance slopes, and wider vistas to the mountains beyond, including from the café;
- the surrounding landscape to the north and east from the homestead garden, and south from the Stables;
- the isolated cottages in the pastoral landscape; and
- the pastoral landscape from Tharwa Road.

Implementation strategies

- 29.1 Judiciously prune or if necessary remove trees that obscure significant views and vistas, or compromise the health of adjacent trees of more significance, or significantly detract from the desired landscape character.

Gardens

See also the policy sections on the landscape, and on the natural and cultivated trees.

Policy 30 Garden conservation

Conserve the front and side homestead gardens. All phases of the garden's development should be conserved and interpreted.

Commentary: The primary document guiding the conservation of the gardens is *Lanyon Garden and Grounds – Conservation Analysis, Policy and Plan* (Lehany 1987). As noted elsewhere, the Lehany document should be reviewed for consistency with this conservation management plan and currency in view of changes over the last 20 years.

Implementation strategies

- 30.1 A garden maintenance plan/schedule should be prepared consistent with the *Lanyon Garden and Grounds – Conservation Analysis, Policy and Plan*, this conservation management plan and the tree management plan.

- 30.2 Plantings of annuals, perennials and shrubs in the flower garden should reflect historical plantings.
- 30.3 The former vegetable garden on the river flats may be reconstructed.
- 30.4 The current extent of irrigated grass and marquee sites should not be increased within the gardens.
- 30.5 New garden furniture should be kept to a minimum, and should be of a simple consistent modern style which does not replicate historical furniture.

Natural and Cultivated Trees

See also the sections relating to Aboriginal heritage (eg. relating to the scarred trees) and natural vegetation above.

Policy 31 Tree management

Conserve the significant natural and cultivated trees at Lanyon, including the contribution of trees to the garden and broader landscape character.

Protect the significant character of Lanyon by the removal and possible replacement of dead, dying or inappropriately planted trees, unless such trees are important habitat for wildlife.

Implementation strategies

- 31.1 The Corporation should develop and implement a detailed tree management plan for Lanyon. This should include tree maintenance works, as well as tree replacement programs to re-new significant planted elements (eg. avenue plantings), taking into account heritage requirements.

Commentary: Maintenance work should include nurturing new plantings, and regular tree surgery to maintain the health of all plantings.

- 31.2 The Corporation should undertake a comprehensive health and structural assessment of all the cultivated tree flora at Lanyon. This assessment should inform the tree management plan.
- 31.3 Tree replacement programs should be prioritised based on the significance of the tree plantings.
- 31.4 All new and replacement plantings should conserve or reinforce the significant landscape character.

In the case of replacement plantings, these should occur near the tree that died, and should be preferably the same species.

There could be a temptation to plant scattered trees through the parts of

the study area that are very open due to previous clearing events. This must be avoided to ensure retention of the heritage values of the place with regard to pastoral and cultivated uses of the land. It would be acceptable to thicken plantings in areas where vistas exist to undesirable landscape elements.

- 31.5 Any new plantings or replacement plantings must not impact on existing heritage values, including remnant native vegetation.
- 31.6 The tree management plan should include replacement woodland plantings/woodland maintenance plantings within the broader landscape, and within the heritage limitations of the place (giving effect to Policy 26). This includes regenerative river corridor plantings with *Eucalyptus viminalis*.
- 31.7 Replacement programs should generally aim to replace trees with the same species and where necessary/possible using the same genetic stock for trees of high heritage value.

It is recognised that some species (eg. hawthorns, willows, Monterey Pine and Lombardy Poplar) are now environmental weeds in the ACT. However, in the case of Lanyon, there is good reason to continue the use of the original species wherever possible, dependant on siting. Any wildlings (or unabated spread from root suckers) should be removed and/or managed as part of a regular maintenance program.

Commentary: The decision to use the same genetic stock should be made after considering the vigour of the plants providing source material. For example, the prolonged drought might lead to choosing drought-tolerant genetic stock rather than the original stock.

- 31.8 Replace trees that perform poorly, succumb to pathogens or present hazards with the same species or, if necessary, with more appropriate trees which reflect the form and design intent of the original species. In general, cultivated trees should be used which:
- reflect the main period of tree planting, the mid nineteenth century through to about 1921; and
 - are suited to the location.

Infill avenue plantings should avoid a disjointed effect.

- 31.9 In cases where trees perform poorly, soil and sub-soil investigations should be undertaken prior to any replacement plantings to determine the reasons for this performance.
- 31.10 Known former and now missing cultivated trees which contributed to the significance of Lanyon should be replaced (eg. the driveway plantings).
- 31.11 Appropriate heritage varieties should be used to reconstruct orchard areas.
- 31.12 New plantings may require to be phased and structured to allow for short

term, and possibly undesirable impacts in order to gain long-term benefits.

- 31.13 Consideration should be given to complete removal of the remnant and disjointed replacement pine driveway plantings from the main entrance to the entrance to the rural lease, and their comprehensive re-planting/reconstruction with the original pine species.

Commentary: One option may be to temporarily leave the existing plantings and plant new pines on the same alignment but at the mid points between the existing trees. As the new trees mature, the existing trees could be removed.

- 31.14 The long-term strategy for the pine plantation around the former Nolan Gallery building should be to progressively remove it as the trees become senescent, dangerous or die, in order to restore the pre-plantation landscape.

In the meantime, following completion of the health and structural assessment of the plantation, options for the short to mid-term future of the plantation should be considered taking into account the following factors:

- the modest significance of the plantation;
- the health and structural assessment; and
- opportunities to fully or partly re-create views to the homestead site from the driveway, mindful of the considerable significance of this aspect. Consideration should be given to marking the reinstated vista with a specimen planting of Yellow box/Apple box/Blakely's Red gum to reflect the nineteenth century character.

Long-term planning should also include the need to screen the former Nolan Gallery building appropriately, if the building remains (see Strategy 35.1).

- 31.15 Replanting programs should be planned at least 12 months in advance to permit propagation of clonal material, if desirable (see Strategy 31.7).

- 31.16 Seed from significant specimens should be collected and appropriately stored for future use.

- 31.17 Records should be kept of all tree removals and replacement programs, including precise locations.

- 31.18 A listing of the most commonly used ornamental species should be prepared from which future selections should be made.

- 31.19 Consideration should be given to planting advanced specimens of trees in any replacement plantings.

- 31.20 Dead trees are often hollow, and are important elements in the landscape – they are an essential ecological asset that should be protected for the variety of habitat values they provide. Unless they pose an immediate

danger to the public or other heritage places or objects, they should remain as part of the landscape.

31.21 As specimens of Manna Gum (*Eucalyptus viminalis*) in plantings well into remnant Yellow Box woodland areas near Tharwa Drive die, these should be replaced with more suitable Yellow Box woodland species.

Policy 32 *Natural woodland areas*

Conserve the remnant natural woodland areas.

Those elements of the natural woodland area remaining, primarily scattered open woodland trees, should be enhanced by replacement plantings to at least maintain the richness and diversity of the former woodland, and maintain the heritage character of the place. This includes the former riverine woodland, in opportune sites.

Commentary: This policy is implemented through strategies in the policy above.

Buildings and Other Structures

See also the section below dealing with new development.

Policy 33 *Conservation of significant buildings and other structures*

Significant buildings and other structures should be conserved, including all buildings and structures dating from before 1971. This includes, but is not limited to, the:

- early timber and masonry farm buildings, including Lanyon Homestead;
- early-mid twentieth century farm buildings;
- extension to the Dairy with its steep pitched gabled roof;
- Cottages 2 and 3;
- the Southern Cross windmill and piston pump; and
- fencing.

Commentary: This policy should be read in conjunction with the general conservation policy, Policy 21.

Implementation strategies

33.1 The Corporation should undertake the works identified in Appendix I in Volume 3.

33.2 The Corporation should have maintenance schedules prepared for all other significant buildings and structures not dealt with in Appendix I. It should implement any works recommendations which are consistent with this conservation management plan.

33.3 Works should be prioritised giving due consideration to the level of threat to heritage values.

33.4 Cyclical maintenance schedules should be prepared for all components of

Lanyon.

- 33.5 In the case of apparently serious and further developing structural cracks, remedial options should be developed by a conservation architect in consultation with a structural engineer familiar with historic buildings.
- 33.6 Archaeologists should be involved where relevant in the research and documentation of the fabric of standing buildings.

Commentary: Much of the early work identifying the sequential development of Lanyon's standing buildings was carried out by archaeologists.

- 33.7 In the case of buildings displaying significant damp problems, each should be closely studied to identify the causes, and remedial options developed mindful of the significance of the buildings. Such problems should be closely monitored before and after treatment.

Policy 34 Colour schemes

Exterior and internal colour schemes shall be based on research into historical schemes, and shall reflect the general conservation policy to respect the significant use from the 1830s until 1974 (Policy 21). Accordingly, this generally means adopting the colour scheme as at 1974 unless there are sound conservation reasons otherwise.

Schemes for specific buildings and structures shall be developed as necessary, ideally as part of specific and detailed conservation management planning (see Strategy 7.1).

Policy 35 Non-significant buildings and other structures

Buildings and other structures not identified as being significant in this plan may be maintained if they fulfill some substantial need, or otherwise they should be removed.

Implementation Strategies

- 35.1 The long-term objective for the former Nolan Gallery building should be decided by a careful study of the visual impact of the building as the surrounding pine plantation is removed consistent with Strategy 31.14. If the building is to remain, the long-term objective should be to minimise any visual impact of the building on the surrounding landscape.

If the Corporation proceeds with the option to extend the building to house a visitor orientation centre, then a visual impact study should be undertaken of both the existing and extended buildings, taking account of the various future stages for the pine plantation.

In the short to medium term, the building may be considered for retention if it meets a substantial need consistent with Policy 52 regarding uses of Lanyon.

Historical Archaeology

Policy 36 Prepare an Archaeological Zoning Plan for Lanyon

An Archaeological Zoning Plan (AZP) shall be developed for Lanyon. The AZP will identify the likelihood of archaeological deposits being located beneath or around buildings and sites (including those features in the rural landscape of Zones 1 (study area) and 2 (management area)), detail options for controlling works in these locations, outline the recording and reporting standards to be applied, and indicate triggers for different levels of archaeological involvement (eg. including initial testing, partial excavation, monitoring of works, and no action to be taken).

Policy 37 Disturbing buildings or land surfaces in sensitive areas/the AZP

The opportunity should be taken to incorporate historical archaeological investigations in any work program disturbing buildings or land surfaces in sensitive areas, such as defined in the Archaeological Zoning Plan, and to conserve any remains identified in that process.

Policy 38 Controls prior to preparation of an AZP

If works occur prior to an AZP being prepared for Lanyon (Policy 36), the archaeological potential of any ground area to be disturbed by the proposed works will be investigated by a qualified historical archaeologist before any decisions on the development or disturbance of land occurs, and any mitigation, conservation or salvage works shall be factored into the works program and budgeting.

Policy 39 Conservation of significant features in the rural landscape

The features identified in Table 5 shall be conserved. These features shall be subject to protection from changed activities or works (see Policy 40 *Control of activities in the rural landscape*), and shall be monitored by the Corporation. Any necessary conservation action (such as fencing or erosion protection) shall be undertaken to protect the sites from observed deterioration or disturbance.

Policy 40 Control of activities in the rural landscape/study area

The advice of a qualified historical archaeologist will be obtained before any change or intensification of land use, or other works that have the potential to modify human-made features or landforms in the study area. Such action should not lead to the diminishment of the heritage significance of the area or of identified heritage features within it.

Collection

These policies relate to the collection of significant moveable items relating to Lanyon.

Policy 41 Conservation of the collection

The collection of significant moveable items relating to Lanyon should be conserved.

Policy 42 Retention of original items

All items which are original to the house through its history must be retained.

Policy 43 *ACT Historic Places Acquisition Policy*

Acquisitions, including loans, will conform to the general requirements of the ACT Historic Places Acquisition Policy. Acquisitions may be made by purchase or donation. Full legal title must be transferred to the Corporation. In addition:

- The Director, ACT Museums and Galleries must approve all acquisitions.
- For items with a value higher than \$5,500.00 the ratification of the Board of the Cultural Facilities Corporation is required following recommendation by the Historic Places Advisory Committee.
- The ACT Historic Places Advisory Committee is advised of all acquisitions regardless of cost.

Commentary: Refer also to the CMAG Collection Policy.

Implementation strategies

43.1 The Corporation will seek to resolve the status of the National Trust loaned objects.

Policy 44 *Acquisition of items associated with Lanyon*

The Corporation should acquire items which have a provenance to Lanyon Homestead or to the occupants of Lanyon Homestead.

Policy 45 *Non-provenanced acquisitions*

Non-provenanced acquisitions should closely approximate items known to have existed at Lanyon (oral, photographic or archival evidence) in accordance with the Interpretation Policy if they will enhance the interpretation of the Homestead.

Policy 46 *Other acquisitions*

The Historic Places Advisory Committee, based on the circumstances of the case, will consider proposed acquisitions, outside Policies 43-45.

Policy 47 *Acquisition Proposal Form*

All proposed acquisitions must be accompanied by an Acquisition Proposal Form and presented to the Director, ACT Museums and Galleries and the ACT Historic Places Advisory Committee. As per Policy 43, all acquisitions must be approved by both the Director, ACT Museums and Galleries and the Advisory Committee.

Policy 48 *Collection Management Procedures Manual*

The Collection will be managed in accordance with the Collection Management Procedures Manual.

Policy 49 *Approval for conservation work*

Conservation of the collection may only take place with the approval of the Assistant Director, ACT Historic Places.

Policy 50 *Coverings and furnishings*

The Corporation may renew window coverings, floor coverings and furnishings as required. The style of coverings must meet the interpretation guidelines.

Setting

The setting for Lanyon is the Lanyon Bowl area (Zone 3).

Policy 51 Conservation of the Lanyon Bowl

The Corporation should encourage the appropriate conservation of the Lanyon Bowl consistent with the cultural landscape values of the area which centres on Lanyon. Issue include:

- conservation of the remnant woodlands and pastoral landscapes;
- maintenance of nature conservation and rural uses only;
- restriction on subdivision; and
- restriction on building or other developments, including the number of buildings or developments and their scale, materials and colours.

Implementation strategies

51.1 The Corporation should encourage actions to further and effectively screen the views of suburban development from the entrance to Lanyon and other points within the study area.

Use of the Place

Policy 52 Primary and secondary uses

The primary use for the Corporation managed area will be for conservation, interpretation and presentation of its heritage values. This includes:

- house museum functions with associated tours and activities;
- conservation management; and
- research, education and public programs.

The Corporation should maximise access for this primary use, consistent with the conservation of Lanyon and the quality of the visitor experience.

As part of the social value of Lanyon, easy access should be provided for quiet enjoyment of particular elements that are favourite places of leisure and reflection for visitors, such as the homestead verandah, the Bunya lawn, and vistas from the café.

Activities and events that help to maintain and strengthen community connections to Lanyon will be fostered.

Secondary uses are associated supporting services and facilities, they should not compromise the significance of Lanyon, and these may include:

- technical/caretaking/gardening services;
- passive recreation (eg. picnics, walking);
- display, related broadly to the significance of Lanyon (although a display about Lanyon itself would be part of the primary use);

- commercial/community hires/usages (eg. a shop, related broadly to the significance of Lanyon, weddings, etc);
- catering/concessions; and
- gallery, in the former Nolan Gallery building.

The primary use of the rural lease area should remain rural purposes, consistent with the conservation of heritage values. Residential accommodation in the cottages is an acceptable secondary use. Interpretation and presentation of heritage values should be promoted in the rural lease area, ideally integrated with the interpretation and presentation of the Corporation managed area.

Commentary: Note the comments made elsewhere about the former Nolan Gallery building (Strategy 35.1).

Implementation strategies

52.1 Any guidelines on use and access should be consistent with this conservation management plan.

52.2 The Corporation will maintain guidelines for functions/events.

52.3 The Corporation should consider developing a use zoning plan for Lanyon, including interiors where necessary/useful.

52.4 With the development of a visitor orientation centre (see Policies 57 and 60), the café function should be shifted from the homestead complex to the centre.

Commentary: The current café location in the former Barracks/Store is not entirely compatible and impedes interpretation of the building.

52.5 Areas allocated for management use should be limited and be less significant spaces/locations.

Policy 53 New and continuing uses compatible with significance

Any continuing use or new use proposed for Lanyon will be compatible with the significance of the place, and should ideally be complimentary to the primary uses.

Policy 54 Access for associated communities and cultural groups

Communities and cultural groups should be allowed reasonable access to Lanyon to maintain their special associations. This may include special provisions for access, allocation of defined spaces for use, or exclusive use for a defined period.

Policy 55 Cemetery

Access to the cemetery should be allowed for descendants and friends of people buried at the cemetery, subject to any reasonable controls needed to traverse the rural lease area. Access to the cemetery by all visitors should be a goal, negotiated as necessary with the rural leaseholder.

The issue of possible new burials in the cemetery should be informed by

further study and conservation investigations.

Implementation strategies

55.1 Options to allow improved access to the cemetery should be explored.

55.2 Undertake further study and conservation investigations of the cemetery as part of research to consider the possibility of new burials.

Policy 56 Control of leased areas/activities

Any lease arrangements developed by the Corporation for components of Lanyon will protect the heritage significance of the place and allow for some degree of interpretation.

Commentary: While this policy is primarily focused on leases within the Corporation managed area, the principles may also apply to the rural lease area.

Implementation Strategies

56.1 Lease arrangements will:

- be compatible with the heritage significance of Lanyon;
- stress the heritage significance of the place;
- provide clear guidelines about appropriate uses and signage; and
- provide for a process of notification to and approval by the Corporation of any activities/functions (this may include approval of regular types of activities/events).

56.2 The Corporation will review current lease arrangements to ensure compatibility with this conservation management plan, and implement any changes needed at the next opportunity (eg. the renewal or renegotiation of a lease).

New Development

Policy 57 Major new development

Major new development will generally not be permitted at Lanyon, including additions or extensions.

The first exception is the possible development of a visitor orientation centre.

The second exception is the possible development of a new house for the rural lessee.

In both cases:

- development should be subject to careful impact assessment to ensure it does not have a substantial impact on heritage values.
- careful consideration will be given to the location of development, generally to site it in visually unobtrusive positions, and to screening development;
- buildings will be designed in sympathy with buildings in the immediate

- setting; and
- with regard to design qualities:
 - the style and form of buildings will pay due regard to adjacent buildings. Consideration will be given to a consistent style and form, or palette of styles and forms, for buildings in the area; and
 - predominant building colours will generally draw on the palette of existing colours used.

Commentary:

The preferred option for the visitor orientation centre would be to sympathetically adapt an existing building for this purpose. The former Nolan Gallery building is a possibility. The second preference would be a new building subject to careful design and siting. Note the long term future of the former Nolan Gallery building is discussed at Strategy 35.1.

A possible option is to extend the former Nolan Gallery building to house a visitor orientation centre. However, the size/scale of an extension is not clear.

The preferred option for the rural lessee's house is to use one of the existing houses, possibly with (further) sympathetic adaptation. Other options include:

- a new building properly located and utilising as far as possible current road, power and water infrastructure; and
- sympathetic adaptation of one of the other buildings, eg. the shearers' quarters.

Policy 58 *Minor new development*

New minor buildings or structures, including minor additions or extensions, may be permitted subject to the following:

- the number of minor buildings/structures/additions/extensions will be kept to a minimum, every effort will be made to consolidate functions, and also to house these within existing buildings where this is compatible with their significance;
- a comprehensive planned approach to the provision of minor buildings within the Lanyon area will be undertaken;
- careful consideration will be given to the location of minor buildings/additions/extensions, generally to site them in visually unobtrusive positions, and to screening minor buildings/additions/extensions;
- buildings/additions/extensions will be designed in sympathy with buildings in the immediate setting;
- with regard to design qualities:
 - the style and form of buildings/additions/extensions will pay due regard to adjacent buildings. Consideration will be given to a consistent style and form, or palette of styles and forms, for minor buildings in the area; and
 - predominant building colours will generally draw on the palette of existing colours used.

Interpretation

Policy 59 *Interpretation plan*

The Corporation will maintain and implement, and revise as necessary, an

interpretation plan for Lanyon. This plan should:

- refer to the significance of Lanyon as a primary theme of interpretation; and
- deal with the Corporation managed area as well as the rural lease area and Lanyon Bowl.

Interpretation should not conflict with the conservation of Lanyon nor diminish heritage values.

Commentary: Issues that should be considered in any revision of the interpretation plan include the following.

- Provide dynamic and challenging interpretation and education programs as a key element in presenting Lanyon to visitors, to enable them to appreciate significance residing in the layered natural and cultural values, and the richness of stories and associative values.
- The need to interpret the Nolan association.
- Review and update the interpretation plan for Lanyon taking advantage of the varied opportunities and resources to present natural and cultural significance, and engage different audiences
- Implement an active program of educational activities linked to the school curriculum and other educational needs and groups.
- Encourage appreciation of the range of natural and cultural values through presentation of the property and its setting
- Respect and interpret different eras and perspectives reflected in Lanyon's history.
- Interpret the working property and its daily and seasonal routines to visitors.
- Involve appropriate professional disciplines and facilitate programs of professional activities, seminars and workshop at Lanyon.
- Closely link interpretation planning with marketing and visitor management as part of the overall destination and site management planning.
- Get feedback from visitors and provide mechanisms to regularly review and update the plan.
- Interpret the heritage significance of the remnant natural vegetation.
- Interpret the layers of significant cultivated vegetation at the place, with a focus on the main period of tree planting, the mid nineteenth century through to about 1921.
- All signage at Lanyon, including the number, location and style of signs for interpretation, way-finding, facilities and commercial activities.
- Access/interpretation of components not normally accessible to the public, such as management spaces and components on the rural lease.
- The need for controlling visitor numbers in some locations/rooms.

Policy 60 Visitor orientation centre

The Corporation should establish a visitor orientation centre at Lanyon.

Commentary: The issue of a building for this use is discussed at Policies 52 and 57.

Policy 61 Volunteer guides

The Corporation will support the Lanyon volunteer guides with ongoing

training and access to technical advice.

Unforeseen Discoveries

Policy 62 Unforeseen discoveries or disturbance of heritage components

If the unforeseen discovery of new evidence or the unforeseen disturbance of heritage fabric or values requires major management or conservation decisions not envisaged by this conservation management plan, the plan will be reviewed and revised (see Policy 14).

If management action is required before the plan can be revised, a heritage impact statement will be prepared that:

- assesses the likely impact of the proposed management action on the existing assessed significance of the place;
- assesses the impact on any additional significance revealed by the new discovery;
- considers feasible and prudent alternatives; and
- if there are no such alternatives, then considers ways to minimise the impact.

If action is required before a heritage impact statement can be developed, the Corporation will seek relevant expert heritage advice before taking urgent action.

Urgent management actions shall not diminish the significance of the place unless there is no feasible and prudent alternative.

Commentary:

Unforeseen discoveries may be related to location of new documentary or physical evidence about the place or specific heritage values that are not known at the time of this report, and that might impact on the management and conservation of the place. Discovery of new heritage values, or the discovery of evidence casting doubt on existing assessed significance would be examples. This might relate to a range of values, including Aboriginal heritage values. Note that any discovery of Aboriginal sites requires action to report the find under the ACT *Heritage Act 2004* (part 8).

Discovery of potential threats to heritage values may also not be adequately canvassed in the existing policies. Potential threats might include the need to upgrade services or other operational infrastructure to meet current standards, the discovery of hazardous substances that require removal, or the physical deterioration of fabric.

Unforeseen disturbance might be related to accidental damage to fabric, or disastrous events such as fire or flood.

Such actions may be subject to the ACT *Heritage Act 2004*.

Keeping Records

Policy 63 Maintenance of collection of management documents

The Corporation will establish and maintain a discrete and catalogued collection of reports, plans and other documents relating to the investigation, conservation and management of Lanyon.

Commentary: At the commencement of the conservation management plan process, no single repository of past reports on Lanyon existed, and gaining access to relevant information proved to be difficult. The creation of a collection, and administrative procedures to ensure all reports created are put into it, would be a substantial resource for future management. This collection might be expanded to serve a similar function for other Corporation-managed heritage places.

Policy 64 Records of intervention and maintenance

The Corporation will maintain records related to any substantial intervention or change in the place, including records about maintenance.

Implementation strategies

64.1 The Corporation will retain records relating to decisions taken in accordance with Policy 10 - Decision making process for works or actions.

64.2 The Corporation will retain copies of all maintenance plans prepared for the place, including superseded plans, and records about monitoring. (Refer to Policy 13)

Further Research

Policy 65 Addressing the limitations of this conservation management plan

Opportunities to address the limitations imposed on this study (see Section 1.4) should be taken if possible, and the results used to revise the conservation management plan.

Policy 66 Community associations

Knowledge about the nature and extent of community associations with Lanyon will continue to be investigated over time, especially given the evolving nature of such associations.

Policy 67 Outbuildings report

The Corporation should maintain and periodically update the Lanyon outbuildings report (Lawson 1984), as a basic reference document about the buildings.

Commentary: Such an up to date document will assist with future conservation management planning.

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Outbuildings at Lanyon c1970, Wesley Stacey photograph, NLA: PIC 8508/1

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Pat Osborne Jnr of Currandooley
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SM Withycombe, Canberra
Osborne Family Account Book for Lanyon Station 1929-31

Maps & Plans

ACT PLA map nd, CFCHP: digitised

ACT Survey Office 7 September 2005, sketch of proposed excision from Geikie lease,
CFCHP: digitised

County Murray map on tissue, nd after 1838 (private collection)

Department of the Capital Territory c1959, NLA: MAP G8981.G46

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Department of Works & Railways 1926, Canberra & Lanyon (sales plan), NLA: MAP
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Robert Dixon map 1835

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Robert Hoddle map of Limestone Plains 23 August 1833, NSW Department of Lands

Robert Hoddle map 'Plan of four portions of land . . . situate at Jiggallite County of Murray'
12 January 1835

Lanyon Station c1955, held by Murdock Geikie, Lanyon (listed in Ray)

James Larmer plan 5 February 1838 plan showing road from Queanbeyan, NSW
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Linen map of Isabella Plains-Lanyon area, nd possibly JHM Lanyon

'Map of NSW showing Stock Routes, Tanks, Wells, and Trucking Stations 1888', published
in *Picturesque Atlas of Australasia* Sydney, 1888, p.122

NCDC 1975, NLA: MAP G8984.C3G45

'Plan of area nominated to Interim Heritage Register nd, CFCHP: digitised

Plan of lands to be resumed . . . County of Cowley, Parishes Congwarra & Tharwa' 26 July
1908

Plan of Lanyon Estate, possibly by Charles Lanyon, nd but post-1841

Plan of proposed Arsenal township site, within Tuggeranong and Lanyon Holdings, 1912-
80, NAA: A6664, L163 SHEET 1

Plan of the road from Queanbeyan to Tharwa, nd R772.1603

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Records of valuations 1918-61, NLA: MAP G8981.G46

Tuggeranong-Lanyon freeholds of the Cunninghams 24 October 1903 No. 37, ML: MS5371

H F White map 'Survey of part of Morumbidgee and country south of Lake George' 15
January 1834, NSW Department of Lands

**VERSION PENDING ACT HERITAGE COUNCIL APPROVAL
(DRAFT 8)**

**LANYON CONSERVATION MANAGEMENT PLAN
VOLUME 2 – APPENDICES A TO H**



**Prepared by Duncan Marshall, Australian Archaeological Survey Consultants Pty
Ltd, Dr Lenore Coltheart, Context Pty Ltd, Geoff Butler & Associates, John Armes
& Associates, Dr Michael Pearson & Ken Taylor**

**for the
Cultural Facilities Corporation - ACT Historic Places**

2010

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APPENDIX A: EXISTING HERITAGE CITATIONS

A.1 ACT HERITAGE REGISTER CITATION



ACT Heritage Council

AUSTRALIAN CAPITAL TERRITORY

Proposed entry to the interim Heritage Places Register

LANYON

District of Tuggeranong

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

Public submissions regarding the proposed entry of Lanyon to the interim Heritage Places Register should be addressed to:

The Secretary
ACT Heritage Council
PO Box 144
LYNEHAM ACT 2602

Facsimile: (02) 6207 2200

Submissions must be received by close of business on 15 March 2004

For enquiries related to this proposal please telephone (02) 6207 7378

PROPOSED ENTRY TO AN INTERIM HERITAGE PLACES REGISTER

LANYON, DISTRICT OF TUGGERANONG

LOCATION OF PLACE:

For the purposes of this proposal the place referred to as 'Lanyon' comprises the area including

Blocks 128, 1244, 1245, 1246, 1481, 1494, 1495, 1528, 1529, 1530, 1531, 1532, 1533, 1536 and 1613, as defined at the time of interim registration, District of Tuggeranong and the features identified as intrinsic to its significance (see Figure 1 and 2).

CONTEXT:

The Lanyon Leased area lies within the Lanyon Bowl (see Figure 3). The Lanyon Bowl includes the pastoral and natural areas visible from the more significant parts of Lanyon, and the village of Tharwa. The National Capital Plan recognises the Lanyon Bowl Area as a significant cultural landscape. It states that "...It is in the interests of the National Capital that nothing shall adversely affect the historic landscape significance and heritage values of the Lanyon Bowl Area."

The National Capital Plan contains the following special requirements for protection of the values of the Lanyon Bowl Area:

"(i) The Commonwealth, a Commonwealth authority, the Territory or a Territory authority shall not do anything which adversely affects the historic landscape and heritage values of the Lanyon Bowl Area.

(ii) Proposals to subdivide or lease land and carry out Works within the Lanyon Bowl Area, shall be referred to the Authority. The Authority will assess proposals to ensure that they are not inconsistent with the provisions of the National Capital Plan."

FEATURES INTRINSIC TO THE HERITAGE SIGNIFICANCE OF THE PLACE:

In summary, the features intrinsic to the heritage significance of the place include:

- All of the **buildings and structures including fences, gates, posts and water troughs** that were erected on the place from the time of its establishment until Commonwealth acquisition.
- Recreational and produce **gardens** (including their layout, details, walls and steps), where these predate acquisition by the Commonwealth
- **Plantings of trees, treelines and avenues**, where these predate acquisition by the Commonwealth
- **The layout and plantings of the entrance drive**, where these predate acquisition by the Commonwealth
- **Pastoral landscape elements** that predate acquisition by the Commonwealth including evidence of pastoral history and practice including the 1830s/40s cereal paddock, the large-scale paddock pattern, irrigation ditches, fence locations, ditch and bank boundaries and remnant *Eucalypt* species.
- Groundsurfaces potentially containing archaeologically significant cultural materials.
- Lanyon's **setting** within the broader pastoral and natural landscape, known as the 'Lanyon Bowl', particularly views to the distant skyline that are free of modern

development.

- The evidence of pastoral, farming and domestic **uses** of the property where these predate acquisition by the Commonwealth
- **Objects, fittings and artefacts** housed within the property that are objectively provenanced to have been associated with the pastoral, farming and domestic use of the property prior to Commonwealth acquisition

The individual features intrinsic to the heritage significance of Lanyon are further detailed but are not limited to the list provided at Appendix A and their locations (where able to be clearly demonstrated) are indicated on Figure 1.

STATEMENT OF SIGNIFICANCE:

Lanyon is the one of the few remaining fine examples of a 19th Century pastoral homestead and landscape within the ACT. It is an outstanding historic and aesthetic composition of buildings, landscape elements and objects that is highly significant for its ability to provide a rich understanding of the evolution of pastoral land uses and rural life within the region from its initial European settlement in the 1840s through to its acquisition by the Commonwealth in the 1970s.

Lanyon is a place of significant landscape value. It is composed of clearly defined areas of clearance, cultivation and settlement within the Murrumbidgee river valley, in turn flanked by lightly timbered hill-slopes and ridges. The surrounding distant ridge-lines delineate the Lanyon Bowl. The Lanyon landscape is considered to be scenically beautiful, even reminiscent of the scenes within early Australian landscape paintings. A view of the landscape also permits the discernment of the various stages of pastoral development of the property, from the initial homestead, to the small and more intensively cultivated and cleared river flats to the larger scale paddock systems with scattered, albeit cleared, woodland. The view of the homestead sited adjacent to the Murrumbidgee River enables the importance of water frontage to the success of the earliest South East Australian pastoral enterprise to be demonstrated.

In combination with other private and publicly owned homesteads of the period, Lanyon reflects the 19th Century subdivision of the region into vast pastoral estates along the Murrumbidgee, Molonglo and Ginninderra Valleys prior to the formation of the Australian Capital Territory in 1911. Lanyon lies just within the boundaries of the 1829 Limits of Location. With its early structures and views over the Murrumbidgee River to the lands beyond the limits of location it has an unusual capacity to illustrate the rural lands policy of New South Wales prior to 1849. The scale of the Lanyon homestead complex and its retention within an ongoing pastoral holding beyond the sight of urban development, enable demonstration and appreciation of its historical and social prominence as an ongoing large pastoral estate operating over 150 years of settlement.

The highly intact accumulation of outbuildings, and additions to buildings, within the homestead complex is valued for its ability to demonstrate a range of vernacular construction methods and significant architectural styles from the 19th and 20th Centuries as well as demonstrating the spatial layout of pastoral and domestic activities. It is complemented by a similar valuable collection of gardens reflecting differing landscaping treatments and species and functions, being those of ornament, recreation and produce (as distinct from gardens and plantings that reflect subsequent museum and interpretative functions but do not demonstrably reflect historical arrangements).

The existing fabric of the homestead complex retains and has the ability to demonstrate a wealth of detail including original construction techniques and interior decorative treatments from c 1850 to the 1960's. The use of Lanyon as a continuing rural enterprise respecting the imprint of previous landuse practices and patterns, and as a museum of pastoral, farming and domestic occupation, contributes to its significance.

Lanyon is also significant for its historical and social associations with individuals and families that have been prominent within the development of the region and local rural community. Some of

these people are buried within the Lanyon Cemetery, and many descendants remain within the area.

POLICY

Lanyon is to be conserved in accordance with the ICOMOS Burra Charter and used in a manner that is consistent with its cultural heritage significance. Its management is to be in accordance with any Conservation Management Plan currently endorsed by the ACT Heritage Council and is also to be consistent with the current Murrumbidgee River Corridor Plan of Management.

Lanyon lies within the Lanyon Bowl Area and is subject to special requirements as specified in the National Capital Plan. Actions that may affect the historic landscape significance and heritage values of the place are subject to referral to the National Capital Authority and would require approval under s.12 of the Australian Capital Territory (Planning and Land Management) Act 1988.

Additionally any action affecting conservation of the heritage significance of the place and its intrinsic features may be considered to be development under Part VI of the Land (Planning and Environment) Act, 1991 and would also require approval prior to undertaking the activity. To undertake such development without prior approval may constitute an offence.

Definitions:

Rural – characteristic of the country or of country life, including pastoral and agricultural

Pastoral – pertaining to livestock farming where lands are used for grazing

Agricultural – activities involving cultivation and rearing of animals

Specific Requirements:

1. Requirements relating to Management of Conservation of the significance of the place

Objective:

To ensure that appropriate conservation management planning is available to guide the ongoing use and operation of the place.

Specific Requirements

1.1 A Conservation Management Plan shall be prepared for the place (as defined in *Location*, see above) by the Cultural Facilities Corporation, or equivalent management body, within 2 years of the date of entry of the place to the interim heritage places register and shall be used to guide actions that may affect conservation of the heritage significance of the place. The plan should include interpretation of the place and shall be endorsed by the Heritage Council prior to its use. The Conservation Management Plan should be reviewed at intervals of not more than 5 years.

2. Requirements Relating to the Significant Buildings and Structures

Objective:

To conserve the buildings, their individual rooms, fixtures and fittings and other built structures in a manner that retains their associations with Lanyon's significant history.

Specific Requirements

2.1 The significant buildings and structures shall be retained in perpetuity. Removal of original or significant fabric shall not be permitted, other than in the context of sympathetic alterations and additions which are deemed by the ACT Heritage Council to be necessary for the conservation, interpretation and/or ongoing pastoral use of Lanyon

2.2 Minor internal and external alterations may be made to significant buildings and structures where, in the opinion of the ACT Heritage Council, the proposed works will not adversely affect the significance of the place.

2.3 New buildings or structures that are not essential for Lanyon's conservation, interpretation and on-going rural use shall not be permitted. Proposals for new buildings and structures shall demonstrate that their design and siting does not conflict with the heritage values of the place.

2.4 Works relating to existing or new buildings and structures, including colour schemes, shall be consistent with a current *Lanyon Conservation Management Plan* endorsed by the Heritage Council.

3. Requirements relating to the Ornamental, Recreational and Produce Gardens and Significant Plantings

Objective

To conserve and respect all phases of the development of the gardens and plantings that predate Commonwealth acquisition and to identify contributions of previous occupants in a way that respects historical layers.

Specific Requirements

3.1 Tree plantings, garden plantings and any replacement planting programs shall be undertaken in a manner consistent with and reflective of the objectives of the Conservation Management Plan, endorsed by the Heritage Council, prepared for the place.

3.2 Significant planted trees should, in general, be replaced when senescent or dead with new stock of the same species, although consideration may be given to replacement with different species where weed species are involved.

3.3 With respect to significant avenue plantings consideration should be given to the retention of mature dead and dying trees, subject to safety requirements, threat to building and structures, and any applicable Tree Protection Legislation within the Territory, on the basis that their retention may contribute to the significance of avenue plantings by demonstrating the age and history of occupation of the place.

3.4 New plantings for interpretative purposes, screening of developments or other purposes, and regrowth of native and exotic species, shall be limited to circumstances approved by the Conservation Management Plan, and shall not detract from the significance of the place, or confuse

its understanding and interpretation.

4. Requirements Relating to the Rural Landscape

Objective

To manage Lanyon as a cultural landscape and preserve its significant historic features, rural and interpretive use, and generally lightly-wooded landscape

Specific Requirements

4.1 Lanyon should continue to be managed as a rural operation. Rural activities shall be undertaken in a manner sensitive to the conservation of the heritage significance of the place.

4.2 The landscape should be managed in accordance with the Conservation management Plan and should retain a mix of open grassland and lightly wooded country. New or replacement plantings within Lanyon should reflect both exotic and indigenous species planted by previous owners, and would ideally consist of specimens grown from the same seedstock.

4.3 New native woodland plantings should be of species of local provenance. The ‘cleared’ nature of the woodland areas should be maintained. The woodland planting density in boundary areas of the place may be increased where denser plantings will benefit conservation of the landscape values of the place.

4.4 Exotic species that have invasive potential shall not be used.

4.5 Significant woodland trees (with the exception of any Aboriginal scarred trees) may be replaced when senescent or dead, but may be left standing if identified as ‘habitat’ trees or if considered to contribute to the natural structure of the woodland.

4.6 Evidence of the large scale paddock pattern shall be retained.

4.7 Proposals for new or replacement fencing and yards should be in accordance with the Conservation Management Plan prepared for the place. In the period preceding preparation of the Conservation Management Plan, the aim shall be to maximise the retention of original fabric whilst allowing for reasonable duplication or repair of fencing to allow for continuing rural operations.

5. Requirements relating to the Lanyon Vistas and Views³ (refer Fig 2)

Objective

To protect the integrity of the rural, predominantly pastoral landscape within Lanyon and surrounding the Lanyon Homestead Precinct.

Specific Requirements

5.1 There shall be no unsympathetic intrusions on the significant scenic rural landscape views from the Lanyon Homestead precinct.

5.2 Significant landscape views from Lanyon should be maintained.

5.3 New buildings, structures and/or agricultural development in the landscape shall not

compromise the heritage significance of Lanyon and may only be permitted where such developments can be sited on land contours at levels that allow their physical concealment in sight lines from Lanyon Homestead. Such developments shall be finished in muted or non-reflective shades and may include additional sympathetic plantings.

6. Requirements Relating to the Use of the Place

Objective

To ensure that Lanyon generally remains publicly accessible, whilst accommodating its continued rural use, and continues to provide interpretation of its culturally significant heritage values.

Specific Requirements

6.1 The place should continue to be used as a museum and as a rural enterprise. On-going rural activity is appropriate and whilst encouraged shall occur in a manner that does not detrimentally affect the heritage significance of pastoral infrastructure or the cultural landscape identified as intrinsic to the significance of the place.

6.2 Public access to and interpretation of the place or part/s of the place is to be encouraged and should be undertaken in a manner consistent with the Conservation Management Plan prepared for the place, endorsed by the Heritage Council. Change/s to the areas subject to public access shall be subject to revision of the Conservation Management Plan unless specifically provided for in the current plan, and may be permitted where it can be demonstrated that there will be no detrimental effect upon the conservation of heritage significance of the place or its intrinsic features. The impact of long term (i.e 30 days or greater) changes in public access upon the viability of the continued rural operation of the place shall also be considered before changes are approved. Changes in public access that reduce viability of the rural operation shall only be approved where specifically recommended in the current Conservation Management Plan..

6.3 The Nolan Gallery, buildings and grounds, should continue to be managed in conjunction with the Lanyon Homestead precinct in accordance with a current Conservation Management Plan endorsed by the ACT Heritage Council.

7. Requirements Relating to Archaeologically Sensitive Areas

Objective

To ensure that archaeological evidence of previous occupation events and features relating to the settlement of the place is conserved in accordance with its known or potential heritage significance.

7.1 Developments that disturb ground surfaces should not be undertaken without assessment of their potential impact upon significant archaeological deposits. Where impact is identified actions in accordance with the Burra Charter should be undertaken in consultation with the ACT Heritage Council.

The features intrinsic to the significance of the place are all buildings and structures that were erected on the place from the time of its establishment until Commonwealth acquisition, the setting of the place and its significant cultural landscape. Numbers in brackets indicate locations on Figures 1 and 2. The significant features of the place include but are not limited to the following:

Slab Hut (c1830s-50s) (1): *Although only a few of the original slabs remain, and corrugated iron covers the shingles, this hut represents one of the early types of dwelling on the property. It is located adjacent to the site of the first orchard and vegetable garden, and in the nineteenth and early twentieth centuries housed a succession of gardeners. Previous repairs to its fabric have been sympathetic. Although it has been substantially rebuilt, it is nevertheless representative of one of the earliest dwellings. Parts of the original stone chimney and fireplace remain.*

Old Kitchen (c1830s-50s) (2): *Possibly built as a dwelling by James Wright, this stone building originally consisted of a kitchen, cook's room and cool storage area. Late in the nineteenth century a laundry, storerooms and workmen's accommodation were added on the western side. A brick path leads across the courtyard to the homestead dining room. The original roof shingles remain beneath the later corrugated iron roof, and the brass bell hangs in its bell tower. The cellar and storeroom indicate methods of food preservation, and the additions show its later use as a laundry.*

Barracks/Store: (c1860) (3): *A three roomed brick building was formerly men's accommodation and also used for storage of the station supplies and rations.*

The Meat House (c1860) (4): *Initially used as accommodation, this two-roomed brick building was later used in conjunction with the dairy for separating cream and churning butter. The fly proof meat house at the northern end was constructed c1940 and, as with the southern end, remains in regular use.*

The Stables (c1830s-50s) (5): *- This building is of similar construction to the old kitchen and includes hand hewn hexagonal hardwood block flooring in horse stalls. Although a loft which existed above the stalls for hay storage has been removed and the timber shingles covered with corrugated iron the stables are in relatively original condition. An ingenious system of wooden louvers controls ventilation, and the wooden pegs and saddle racks are in good condition. The iron-framed windows are believed to have been reused following the demolition of an earlier structure. The present blacksmith's shop was constructed in the 1930s within the loose box adjacent to the open stalls, replacing a nineteenth century forge below the kitchen block. The buggy shed at the southern end of the building was used for the storage of the Cunningham's "Victoria" phaeton and household buggies.*

The Barn (c1830-50s) (6): *This large stone barn is similar in construction to the earliest courtyard buildings. Severely damaged by lightning strike and fire during the 1940s, its gables and shingle roof were demolished, and replaced with a simple skillion. The gables have since been rebuilt, using fieldstone gathered in the nearby paddocks, and the roof is now of hardwood shingles.*

Dairy (c1830s-50s) (7): *Built of timber, with the bark roof still visible beneath the later corrugated iron, this milking shed is possibly one of the earliest structures on Lanyon. Dairying remained an important activity at Lanyon until the 1960s and this building is one of only two nineteenth century timber structures still in existence on the property. A more recent galvanised iron dairy abuts the earlier building.*

The Stone Hut (c1830-50s) (8): *Situated some 500 metres from the homestead, with a clear view of the western bank of the Murrumbidgee River, this two-roomed stone cottage was used by early overseers. It is the only 19th century Lanyon building with a hipped roof, but its use of local stone,*

with rough coursing, is similar to the courtyard buildings.

Three Farm Buildings overlooking Tharwa Drive (9)

The Homestead:(1859) and Garden (1850s -present day) (10): Built by Scottish immigrant Andrew Cunningham, the present homestead replaced original owner James Wright's earlier house. Elevated on an artificial mound, the field stone house with its wooden shingled roof was extended in stuccoed brick. Early Victorian simplicity gave way to an Edwardian villa form, and in 1905 the house almost doubled in size as bathrooms and a kitchen were incorporated under one roof. Later alterations were of a minor nature, and structurally, the house remains unchanged. Interesting details include the generous verandah with external cedar shutters to its doors, the original cedar joinery throughout the house, the polished plaster wall treatment in the entrance hall, the attic bedrooms, and the mid-twentieth century bathrooms.

The gardens surrounding the house represent a continuum from the mid-nineteenth century to the present day. Many elements of the early garden remain, including plantings such as the bunya-bunya trees and verandah vine and features such as the carriage turning circle, garden walls, steps and the hawthorn hedges. Successive owners made various changes, with the terraced gardens to the north-west of the house being built shortly after World War 2.

Garage & Workshop (c1940-50s) (11): The building occupies the site of the earlier horse yards which were adjacent to the stable and buggy shed block. It represents the adaptation of existing structures and spaces to twentieth century needs. Built of yellow box uprights and galvanised iron, the building is divided into a three vehicle garage and a workshop and storage shed area.

Toilet Block (c1970s) (12)

Machinery Shed (c1940) (13): The machinery shed was built to replace an earlier building on the same site. It is constructed of yellow box with galvanised iron walls and roof and is an important example of a mid-twentieth century station building.

Silos (14)

Extension to Dairy (c1940) (15): A new dairy block and cow yards were built beside the slab dairy in the 1940s. At this time T.A.Field ran a commercial dairy herd. This building replicates the older dairy in size and style but provides a contrast in the materials used.

New stables c1930s (16) Extended in the 1950s, the stables consists of two sections, one of two rooms and the other of nine horse stalls. The two rooms comprise a saddle room and a harness room, and the horse stalls are timber framed with a dirt floor. These stables were added when TA Field bred show horses and kept a stallion to serve the fifty brood mares used for breeding stock horses.

Cow feed shed c1950s (16): a timber frame clad in painted corrugated iron, with a feed section and an area for the cows. The floor and feed trough are made of concrete.

Fowl shed c1950s (16) consisting of three small timber framed sheds with iron lining, concrete floor and bird wire on the north side.

Loose Boxes and Pony Yards (c1950s) (17-20): The loose boxes are constructed of timber with galvanised iron roofs, and echo the style and design of the nineteenth century outbuildings. The yards are post and rail construction, typical of post WW2 Australian station fencing. Together the structures reflect the Fields' involvement in horse breeding, show jumping and dressage events.

Manager's house (c1860s) (21) The core of this house is a four-room stone cottage. Later extensions are of brick. There is a semi-enclosed verandah to three sides. There is a galvanised iron and timber shed and workshop behind the house. Fowl houses and dog kennels and runs were

established in keeping with management needs. Some of the kennels were demolished in 2002 and there is only one remaining. The earliest known occupant of the house was Isaac Cregan, coachman to Andrew Cunningham (see chronology).

Manager's House Garage (22)

Site for proposed new manager's house, garden and outbuildings to enable continuity of rural enterprise (23)

Cottage 4 (Dutton's Cottage) (c1860) (24): Built just above the level of the highest known flood line, it is one of Lanyon's earliest workmen's cottages. Although extensively altered and extended with timber and fibro, the core of this cottage is a stone building with a brick chimney. The earliest known occupant was Thomas Dutton, and the cottage has been continuously occupied since the 1860s. A dense elm grove has developed from the nineteenth century plantings at the rear of the cottage.

Sheds associated with Cottage 4 (25-26)

Cottage 3 (Curator's cottage), including grounds and outbuildings c1935 (27). This cottage is timber framed weatherboard with a painted corrugated iron roof. It originally consisted of one rectangular gabled building but was extended on the eastern and southern sides c1965.

Cottage 2 (Gardener's cottage), including grounds and outbuildings c1935 (28). A timber framed cottage clad with asbestos cement and weatherboard, with a painted corrugated galvanised iron roof. The cottage has been conserved to meet Housing Commission standards.

Wilson's house c 1860 (29): This cottage is constructed of brick, with a brick floor and corrugated iron roof which covers the original wooden shingles. The brickwork has been stabilised, but there have been no structural alterations. Wilson's was occupied until the 1940s.

Wilson's house shed c1950 (30): The shed is constructed of corrugated steel with a timber frame.

Cottage 1, including grounds and outbuildings c1965 (31). This weatherboard cottage with a timber frame has brick chimneys and a corrugated iron roof and is located on the site of a former house which was built in about 1945 but was burnt down in the early 1960s. Internal and external repairs have been made to the dwelling.

Cottage 1 garage c1950 (32). This garage has a timber frame and is clad in corrugated iron. The door has been re-hung and walls extended to close in the garage.

Shed located to east of Barn (33)

Steel and Concrete Tanks (34)

Cottage 6 (Hart's cottage) including grounds and outbuildings c1950s (35-36) A timber framed cottage clad in asbestos cement and weatherboard with a corrugated iron roof. An unusual detail is the sloping ceilings which suggests that the house had a skillion roof at one stage which was extended and the gable roof added.

Cottage 5 (Boorman's cottage 5) including grounds and outbuildings c1950s (37-38) A timber framed weatherboard cottage on brick piers with a corrugated iron roof, lined internally with hardboard.

Hay Shed c1920s (39) A timber, steel and galvanised iron structure built during the Cunningham ownership.

Shearers' Quarters and Ablution Block (c1920s-60s) (40) These buildings of galvanised iron

and timber were constructed to service the shearing shed built by the Cunninghams in c1925. They have received ongoing necessary repairs and minor alterations since that time.

Woolshed, sheep yards, and spray dip c1940s (41): Built of timber (dressed hardwood and yellow box) and galvanised iron, the six stand shed replaced a similar structure on the site. Its design is typical of its time.

Windmill (c1940s) (42): This Southern Cross ‘Seneschal’ windmill was at 30 feet in diameter (9.14 m) one of the largest standard models made in Australia. Its tower is 20 m tall and has a span of 10m. Badly damaged in a storm in 1994, it was fully restored to an operational state early in 1998.

Trig Point Cairn c1940s (43): This timber survey marker has a base of dry field stone.

Aboriginal scarred tree (44): This tree has often been referred to as a “canoe tree”, although there are differing views on this description. The canoe shaped scar is believed to have been caused by deliberate removal of bark.

1830s/40s cereal paddock (45): possibly used for growing cereal crops in James Wright’s ownership.

The location of a potential convict era ditch and bank boundary to cereal paddock (46)

Cunningham ditch and bank boundary fence c1850s (47)

Stone Quarry (48) – in use during the 20th century

Brick pits (49) dating from the last quarter of the 19th century

Dams (50)

Pump House and pump (51)

Remnant pump house (52)

Cattle yards (53)

Cemetery (54) Believed to have been established around the grave of William Wright who was accidentally killed in a shooting accident. In the order of 50 people have been buried in the cemetery, all of whom were employees of Lanyon or Lanyon’s extended families.

Wooden water trough located in northeastern part of the lease.

Significant plantings of individual trees, lines of trees and avenues of trees

The large scale paddock pattern

Produce, decorative and recreational gardens

All gardens that are associated with the Homestead and the cottages.

Stone Walling

Remnant Eucalyptus sp: Vegetation patterns have changed considerably over the past 160 years, but there are several remnant trees which have been identified as being significant examples of their type. Natural to the area are Yellow box (*Eucalyptus melliodora*), Blakely’s red gum (*Eucalyptus blakelyi*), Apple box (*Eucalyptus bridgesiana*), Red box (*Eucalyptus polyanthemos*),

and Ribbon gum (*Eucalyptus viminalis*).

Archaeological Sites in the Homestead Courtyard: *The lowering of the courtyard in 1984 revealed a network of brick drains and two underground tanks. Also evident were the footings of a timber and galvanised building used as a bathroom for domestic staff and thought to have been erected c.1890-95. Beneath the Guest Wing is evidence of an earlier dwelling believed to be James Wright's Lanyon House.*

Areas with potential to contain significant Archaeological deposits

Artefacts, including domestic material and farm machinery, provenanced to the site prior to 1971.

Significant vistas and views

STATUS OF PLACE AT NOMINATION DATE:

Entered in the Register of the National Estate 21 March 1978.

HISTORICAL SUMMARY

Archaeological evidence of stone flakes and scarred trees would indicate the presence of Aboriginal people prior to European occupancy of the area. However as the European population increased during the 1830s, the associated arrival of disease resulted in a rapid decline in the region's Aboriginal population. In spite of this, reports from the 1850s noted a corroboree in the area of between 400 and 500 people.

Relations between Lanyon's owners and the Ngunnawal were good. Aboriginal people were employed at Lanyon and were also present at the wedding of Elizabeth Bass and Alexander McKenzie at Lanyon in April 1842. In the 1890s, Cunningham and Woodger established the 'Black and White Mine' in the hills above Lanyon and employed both Aboriginal people and Europeans (Avery and Besant 1995, p37). As late as 1889 it was still possible to encounter considerable numbers of Ngunnawal people camped near the Murrumbidgee River at Tharwa.

The first known European exploration in the region was by Charles Throsby in 1820. He was followed in 1823 by Captain Mark Currie who encountered a group of Aborigines beyond Tuggeranong near the Murrumbidgee River, however the group fled on the party's approach. Stockmen arrived on the limestone plain in 1824 and occupied 2000 acres between Black Mountain, Mt Ainslie and the Molonglo River.

Timothy Beard is the first European name known to have been associated with the locality known as Lanyon. Huts and cattle attributed to an outstation of his Queanbeyan squatting run were recorded in 1834 and 1835.

John Lanyon and James Wright arrived in Sydney in 1833, arriving at Lanyon in 1835 and purchased approximately 3 square miles. They were joined by James' Wright's brother William in 1836, six months after John Lanyon had gone back to England, never to return. Within a year William was accidentally killed in a duck shooting accident leaving James to run the property that he had named Lanyon. From 1836 to 1842 Wright had on average about 35 labourers, most likely assigned convicts. He married Mary Davis in 1838 and they began their family of eight children. Buildings at the time are likely to have been bark huts, canvas or at best a timber slab hut.

The drought of 1838-9, falling prices and subsequent floods resulted in Wright being in serious financial trouble by 1844. When creditors foreclosed in 1848 he sold the property and moved across the river to Cuppacumbalong. Andrew Cunningham then purchased Lanyon.

Cunningham, the son of a Scots wine merchant, aspired to property ownership and social standing that was beyond reach in the British Isles. He had taken up his lease at Congawarra in the early 1840s. Following the Lanyon purchase, Cunningham benefited from the gold rush boom, the surplus of labour that followed the gold rush and the thirty year wool boom from the 1860s. He was a skilful manager who used progressive farming methods and expanded the Lanyon holding to run in the order of 60,000 sheep.

The main homestead was constructed in 1859 with a formal driveway, landscaped gardens, vegetable patches and orchards. The property became virtually a self contained community of up to fifty people. Workers' homes sometimes doubled as schoolrooms or post offices and, as needs and technologies changed, buildings were adapted to different functions.

Andrew Cunningham died in 1887 and was buried among many of his former employees in the little Lanyon cemetery, which had developed around the grave of William Wright in the fifty years

since his death. Andrew's wife, Jane Cunningham, died in 1895 and the property was run by the (then) two unmarried sons, Andrew Jackson (AJ) and James. Lanyon weathered the droughts, rabbit plagues and economic difficulties of the 1890s and at the turn of the century was at the peak of its performance.

James married Mary Twynam in 1889 and moved to Tuggranong (original spelling) which was run in conjunction with Lanyon. At the age of 58, AJ married Louisa Leman and the brothers subsequently dissolved their partnership in 1905. A new wing was added to the Homestead to include a kitchen pantry, staff sitting room, master bedroom, dressing room, bathroom and lavatory with septic tank. AJ died in 1913, Louisa moved to Sydney and James and Mary moved to Lanyon. They replaced AJ and Louisa's furniture with their own and re-established the family's stylistic tradition.

In the lead up to the selection of the new national capital the Cunninghams helped to promote the Yass /Canberra Region. They would have hoped to benefit from higher land values and would not have anticipated the compulsory resumption of freehold land. In 1916-7 an area totalling 21,000 acres, including part of Tuggeranong was resumed. With the threat of compulsory acquisition, the owners were reluctant to invest in the property's future.

Following WWI, James and Mary retired to Sydney and left the property in the hands of their sons Andy and Pax. The seventy year Cunningham connection ended in 1926 when Harry Osborne of Currandooley bought Lanyon as a home for his newly married son, Pat (Paddy).

The property was resold in 1930 to T A Field, a Sydney businessman with extensive pastoral holdings. For the Fields, Lanyon was an investment, the old machinery shed was rebuilt and enlarged, the milking shed was extended, fibro cottages from the Molonglo Internment Camp at Fyshwick were moved to the property for staff housing and numerous sheds, tanks and silos were constructed. The few remaining shingle roofs were replaced with corrugated iron and a green and white colour scheme was applied uniformly. Concurrently, ornamental exotic trees were planted in the home paddock, and pines were planted in gullies and watercourses as part of a wider concern about soil erosion.

By 1970, Lanyon was one of the last freehold properties left in the ACT. It was resumed by the Commonwealth in 1971, vacated in 1974 and established as a house museum in 1980.

The wider area surrounding Lanyon became protected as an area of special significance to the National Capital, termed the Lanyon Bowl Area, in the mid 1980s. The planning decision to protect the heritage and historic cultural landscape values of the area is considered visionary and the Lanyon Bowl itself is realised to be of national heritage significance, entering the Register of the National Estate in 1987.

LANYON CHRONOLOGY

1833	John Lanyon and James Wright arrived in Sydney.
1835	Lanyon and Wright had purchased 3 adjoining blocks on the east side of the Murrumbidgee. John Lanyon named the property but then went back to England never to return.
1836	William Wright (James' brother) arrived
1837	William Wright died from the result of a shooting accident
1838	James Wright married Mary Davis, developed Lanyon as a farming and grazing property, built necessary structures using convict labour, and also took up land at Booroomba (for the use of his wife's parents).
1840s	Wright was made bankrupt and took up Cuppacumbalong on the western bank of the Murrumbidgee River
1848	Lanyon sold to Andrew Cunningham
1859	New homestead completed, driveway re-aligned, garden surrounding homestead planted
1912	Lanyon estate, including Tuggeranong, reached its maximum size under the co-management of Andrew Cunningham's sons, James and Andrew Jackson Cunningham
1913	Creation of the Federal Capital Territory
1916-17	Land Resumption
1926	Lanyon sold to Harry Osborne of Currandooley, Bungendore, NSW
1930	Lanyon sold to T A Field a wholesale meat producer and landowner of Sydney, NSW.
1971	Lanyon resumed by the Commonwealth
1974	Lanyon vacated – commencement of Geikie lease
1976	The Nolan Gallery established within the homestead
1980	The purpose built Nolan Gallery completed
1980	Lanyon established as a house museum
1990s	Geikie lease continued but with individual name changes
2003	Continuation of Geikie lease, trading as "Lanyon Pastoral" in tandem with museum uses of the place

ANALYSIS AGAINST THE CRITERIA SPECIFIED IN SCHEDULE 2 OF THE LAND (PLANNING AND ENVIRONMENT) ACT 1991:

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

Lanyon demonstrates several rural practices that were technically innovative at the time including:

- *the first timber and netting fences in the district (introduced by Alan Cunningham),*
- *the Southern Cross windmill, erected in the late 1930s, which is believed to be one of the largest in the Southern Hemisphere.*
- *the Southern Cross piston pump, which is an outstanding example of 1930's engineering, and*
- *remnants of an irrigation system that enabled extensive and innovative lucerne production in the 1950s.*

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

Lanyon historic precinct, with its grouping of vernacular buildings, its gardens, and its landscaped setting has exceptional aesthetic values. These values derive from the proportions of the buildings, the contrasts and spatial relationships, the texture and character of the materials utilised in their construction and their placement within well established gardens. The view of the homestead through the tree lined approach is of exceptional beauty as is the composition of early buildings around the courtyard on the western side of the complex.

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

Lanyon homestead and its surrounding rural paddocks reflect settlement patterns and the way of life of a large rural property from the early 19th Century through to the late 20th Century. Such an outstanding collection of intact rural buildings in their managed landscape is not only rare in the ACT but increasingly rare nationally. The integrity and condition of the place, in combination with its known history, is of exceptional interest.

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

Lanyon is highly valued by the community as a cultural and educational resource. The property is the focus for several local community associations and is visited extensively by the general public, tourists and school groups from across the country and overseas who are interested in the place's aesthetic, cultural and educational values.

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

The Lanyon homestead and courtyard precinct is the most substantial intact group of original farm buildings in the ACT. The buildings have been in use and maintained in excellent condition by their successive owners; they remain within their original setting and are an excellent example of the development of vernacular architecture in the Canberra region. Lanyon's rarity and integrity is enhanced by its continuity of use as a working pastoral property.

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

Lanyon is an excellent example of a rural property that has evolved from the earliest phase of settlement up to the 1970s. The size, quality and location of the various buildings clearly demonstrate the periods in which they were constructed and the status of their occupants. The locations of out-buildings, gardens and paddocks, workers cottages and the main homestead are able to provide valuable insight into the workings of a large and, at the time, relatively remote rural farm.

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

Each phase of Lanyon's history is closely intertwined with the development of the region and is associated with people whose local and regional influence was substantial. The cultural landscape setting illustrates the achievement of James Wright, the Cunninghams, the Fields and their employees from the convict era onwards. Many of these people are well known by name and their contributions and memories are recorded orally, visually and in written form in Canberra's history. Visitors to Lanyon are able to recognise these regional connections and develop an empathy with the place.

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FIGURE 1 Lanyon

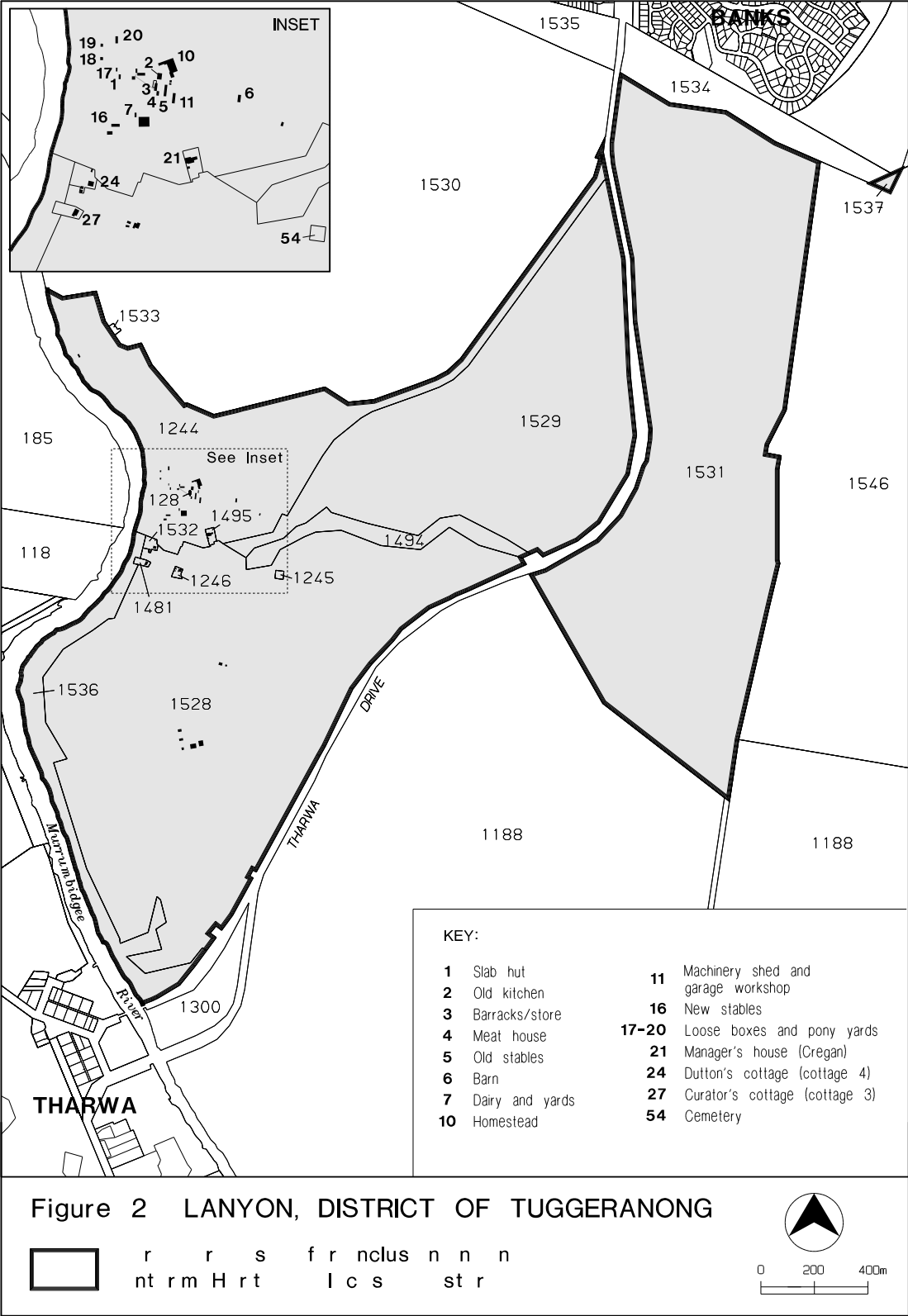
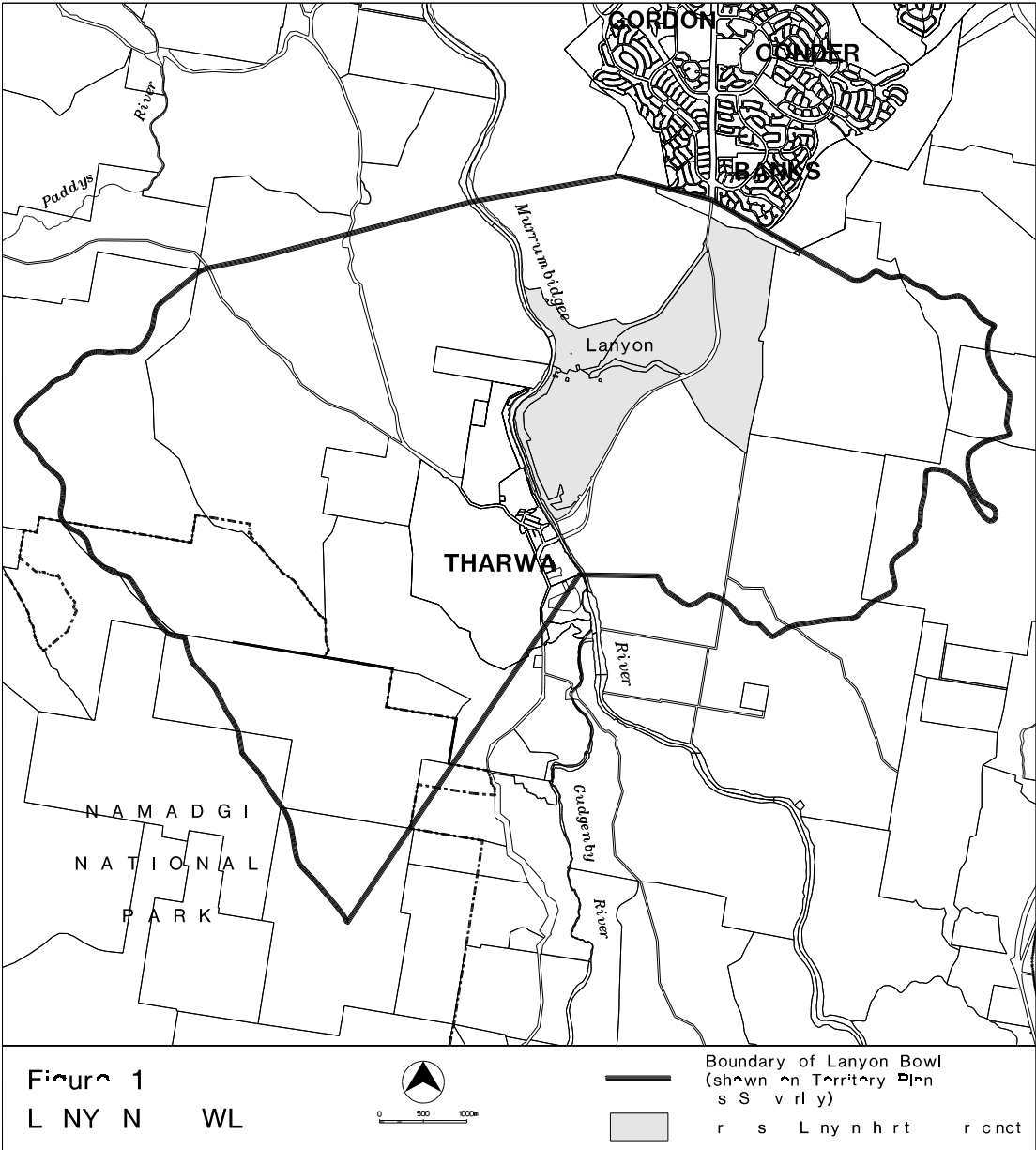


FIGURE 2Lanyon Bowl Area (Area subject to interim registration shown shaded)



APPENDIX B: DETAILED INFORMATION ON ABORIGINAL HERITAGE SITES

B.1 DETAILS FOR THE PREVIOUSLY IDENTIFIED ABORIGINAL HERITAGE SITES IN THE LANYON STUDY AREA

Lanyon Canoe Tree

Grid Reference: E687915 N6070974

Site Type: Scarred Tree

This scarred tree (known as the “Lanyon Canoe Tree”) has been previously assessed and registered on the Register of the National Estate.

The tree is a mature eucalypt (Yellow box) that is alive and appears to be in good health. The height of the tree is estimated at approximately 20 metres, with a circumference of 5.4 metres. The tree is located in a rural setting (farm paddock), on the mid to lower west slopes of a hill (gradient 3°), approximately 200 metres east of the Murrumbidgee River. The scarred tree is one of a few remnant scattered eucalypts that are present within a farm paddock, where the native vegetation has been predominantly cleared for farming purposes. The dominant vegetation type in the area is a mixture of introduced and native grass species.

A single scar is present on the tree. The scar, which is located on the southern side of the tree is elliptical in shape. The following provides the measurements for the scar.

Scar height: 2.78m

Maximum scar width: 0.38m

Scar Depth: 0.29m

Height of scar above ground: 0.90m

There appears to have been considerable re-growth of the outer bark around the scar, however the exact amount of re-growth is unknown. An examination of the scar revealed a series of three distinct steel axe marks present on the base of the scar. The scar itself is in good condition, with no obvious signs of dry rot or insect infestation.

A 12 x 8 metre barbed wire fence (with gate) has recently been erected around the perimeter of the scarred tree, presumably as a measure to protect the tree from impacts associated with stock activity. The fence has been successful in keeping stock away from the tree. Numerous erosion scalds caused by cattle and sheep activity are present around the base of the tree, showing that until recently the tree was been utilised by stock for shelter.

Surface visibility within the perimeter fence line around the tree was generally good (70%) due to the presence of stock erosion areas. Outside the fence, visibility was restricted to around 30% due to grass cover. An inspection was made around the general vicinity of the tree in attempt to identify any associated stone artefacts. None were located.

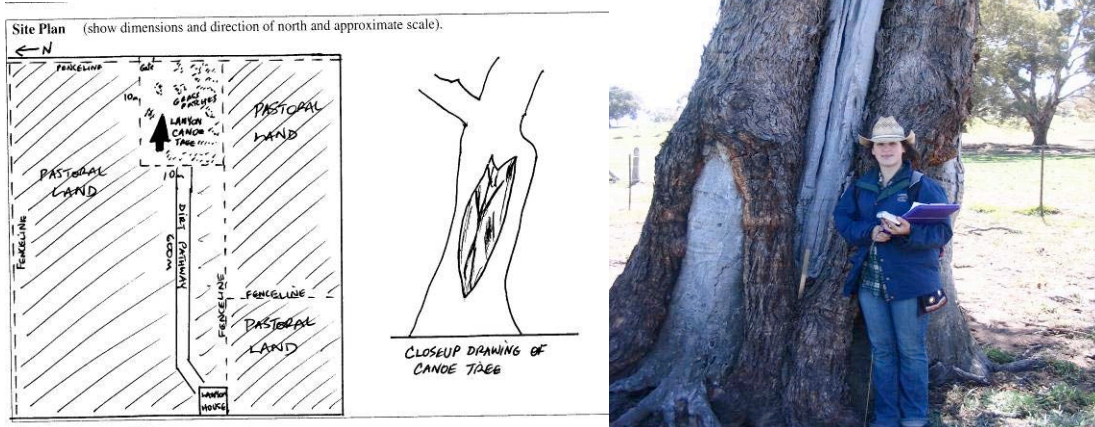


Figure 94. Lanyon Canoe Scar - mud map, drawing of scar and picture

LHA3

Grid Reference: E689525 N6071250

Site Type: Scarred Tree

The site *LHA4* was previously identified by Winston-Gregson (1985c). The field team re-visited the general area of the site by entering the grid references into a GPS. What is assumed was the site was relocated and the field team took updated GPS readings to mark the location. This area is pastoral grasslands with stands of eucalypt trees. A burnt stump corresponds with the general area of the grid reference and could possibly be this site. The stump shows no sign of a scar. The site has either been destroyed or is difficult to find because there was no GPS usage when it was recorded. There are no other scarred trees identified in the general vicinity of the area.

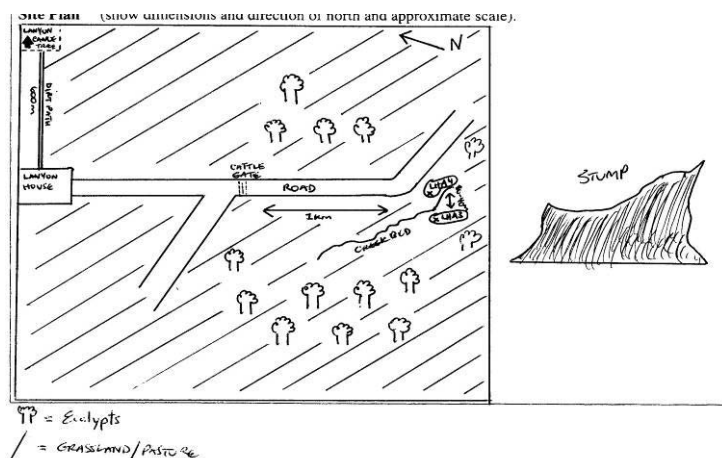


Figure 95. LHA3 – mud map and close-up drawing of stump

LHA4

Grid Reference: E689321 N6071238

Site Type: Scarred Tree

The site *LHA4* was previously identified by Winston-Gregson (1985c). The field team re-

visited the general area of the site by entering the grid references into a GPS. What is assumed was the site was relocated and the field team took updated GPS readings to mark the location. The tree is situated approximately 50 metres east of the Lanyon Homestead driveway. This area is pastoral grasslands with stands of eucalypt trees. The condition of the tree is very poor. It has been cut down with a chain saw, is on its side and shows signs of burning by fire. The surface visibility around the tree is 0% because of grass cover. The length of remaining tree is 210.6 cm. The scar's length is 122 cm, the width in the middle is 33 cm and the depth of regrowth at the remaining end is 7 cm. A star picket at the base of tree marks where it stood. There are no axe marks visible, but much of scar is burnt. No artefacts were found near the tree and the potential for any is low.

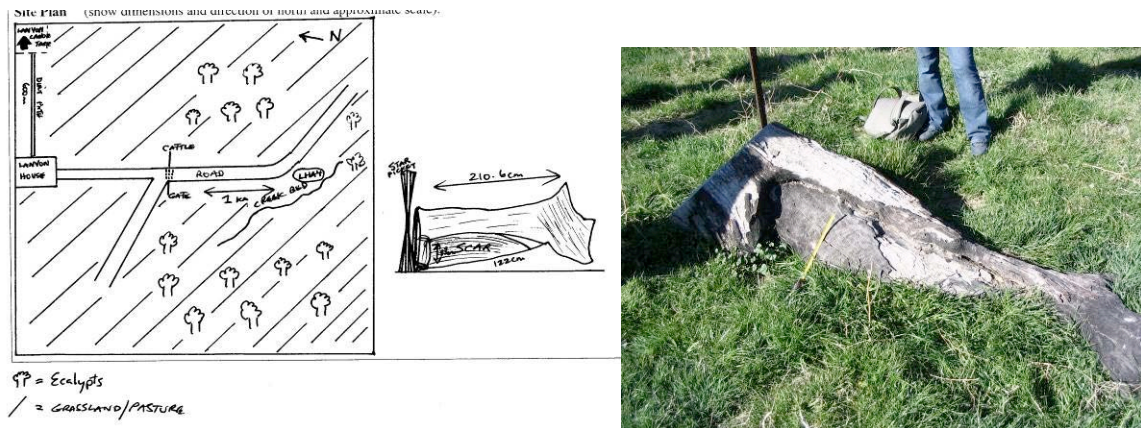


Figure 96. LHA4 – mud map, close-up drawing of remaining scar and picture

Site L1/2

Grid Reference: E687809 N6069902

Site Type: Open Artefact Scatter

This site was originally recorded by Avery and Besant (1995). The site is described as a small artefact scatter (6 artefacts) on stock track, 50 metres from ephemeral creek and 300 metres east of the Murrumbidgee River. Avery and Besant (1995) noted that the site is possibly larger in extent.

As part of the present field investigations, the field team carried out an inspection of the area in the general vicinity of the grid reference provided by Avery and Besant. Despite a thorough search of this area, no artefacts were identified. The area inspected by the field team generally matches the landscape description provided by Avery and Besant. It is therefore likely that the grid references originally provided by Avery and Besant are reasonably accurate, and the field team were in the right area. The most likely explanation as to why the artefacts associated with this site could not be relocated as part of the present investigations is poor surface visibility. Surface visibility in this area was generally poor (0-15%) due to grass cover. Surface visibility was primarily restricted to the occasional erosion scald and stock track. It is likely that the artefacts associated with this site are still present in this area, but are obscured by grass cover.

Site L2/2

Grid Reference: E687625 N6069786

Site Type: Open Artefact Scatter

This site was originally recorded by Avery and Besant (1995). The site is described as a small artefact scatter (2 artefacts) on stock track, 150 metres from ephemeral creek and 200

metres east of Murrumbidgee River. Avery and Besant noted that the site is possibly larger in extent.

As part of the present field investigations, the field team carried out an inspection of the area in the general vicinity of the grid reference provided by Avery and Besant. Despite a thorough search of this area, no artefacts were identified. The area inspected by the field team generally matches the landscape description provided by Avery and Besant. It is therefore likely that the grid references originally provided by Avery and Besant are reasonably accurate, and the field team were in the right area. The most likely explanation as to why the artefacts associated with this site could not be relocated as part of the present investigations is poor surface visibility. Surface visibility in this area was generally poor (0-15%) due to grass cover. Surface visibility was primarily restricted to the occasional erosion scald and stock track. It is likely that the artefacts associated with this site are still present in this area, but are obscured by grass cover.

Site L2/3

Grid Reference: E687895 6069700

Site Type: Isolated Artefact

This site was originally recorded by Avery and Besant (1995). The site is described as an isolated artefact on a stock track, 50 metres from ephemeral creek and 450 metres east of the Murrumbidgee River. Avery and Besant noted that the site is possibly larger in extent.

As part of the present field investigations, the field team carried out an inspection of the area in the general vicinity of the grid reference provided by Avery and Besant. Despite a thorough search of this area, no artefacts were identified. The area inspected by the field team generally matches the landscape description provided by Avery and Besant. It is therefore likely that the grid references originally provided by Avery and Besant are reasonably accurate, and the field team were in the right area. The most likely explanation as to why the artefact associated with this site could not be relocated as part of the present investigations is poor surface visibility. Surface visibility in this area was generally poor (0-15%) due to grass cover. Surface visibility was primarily restricted to the occasional erosion scald and stock track. It is likely that the artefact associated with this site is still present in this area, but is obscured by grass cover.

L3/2

Grid Reference: E687929 N6070950

Site Type: Small Artefact Scatter

This site was originally recorded by Avery and Besant (1995). The site is described as a small artefact scatter (2 artefacts) located on stock track, 300 metres east of the Murrumbidgee River. Avery and Besant noted that the site is possibly larger in extent.

As part of the present field investigations, the field team carried out an inspection of the area in the general vicinity of the grid reference provided by Avery and Besant. Despite a thorough search of this area, no artefacts were identified. The area inspected by the field team generally matches the landscape description provided by Avery and Besant. It is therefore likely that the grid references originally provided by Avery and Besant are reasonably accurate, and the field team were in the right area. The most likely explanation as to why the artefacts associated with this site could not be relocated as part of the present investigations is poor surface visibility. Surface visibility in this area was generally poor (0-15%) due to grass cover. Surface visibility was primarily restricted to the occasional erosion scald and stock track. It is likely that the artefacts associated with this site are still

present in this area, but are obscured by grass cover.

L4/1

Grid Reference: E688400 N6070860

Site Type: Small Artefact Scatter

This site was originally recorded by Avery and Besant (1995). The site is described as a small artefact scatter (3 artefacts) located on the exit driveway from Lanyon car park, 600 metres east of Murrumbidgee River. Avery and Besant noted that the site is possibly larger in extent.

As part of the present field investigations, the field team carried out an inspection of the area in the general vicinity of the grid reference provided by Avery and Besant. Despite a thorough search of this area, no artefacts were identified.

The track where the artefacts were located has recently been re-gravelled and graded. It is likely that the artefacts associated with this site has been covered by gravel deposits.

LHA11

Grid Reference: E689450 N6071050 (Not correct?)

Site Type: Ceremonial Earth Circle

This site was originally recorded by Winston-Gregson (1985c). The site is described as a possible earth circle (ceremonial ring). The site is located close to the entry gate of Lanyon driveway. The diameter of the ring is 50 metres. The raised lip of the ring is 140 mm high and 1300 mm wide. The origin of the ring is uncertain.

As part of the present field investigations, the field team carried out an inspection of the area in the general vicinity of the grid reference provided by Winston-Gregson. Surface visibility in the general area at the time of the field inspection was poor (10%) due to grass cover. However, in consideration of the original description of the site, where the ceremonial ring is reported to be distinctly elevated, surface visibility should not be a significant hindrance in the relocation of the site. The area does not appear to have been ploughed, or to have been subject to major earth works, so this cannot be a causal factor for the failure to locate the site. At this stage it is not clear as to the status or condition of this site.

It should be noted that subsequent investigations by the project team, in conjunction with Andrew Geikie (property lessee) may have resulted in the identification of site LHA11. Andrew Geikie directed members of the team to an area to the northwest of the location shown on Figure 8 of this report. This is on the west side of main Lanyon Driveway. Andrew Geikie is of the firm opinion that the site is in fact representative of the burning of rubbish, cleared trees etc, and is of post-European origin (mid 20th Century).

L1

Grid Reference: E687956 N6070331

Site Type: Artefact Scatter

This site was originally recorded by Avery and Besant (1995). The site is described as a small artefact scatter (2 artefacts) located on a small creek, immediately east of the Lanyon homestead complex.

As part of the present field investigations, the field team carried out an inspection of the area in the general vicinity of the grid reference provided by Avery and Besant. Despite a thorough search of this area, no artefacts were identified.

The track where the artefacts were located has recently been re-gravelled and graded. It is likely that the artefacts associated with this site has been covered by gravel deposits.

L2

Grid Reference: E688319 N6070452

Site Type: Artefact Scatter

This site was originally recorded by Avery and Besant (1995). The site is described as a small artefact scatter (3 artefacts) on a track, 100 metres to a creek, immediately east of the Lanyon homestead complex. Avery and Besant noted that the site is possibly larger in extent.

As part of the present field investigations, the field team carried out an inspection of the area in the general vicinity of the grid reference provided by Avery and Besant. Despite a thorough search of this area, no artefacts were identified.

The track where the artefacts were located has recently been re-gravelled and graded. It is likely that the artefacts associated with this site has been covered by gravel deposits.

L3

Grid Reference: E688458 N6070819

Site Type: Artefact Scatter

This site was originally recorded by Avery and Besant (1995). The site is described as a small artefact scatter (4 artefacts) on a track, 300 metres to a creek, immediately east of the Lanyon homestead complex. Avery and Besant noted that the site is possibly larger in extent.

As part of the present field investigations, the field team carried out an inspection of the area in the general vicinity of the grid reference provided by Avery and Besant. Despite a thorough search of this area, no artefacts were identified.

The track where the artefacts were located has recently been re-gravelled and graded. It is likely that the artefacts associated with this site has been covered by gravel deposits.

L4

Grid Reference: E688658 N6069906

Site Type: Isolated Artefact

This site was originally recorded by Avery and Besant (1995). The site is described as an isolated artefact, on a dirt track, near Tharwa Road. Avery and Besant noted that the site is possibly larger in extent.

As part of the present field investigations, the field team carried out an inspection of the area in the general vicinity of the grid reference provided by Avery and Besant. Despite a thorough search of this area, no artefacts were identified.

The track where the artefact was located has recently been re-gravelled and graded. It is

likely that the artefact associated with this site has been covered by gravel deposits.

L5

Grid Reference: E688104 N6070176

Site Type: Isolated Artefact

This site was originally recorded by Avery and Besant (1995). The site is described as an isolated artefact, on a dirt track, immediately south of Lanyon homestead complex. Avery and Besant (1995) noted that the site is possibly larger in extent.

As part of the present field investigations, the field team carried out an inspection of the area in the general vicinity of the grid reference provided by Avery and Besant. Despite a thorough search of this area, no artefacts were identified.

The track where the artefact was located has recently been re-gravelled and graded. It is likely that the artefact associated with this site has been covered by gravel deposits.

B.2 DETAILS FOR NEWLY IDENTIFIED ABORIGINAL HERITAGE SITES IN THE LANYON STUDY AREA

LANU1

Grid Reference: E668608 N6070470

Site Type: Open Artefact Scatter

This site is a low density artefact scatter that is located on the southern margins of an ephemeral creek line. This creek line runs roughly in a north-east to south-west direction and joins with a second ephemeral creek line approximately 50 metres to the south-west of LANU1. Both creeks flow through a broad and gently sloping valley context that is part of the Murrumbidgee River corridor.

The site comprises a total of 10 surface artefacts that are spread across an area measuring approximately 25 metres in length (ne-sw) and 10 metres in width. The artefacts are concentrated on a series of erosion scalds and stock tracks that are confined to within 15 metres of the southern edge of the creek line. The terrain in the vicinity of the site is very gently sloping (ne-sw) at a gradient of between 1-2°. The site is located within a rural setting where the native vegetation has been predominantly cleared for farming practices. The dominant vegetation in the vicinity of the site is a mixture of introduced and native grass species.

Surface visibility along the erosion scalds where the artefacts were identified averaged between 80-90%. Away from the erosion scalds visibility was reduced to around 30% due to grass cover. Given the constrained surface visibility, it is likely that additional undetected surface artefacts are associated with this site, however given the landscape setting of the site (not on an elevated landscape feature, and located away from a permanent water source) artefact densities are likely to be low. Soils in the vicinity of the site are sandy gravel loams that appear to be quite shallow. It is therefore unlikely that there are extensive sub-surface artefact deposits associated with this site.

This site has been subject to a moderate level of prior disturbance associated with past vegetation clearing practices, stock movement and erosion.

Artefact details:

- Grey silcrete flake piece 10 x 8 x 3 mm
- White quartz flake 35 x 21 x 12 mm
- Grey chert flake 23 x 24 x 7 mm
- Grey volcanic flake 24 x 14 x 6 mm
- Grey volcanic flake 25 x 13 x 6 mm
- Red silcrete flake piece 13 x 19 x 3 mm
- Red chalcedony flake 18 x 16 x 3 mm
- Red silcrete flake piece 12 x 10 x 2 mm
- White quartz flake 14 x 10 x 4 mm
- Grey silcrete flake 16 x 13 x 3 mm

LANU01

Grid Reference: E688013 N6070859

Site Type: Scarred Tree

The site designated LANU01 is a scarred tree located 325 metres northwest of Lanyon Homestead, 300 metres east of the Murrumbidgee River and 125 metres from the Lanyon

Canoe Tree. The tree is found within a large, undulating grazing paddock. The surface visibility around the tree is 10-20% with grass cover and some erosion patches. The offsite visibility is nil. The tree is a Eucalypt, but is dead so it is difficult to estimate the species and the age, but it must be at least 250-300 years old. The tree is in poor condition and is beginning to hollow out at the top end of the tree. The height of the tree is approximately 18-20 metres, with a circumference of 3.33 metres. The height of the scar above the ground is 85 cm and the scar faces away from the Murrumbidgee River in a northeast direction. The scar's length is 124 cm, the width in the middle is 15 cm and the depth of the regrowth is 14 cm. There are no axe marks visible. No artefacts were found near the tree and the potential for any is low.



Figure 97. LANTON01 – mud map, close-up drawing and picture of scar

LANU02

Grid Reference: E688009 N6070797

Site Type: Scarred Tree

The site designated LANU02 is a scarred tree located 250 metres north-west of Lanyon Homestead, 275 metres east of the Murrumbidgee River and 175-200 metres from LANUPAD01 & LANUPAD02. The tree is found within a large, undulating grazing paddock. The surface visibility around the tree is 0-10% with grass cover the main reason. The offsite visibility is nil. The tree is a Eucalypt, but exact species is unknown. The tree is alive and the age is about 300 years old. The tree is in good condition and is approximately 15-18 metres tall. The circumference is 3.8 metres. The scar is at ground level creating doubt as to its authenticity. The scar faces away from the Murrumbidgee River in an easterly direction. The scar's length is 78 cm, the width in the middle is 16 cm and the depth of the regrowth is 15 cm. There are no axe marks visible. No artefacts were found near the tree and the potential for any is low. This tree was recorded at the request of traditional owner Don Bell, who felt that the bark was most likely used as a Coolamon to carry babies. I have reservations about the authenticity of this scar because (1) it is at ground level and different to the other two scar trees nearby, (2) this particular scar comes off of another more natural looking scar, (3) there is evidence of smooth rubbing at the top of the natural scar at a height that makes it likely to have been caused by cattle rubbing against the tree.

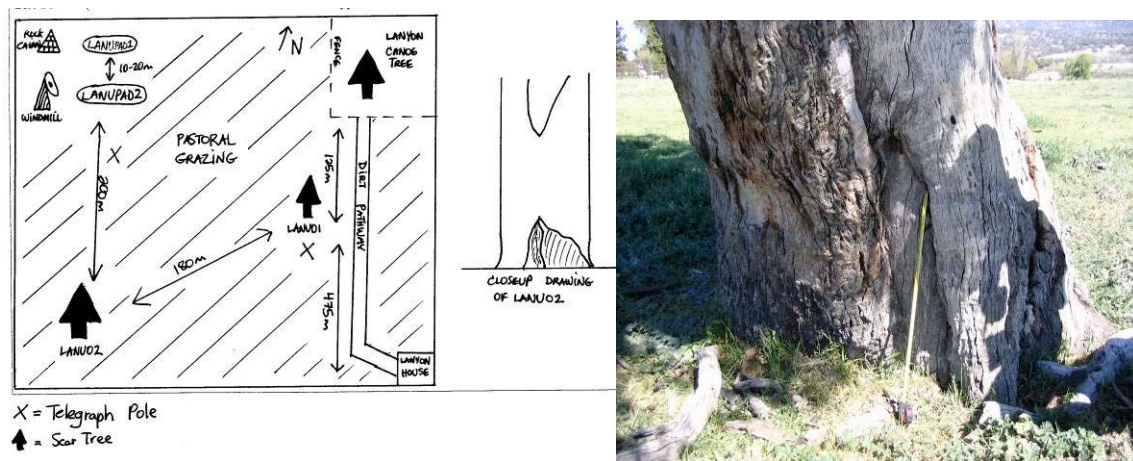


Figure 98. LANYU2 – mud map, close-up drawing and picture of scar

Lanyon PAD1

Grid References: NW corner E687628 N6071150

NE corner E687705 N6071140

SW corner E687695 N6070970

SE corner E687709 N6070987

Site Type: Potential Archaeological Deposit

This potential archaeological deposit encompasses the flat summit of a large elevated terrace which is situated approximately 100 metres to the east of the Murrumbidgee River, and 10 metres in height above the river. The flat summit of the elevated terrace measures approximately 180 metres in length (north-south) and varies between 80 metres in width in the northern section of the terrace, narrowing to 15 metres in width in the southern portion of the terrace. Around the northern edge of the terrace, a gently sloping spur line runs from east to west to meet the terrace, creating a broad elevated and level area. On both the northern and southern edges of the terrace, the land slopes steeply away down to ephemeral drainage lines. The west slopes of the terrace are moderately sloping (5-10°) and run down to the Murrumbidgee River. The east slopes of the terrace run at a gentle gradient (2-3°) down to a low lying area.

An old hut (Stone Hut), is located on the west slopes of the terrace, approximately 40 metres east of the Murrumbidgee River. A small homestead is located approximately 200 metres to the north of the hut, on the north-west slopes of the terrace. A third homestead is located on the spine of a spur line approximately 150 metres to the east of the terrace. A large stone cairn, which appears to be of European origins, is located on the southern edge of the flat summit of the terrace. The Lanyon Canoe Tree is located approximately 200 metres to the east of the terrace.

The flat summit and associated slopes of the terrace has been completely cleared of native vegetation, for farming purposes. The vegetation on the terrace consists of introduced and native grasses. Surface visibility across the entire terrace was generally very constrained (0-10%) due to grass cover.

A series of wombat burrows present on the flat summit of the terrace and the west slopes show that the soils on the terrace comprise brown loam silt/sand deposits that appear to be alluvial in origin. These soils appear to extend down to at least 1 metre in depth.

Previous archaeological research in the Canberra region has shown that artefact densities

on elevated landscape features, close to major water courses tend to be comparatively high. For this reason, this terrace has been identified as a potential archaeological deposit (PAD). It is anticipated that high densities of sub-surface artefacts will be present within the identified bounds of the PAD. In light of the deep soil deposits present on the terrace, it could be reasonably anticipated that sub-surface artefact deposits will be extensive and potentially stratified.

Given the presence of an early hut in the immediate vicinity of the terrace, it is also possible that artefacts that are representative of the initial contact period between Aboriginal people and European settlers will be present in this area. It should be noted this terrace is located along one of the only sections of the Murrumbidgee River, between Cooma and Canberra, where the river corridor valley opens out to provide easy access to the river. Along the vast majority of the Murrumbidgee River corridor between Cooma and Canberra, the valley sides are very steeply incised.

Lanyon PAD2

Grid References: NW corner E68730 N6070916

NE corner E687770 N6070940

SW corner E687940 N6070745

SE corner E687953 N6070778

Site Type: Potential Archaeological Deposit

This potential archaeological deposit is located approximately 50 metres south of Lanyon PAD1. The two PADs are separated by a quite steeply incised ephemeral drainage line that runs from east to west, draining into the Murrumbidgee River at a point approximately 50 metres west of PAD2.

PAD2 is confined to the flat spine of a broad elevated terrace that is located on the eastern margins of the Murrumbidgee River. The terrace measures approximately 150 metres in length (north-south) and varies in width from between 50 metres in the southern and northern sections of the terrace, narrowing to around 30 metres in the central section of the terrace.

On both the northern and southern edges of the terrace, the land slopes steeply away down to ephemeral drainage lines. The west slopes of the terrace are moderately sloping (5-10°) and run down to the Murrumbidgee River. The east slopes of the terrace run at a gentle gradient (2-3°) down to a low lying area.

The native vegetation on the terrace and in the surrounding area has been previously completely cleared as part of past farming practices. The vegetation on the terrace now consists of a mixture of introduced and native grasses.

Surface visibility across the entire terrace was generally very constrained (0-10%) due to grass cover. A 2 metre wide vehicle track runs north-south along the terrace for approximately 70 metres before veering off to the east. This track provides an improved transect of surface visibility (20%) in this area.

A series of wombat burrows present on the flat summit of the terrace and the west slopes show that the soils on the terrace comprise brown loam silt/sand deposits that appear to be alluvial in origin. These soils appear to extend down to at least 1 metre in depth.

For the same reasons as specified for Lanyon PAD1, this terrace has been identified as a

PAD. It is anticipated that high densities of sub-surface artefacts will be present within the identified bounds of the PAD. In light of the deep soil deposits present on the terrace, it could be reasonably anticipated that sub-surface artefact deposits will be extensive and potentially stratified.

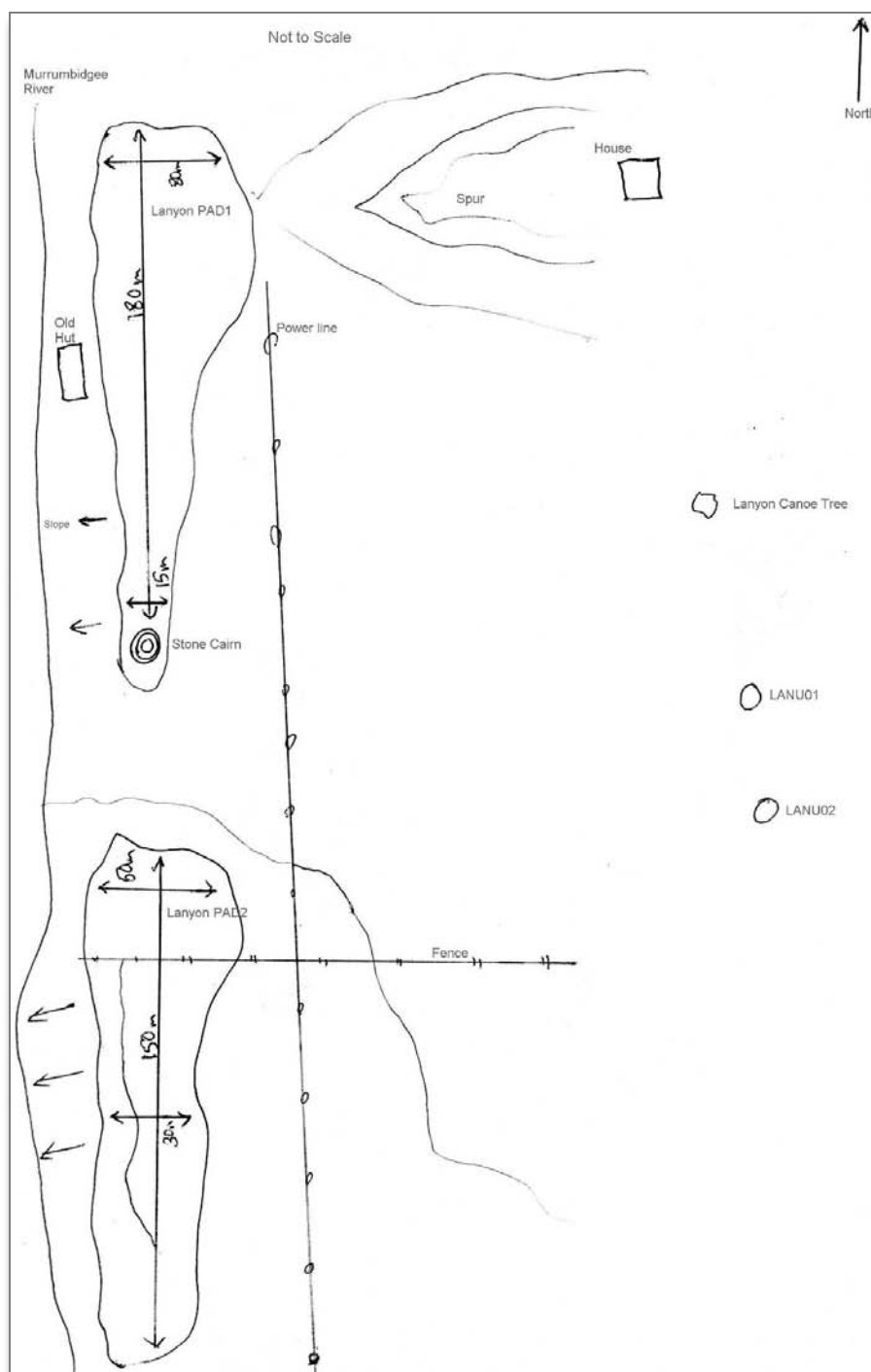


Figure 99. Mud Map for Lanyon PAD1 and PAD2



Figure 100. Lanyon PAD1 view south



Figure 101. Lanyon PAD2 view north

APPENDIX C: COMMUNITY WORKSHOP DETAILS

C.1 ATTENDEES

Name	Organisation/Association
Rebecca Lamb	Minder of Tuggeranong Homestead
Geoff Butler	Project Team
	Heritage Professional
Duncan Marshall	Project Team
	Heritage Professional
Maree Treadwell	National Trust of Australia
Peter Dowling	National Trust of Australia
Anne Claoué-Long	ACT Heritage
Bill Wood	ACT Historic Places Advisory Committee
Eric Martin	ACT Historic Places Advisory Committee
Jenny Horsfield	Author & Historian
Mike Pearson	Project Team
	Heritage Professional
Cathy Parsons	ACT Historic Places Advisory Committee
Ken Taylor	Project Team
	Former President of National Trust
Lisa DeSantis	CFC
Alison Stewart	CFC
Beth Mansfield	CFC
Jane Hamilton	Lanyon Museum Assistant
Wendy Duke	Lanyon volunteer
Judy Becker	Canberra and District Historical Society
Marilyn Truscott	Canberra and District Historical Society
John Howard	Volunteer guide – NT (ACT)
Ann Heard	Volunteer guide – NT (ACT)
Ben & Dorothy Bainston	Volunteer guide – NT (ACT)
Gina Pinkas	Canberra resident
Gemma & Andrew Geikie	Rural lessee, Lanyon
Pamela Swaffield	Volunteer guide – NT (ACT)
Rosanna Jones	Canberra resident
Richard Newman	Volunteer guide – NT (ACT)
Brian Egloff	ACT Historic Places Advisory Committee

Name	Organisation/Association
Robert Campbell	Canberra resident
Ros Ransome	National Capital Authority
Gil Jones	Canberra resident
David Johnson	Canberra resident
Juliet Ramsay	Australian Garden History Society
Stephen Horn	Canberra resident

C.2 WORKSHOP AGENDAS

Lanyon social value workshop

Thursday 1 November 2007, 2 - 5 pm

Canberra Museum and Gallery, London Circuit, Civic Square

- 2.05 Acknowledgement of traditional owners
- 2.10 Welcome and introductions – Context
- 2.25 Lanyon CMP and why this project –Duncan Marshall
- 2.35 Purpose and format of workshop – Context
- 2.45 Who are the associated communities?
- 2.50 Method for identifying social value

- 3.10 *Break for tea, coffee*

- 3.30 Social values of Lanyon
- 3.50 Working session
- 4.40 Reporting back
- 4.55 Where to from here – Duncan Marshall

- 5 pm *Meeting closes*

Lanyon social value workshop

Friday 2 November 2007, 1-4 pm

Education Centre, Lanyon Homestead, Tharwa Drive, Tharwa

- 1.05 Acknowledgement of traditional owners
- 1.10 Welcome and introductions – Context
- 1.25 Lanyon CMP and why this project –Duncan Marshall
- 1.25 Purpose and format of workshop – Context
- 1.35 Who are the associated communities?
- 1.40 Method for identifying social value

- 2.10 *Break for tea, coffee*

- 2.30 Social values of Lanyon
- 2.50 Working session
- 3.40 Reporting back
- 3.55 Where to from here – Duncan Marshall

- 4 pm *Meeting closes*

APPENDIX D: FRAMEWORK FOR ASSESSING HERITAGE SIGNIFICANCE

D.1 DEFINITION OF CULTURAL SIGNIFICANCE

For the purposes of this plan, the following definitions of cultural significance are used.

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects.

Places may have a range of values for different individuals or groups. (Australia ICOMOS 2000: Article 1.2)

D.2 ACT HERITAGE REGISTER CRITERIA

Under section 10 of the ACT *Heritage Act 2004*, a place or object has heritage significance if it satisfies one or more of the following criteria (emphasis added).

- (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
- (b) It exhibits outstanding design or aesthetic qualities valued by the community or a cultural group
- (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
- (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
- (e) It is significant to the ACT because of its importance as part of local Aboriginal tradition
- (f) It is a rare or unique example of its kind, or is rare or unique in its comparative intactness
- (g) It is a notable example of a kind of place or object and demonstrates the main characteristics of that kind
- (h) It has strong or special associations with a person, group, event, development or cultural phase in local or national history
- (i) It is significant for understanding the evolution of natural landscapes, including significant geological features, landforms, biota or natural processes

- (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
- (k) The place exhibits unusual richness, diversity or significant transitions of flora, fauna or natural landscapes and their elements
- (l) The place 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; or
 - (iv) distinct occurrences of species.

D.3 SIGNIFICANCE CRITERIA RELEVANT TO ABORIGINAL SITES

Aboriginal sites and places may have educational, tourism and other values to groups in society. However, their two principal values are likely to be in terms of their cultural/social significance to Aboriginal people and their scientific/archaeological significance. These are the two criteria, which are commonly used in establishing the significance of Aboriginal sites. The following provides an explanation of these criteria.

Aboriginal Cultural/Social Significance

This relates to the value placed upon a site or suite of sites by the local or regional Aboriginal community. The identification and assessment of those sites that are significant to Aboriginal people is a matter for Aboriginal people. The appropriate Aboriginal representatives of the relevant communities can only make this assessment.

Scientific (Archaeological) Significance

Archaeological significance values (or scientific values) generally are assessed on the potential of a site or place to generate knowledge through archaeological research or knowledge. Scientific significance should be assessed according to timely and specific research questions (research potential) and representativeness.

Research potential entails the potential of a site or suite of sites for scientific research and excavation. This is measured in terms of a site's ability to provide information on aspects of Aboriginal culture. In this respect, the contents of a site and their state of preservation are important considerations.

Representativeness takes account of how common a site type is. That is, it allows sites to be evaluated with reference to the known archaeological record within the given region. The primary goal of cultural resource management is to afford greatest protection to a representative sample of sites throughout a region. The corollary of a representative site is the notion of a rare or unique site. These sites may help to understand the patterning of more common sites in the surrounding area, and are therefore often considered of archaeological significance. The concept of rarity cannot be easily separated from that of representativeness. If a site is determined to be rare, then it will by definition be included

as part of the representative sample of that site type.

The notions of both research potential and representativeness are ever changing variables. As research interests shift and archaeological methods and techniques change, then the criteria for assessing site significance are also re-evaluated. As a consequence, the sample of site types that are used to assess site significance must be large enough to account for the change in these variables.

APPENDIX E: PRIORITY WORKS/MANAGEMENT RECOMMENDATIONS

Detailed priority works or management recommendations have arisen in two areas based on inspections undertaken during the project. These relate to certain buildings and Aboriginal heritage sites. The details about the buildings can be found at Appendix I in Volume 3, which those relating to Aboriginal sites are provided below.

Policies in Section 9.3 relate to the implementation of the works or management recommendations.

E.1 MANAGEMENT RECOMMENDATIONS FOR ABORIGINAL HERITAGE SITES

Heritage management options and recommendations provided in this report are made on the following bases:

- consultation with representatives of the Representative Aboriginal Organisations (RAOs). These being:
 - Don and Ruth Bell (Buru Ngunawal Aboriginal Corporation);
 - Carl Brown (Consultative Body Aboriginal Corporation on Indigenous Land and Artefacts in the Ngunnawal Area);
 - Matilda House (Little Gudgenby Tribal Council); and
 - Tony Boye (Ngarigu Currawong Clan);
- the legal and procedural requirements of Environment ACT;
- the results of the investigation as documented in this report; and
- background research into the extant archaeological and historic record for the study area and its surrounding regions.

For this project there were additional circumstances were taken into account when formulating the management strategies.

The Lanyon study area is part of a heritage precinct which has been recognised on the basis of its natural, non Aboriginal and Aboriginal heritage values. The Aboriginal sites located within this heritage precinct should be conserved in situ, where possible, and promoted to the general public as part of an education program.

Consideration has to be given to the fact that much of the study area is presently being utilised by a lessee for farming purposes. These farming practices have the potential to impact upon these sites. Management recommendations developed for Aboriginal heritage sites in the study area need to take into account this land use.

Despite a number of previous archaeological studies undertaken in the study area, the Aboriginal heritage values of the study area are yet to fully documented and interpreted.

General Recommendations

1. Additional field survey investigations should be undertaken within the bounds of the Lanyon study area. These investigations should be focused within Block 1531,

located on the east side of Tharwa Road. This is the area that does not appear to have been covered by previous surveys. If, during the course of the specified field investigations, previously un-identified Aboriginal sites are encountered, then these sites should be recorded, assessed for significance, and have management strategies developed. The field investigations should be carried out by a qualified archaeologist together with representatives from the RAOs, if required by the RAOs.

2. Copies of this report should be provided to ACT Heritage for review and comment.
3. ACT Heritage should ensure that the appropriate data bases and registers are updated with the revised Aboriginal heritage site information for the Lanyon study area.

Site Specific Management Recommendations

Sites L1, L2, L3, L4, L5 and L4/1

These six sites are small artefact scatters that have been assessed as being of low significance and conservation value. The sites are all located on graded vehicle tracks that have been recently re-gravelled as part of track maintenance activities. As a consequence of these activities, the artefacts have been covered by gravel.

These sites should be placed onto the ACT Heritage site register. There are no further conservation requirements for these sites.

Sites L1/2, L2/2, L2/3, L3/2

These four sites are small artefact scatters that have been assessed as being of low significance and conservation value. The sites could not be relocated during the present field survey, probably due to poor surface visibility. It is considered likely that the artefacts associated with these sites are still present in these areas, but are presently obscured by grass cover. These sites should be placed onto the ACT Heritage site register. There are no further conservation requirements for these sites.

Site LANU1

This is a small artefact scatter that has been assessed as being of low-moderate significance and low conservation value. This site should be placed onto the ACT Heritage site register. There are no further conservation requirements for this site.

Lanyon Canoe Tree

This site has been assessed as being of high significance and conservation value.

1. This site should be placed onto the ACT Heritage site register.
2. A 12 x 8 metre barbed wire fence with gate has recently been erected around the perimeter of the scarred tree, presumably as a measure to protect the tree from impacts associated with stock activity. The fence has been successful in keeping stock away from the tree, which is important for the long term preservation of this site. The fence should be retained, and regular inspections made to ensure that it is in a good state of repair.
3. Keeping stock away from the perimeter of the tree will result in an increased build up of grass within the fenced area. This may increase the susceptibility of the site to damage by fire. To mitigate against this risk, the grass within the fenced area should be regularly trimmed, once each spring and summer, and any leaf litter removed.

4. Periodically, once a year, the tree should be inspected by someone with the appropriate expertise (eg. an Arborist), with the aim of monitoring the health of the tree. Appropriate measures should be implemented if the health of the tree is deteriorating.
5. The RAOs who participated in the field assessment have stated that they would prefer to have the barbed wire fence erected around the tree replaced with a wood fence. This can be implemented as a medium term management strategy (2-5 years).

Site LANU01

1. This site should be placed onto the ACT Heritage site register.
2. A fence should be erected around the perimeter of the tree. The fence should incorporate a 3 metre radius area around the tree, and should be of a similar construction and standard as the fence that has been erected around the Lanyon Canoe Tree.
3. The tree is dead, but does not appear at this stage to be prone to falling. If the tree does fall, then an assessment should be made as to the feasibility of salvaging the scar component of the tree and relocating the scar to an appropriate location.

Site LANU02

The authenticity of this being a scarred tree is highly questionable. It is the opinion of the consultant that the scar on this tree is of natural origins. On this basis it is recommended that there are no further archaeological requirements for this tree.

Site LHA3

1. This site should be placed onto the ACT Heritage site register.
2. All that remains at the reported location of this site, a scarred tree, is the stump of the tree base. The remainder of the tree has been destroyed, including the reported scar. On this basis it is recommended that there are no further archaeological requirements for this site.

Site LHA4

1. This site should be placed onto the ACT Heritage site register.
2. Site LH4, a scarred tree, is dead and has fallen onto the ground. It is being subject to wood rot and insect infestation, and is at risk from fire. Urgent action is required to mitigate against this.
3. The most effective mitigation measure in this instance is to salvage the section of the tree with the scar on it, and to relocate this scar to an appropriate location within the heritage precinct.
4. When relocating the scarred tree, consideration should be given to the scar being sheltered from the prevailing elements. This will mean placing it under some form of cover.
5. As part of the relocation process, the scar should also be treated for insect infestation and dry rot.

Site LHA11

1. This site should be placed onto the ACT Heritage site register.
2. This site was not relocated by the Aboriginal heritage archaeologists as part of the present assessment, although it may have been subsequently located by other team members. The status and fate of this site is presently uncertain.
3. Ruth Bell of The Buru Ngunawal Aboriginal Corporation has stated that the previously identified ceremonial ring (LHA11) is of high significance to herself and her organisation, and she would like to see further attempts to ascertain the status or fate of this site.
4. On this basis it is recommended that Ruth Bell and other members of the Ngun(n)awal community are interviewed in attempt to generate more information on this site.
5. The information generated should be compiled into a brief report, which includes recommendations for any further actions that may be required.

Sites Lanyon PAD1 and Lanyon PAD2

1. These sites should be placed onto the ACT Heritage site register.
2. Further archaeological investigations should be undertaken within the identified bounds of these two designated PADs (potential archaeological deposits).
3. The archaeological investigations should take the form of a program of sub-surface test pitting.
4. A series of 50 x 50 cm test pits should be excavated within each of these PAD areas. The number of test pits excavated at each PAD should be determined in consultation with the ACT Heritage and the RAOs, but as a minimum it is recommended that 20 pits are excavated at each PAD.
5. All test pits will be excavated in 10 cm spits, down to bedrock or culturally sterile soils. The soil excavated from the pits will be sieved through 3 mm mesh. If artefact materials are recovered then additional test pits will be excavated in the vicinity of the finds in order to determine the extent and nature of artefacts in that area. All salvaged materials should be photographed, recorded, bagged, labelled and placed into storage boxes.
6. A report should be prepared, documenting the findings of the test pitting program and presenting appropriate management strategies for these two PADs. Copies of this report should be presented to ACT Heritage and the RAOs for comment.
7. The test pitting program and the report should be implemented and prepared by a qualified archaeologist in consultation with the RAOs.

APPENDIX F: GUIDANCE FOR ASSESSING PROPOSALS FOR CHANGE

Introduction

Lanyon is a large and complex place with many layers of history and values. The scale of the place may lead to a large number of proposals for change, although many of these may be repetitive or routine actions. In addition, some changes may be subtle yet individually or over time may lead to substantial impacts on significance.

Accordingly, it is difficult to provide comprehensive guidance for assessing proposals.

These guidelines provide general guidance, and deal with:

- key general principles for assessing proposals; and
- a precautionary principle.

The purpose of such guidance should be to:

- avoid damaging actions;
- mitigate unavoidable damaging actions;
- trigger more detailed evaluation in cases of uncertainty; and
- trigger formal mechanisms under the *ACT Heritage Act 2004* (eg. seek an approval).

It is important to note that Lanyon is protected under the *ACT Heritage Act 2004*, and penalties may apply for a breach of the Act.

Key General Principles for Assessing Proposals

The key general principles for assessing proposals are as follows.

- The heritage significance of Lanyon is the focus of protection and conservation. This significance is defined in the ACT Heritage Register citation and in this conservation management plan (Chapter 7, refer also to the defined attributes). If a proposed action will have, may have or is likely to affect the heritage significance or attributes of Lanyon then:
 - every effort should be made to avoid damaging actions;
 - if this is not possible, then every effort should be made to mitigate unavoidable damaging actions; and
 - if the heritage significance or defined attributes will be affected, then the formal obligations under the *ACT Heritage Act 2004* should be followed.
- The conservation management plan should be a primary tool in assessing proposals.
- If a proposed action specifically accords with this conservation management plan, and the plan has been approved by the ACT Heritage Council, then further assessment of the proposal seems unnecessary. However, formal obligations under the *ACT Heritage Act 2004* may still arise if the action affects heritage significance or the defined attributes.
- If the conservation management plan specifically precludes a proposed action then:

- every effort should be made to avoid damaging actions;
 - if this is not possible, then every effort should be made to mitigate unavoidable damaging actions; and
 - if the heritage significance or defined attributes will be affected, then the formal obligations under the *ACT Heritage Act 2004* should be followed.
- In the case of a major proposal not foreseen by the conservation management plan, then the plan should be revised and consider the proposal.
 - The decision-making process outlined in the conservation management plan should be followed as part of the process to assess proposals. Strategy 10.1 states,
 - The process should involve:
 - consultation with internal and external stakeholders relevant to the particular decision;
 - an understanding of the original form and subsequent changes to the component involved;
 - documentation of the proposed use or operational requirements justifying the works or action;
 - an assessment of the impact on significance; and
 - identification of relevant statutory obligations and steps undertaken to ensure compliance.

Precautionary Principle

Above all, if there is any doubt or uncertainty about the impact of a proposed action, then ideally the action should be abandoned. If this is not possible, then it should be subject to further detailed assessment.

APPENDIX G: BURRA CHARTER

The Burra Charter

The Australia ICOMOS Charter for Places of Cultural Significance

Preamble

Considering the International Charter for the Conservation and Restoration of Monuments and Sites (Venice 1964), and the Resolutions of the 5th General Assembly of the International Council on Monuments and Sites (ICOMOS) (Moscow 1978), the Burra Charter was adopted by Australia ICOMOS (the Australian National Committee of ICOMOS) on 19 August 1979 at Burra, South Australia. Revisions were adopted on 23 February 1981, 23 April 1988 and 26 November 1999.

The Burra Charter provides guidance for the conservation and management of places of cultural significance (cultural heritage places), and is based on the knowledge and experience of Australia ICOMOS members.

Conservation is an integral part of the management of places of cultural significance and is an ongoing responsibility.

Who is the Charter for?

The Charter sets a standard of practice for those who provide advice, make decisions about, or undertake works to places of cultural significance, including owners, managers and custodians.

Using the Charter

The Charter should be read as a whole. Many articles are interdependent. Articles in the Conservation Principles section are often further developed in the Conservation Processes and Conservation Practice sections. Headings have been included for ease of reading but do not form part of the Charter.

The Charter is self-contained, but aspects of its use and application are further explained in the following Australia ICOMOS documents:

- Guidelines to the Burra Charter: Cultural Significance;
- Guidelines to the Burra Charter: Conservation Policy;
- Guidelines to the Burra Charter: Procedures for Undertaking Studies and Reports;
- Code on the Ethics of Coexistence in Conserving Significant Places.

What places does the Charter apply to?

The Charter can be applied to all types of places of cultural significance including natural, indigenous and historic places with cultural values.

The standards of other organisations may also be relevant. These include the Australian Natural Heritage Charter and the Draft Guidelines for the Protection, Management and Use of Aboriginal and Torres Strait Islander Cultural Heritage Places.

Why conserve?

Places of cultural significance enrich people's lives, often providing a deep and inspirational sense of connection to community and landscape, to the past and to lived experiences. They are historical records, that are important as tangible expressions of Australian identity and experience. Places of cultural significance reflect the diversity of our communities, telling us about who we are and the past that has formed us and the Australian landscape. They are irreplaceable and precious.

These places of cultural significance must be conserved for present and future generations.

The Burra Charter advocates a cautious approach to change: do as much as necessary to care for the place and to make it useable, but otherwise change it as little as possible so that its cultural significance is retained.

Articles

Article 1. Definitions

For the purposes of this Charter:

1.1 *Place* means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.

1.2 *Cultural significance* means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

Cultural significance is embodied in the *place* itself, its *fabric, setting, use, associations, meanings, records, related places and related objects*.

Places may have a range of values for different individuals or groups.

1.3 *Fabric* means all the physical material of the *place* including components, fixtures, contents, and objects.

1.4 *Conservation* means all the processes of looking after a *place* so as to retain its *cultural significance*.

1.5 *Maintenance* means the continuous protective care of the *fabric* and *setting* of a *place*, and is to be distinguished from repair. Repair involves *restoration* or *reconstruction*.

1.6 *Preservation* means maintaining the *fabric* of a *place* in its existing state and retarding deterioration.

Explanatory Notes

The concept of place should be broadly interpreted. The elements described in Article 1.1 may include memorials, trees, gardens, parks, places of historical events, urban areas, towns, industrial places, archaeological sites and spiritual and religious places.

The term cultural significance is synonymous with heritage significance and cultural heritage value.

Cultural significance may change as a result of the continuing history of the place.

Understanding of cultural significance may change as a result of new information.

Fabric includes building interiors and sub-surface remains, as well as excavated material.

Fabric may define spaces and these may be important elements of the significance of the place.

The distinctions referred to, for example in relation to roof gutters, are:

- maintenance — regular inspection and cleaning of gutters;
- repair involving restoration — returning of dislodged gutters;
- repair involving reconstruction — replacing decayed gutters.

It is recognised that all places and their components change over time at varying rates.

Articles

Explanatory Notes

1.7 *Restoration* means returning the existing *fabric* of a *place* to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

1.8 *Reconstruction* means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material into the *fabric*.

1.9 *Adaptation* means modifying a *place* to suit the existing *use* or a proposed use.

1.10 *Use* means the functions of a *place*, as well as the activities and practices that may occur at the *place*.

1.11 *Compatible use* means a *use* which respects the *cultural significance* of a *place*. Such a use involves no, or minimal, impact on cultural significance.

1.12 *Setting* means the area around a *place*, which may include the visual catchment.

1.13 *Related place* means a *place* that contributes to the *cultural significance* of another *place*.

1.14 *Related object* means an object that contributes to the *cultural significance* of a *place* but is not at the *place*.

1.15 *Associations* mean the special connections that exist between people and a *place*.

1.16 *Meanings* denote what a *place* signifies, indicates, evokes or expresses.

1.17 *Interpretation* means all the ways of presenting the *cultural significance* of a *place*.

New material may include recycled material salvaged from other places. This should not be to the detriment of any place of cultural significance.

Associations may include social or spiritual values and cultural responsibilities for a place.

Meanings generally relate to intangible aspects such as symbolic qualities and memories.

Interpretation may be a combination of the treatment of the fabric (e.g. maintenance, restoration, reconstruction); the use of and activities at the place; and the use of introduced explanatory material.

Conservation Principles

Article 2. Conservation and management

2.1 *Places of cultural significance* should be conserved.

2.2 The aim of *conservation* is to retain the *cultural significance* of a *place*.

2.3 *Conservation* is an integral part of good management of *places of cultural significance*.

2.4 *Places of cultural significance* should be safeguarded and not put at risk or left in a vulnerable state.

Article 3. Cautious approach

3.1 *Conservation* is based on a respect for the existing *fabric*, *use*, *associations* and *meanings*. It requires a cautious approach of changing as much as necessary but as little as possible.

The traces of additions, alterations and earlier treatments to the fabric of a place are evidence of its history and uses which may be part of its significance. Conservation action should assist and not impede their understanding.

Articles

Explanatory Notes

3.2 Changes to a *place* should not distort the physical or other evidence it provides, nor be based on conjecture.

Article 4. Knowledge, skills and techniques

4.1 *Conservation* should make use of all the knowledge, skills and disciplines which can contribute to the study and care of the *place*.

4.2 Traditional techniques and materials are preferred for the *conservation* of significant *fabric*. In some circumstances modern techniques and materials which offer substantial conservation benefits may be appropriate.

Article 5. Values

5.1 *Conservation* of a *place* should identify and take into consideration all aspects of cultural and natural significance without unwarranted emphasis on any one value at the expense of others.

5.2 Relative degrees of *cultural significance* may lead to different *conservation* actions at a place.

Article 6. Burra Charter Process

6.1 The *cultural significance* of a *place* and other issues affecting its future are best understood by a sequence of collecting and analysing information before making decisions. Understanding cultural significance comes first, then development of policy and finally management of the place in accordance with the policy.

6.2 The policy for managing a *place* must be based on an understanding of its *cultural significance*.

6.3 Policy development should also include consideration of other factors affecting the future of a *place* such as the owner's needs, resources, external constraints and its physical condition.

Article 7. Use

7.1 Where the *use* of a *place* is of *cultural significance* it should be retained.

7.2 A *place* should have a *compatible use*.

The use of modern materials and techniques must be supported by firm scientific evidence or by a body of experience.

Conservation of places with natural significance is explained in the Australian Natural Heritage Charter. This Charter defines natural significance to mean the importance of ecosystems, biological diversity and geodiversity for their existence value, or for present or future generations in terms of their scientific, social, aesthetic and life-support value.

A cautious approach is needed, as understanding of cultural significance may change. This article should not be used to justify actions which do not retain cultural significance.

The Burra Charter process, or sequence of investigations, decisions and actions, is illustrated in the accompanying flowchart.

The policy should identify a use or combination of uses or constraints on uses that retain the cultural significance of the place. New use of a place should involve minimal change, to significant fabric and use; should respect associations and meanings; and where appropriate should provide for continuation of practices which contribute to the cultural significance of the place.

Articles

Explanatory Notes

Article 8. Setting

Conservation requires the retention of an appropriate visual *setting* and other relationships that contribute to the *cultural significance* of the *place*.

New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate.

Aspects of the visual setting may include use, siting, bulk, form, scale, character, colour, texture and materials.

Other relationships, such as historical connections, may contribute to interpretation, appreciation, enjoyment or experience of the place.

Article 9. Location

9.1 The physical location of a *place* is part of its *cultural significance*. A building, work or other component of a place should remain in its historical location. Relocation is generally unacceptable unless this is the sole practical means of ensuring its survival.

9.2 Some buildings, works or other components of *places* were designed to be readily removable or already have a history of relocation. Provided such buildings, works or other components do not have significant links with their present location, removal may be appropriate.

9.3 If any building, work or other component is moved, it should be moved to an appropriate location and given an appropriate *use*. Such action should not be to the detriment of any *place* of *cultural significance*.

Article 10. Contents

Contents, fixtures and objects which contribute to the *cultural significance* of a *place* should be retained at that place. Their removal is unacceptable unless it is: the sole means of ensuring their security and *preservation*; on a temporary basis for treatment or exhibition; for cultural reasons; for health and safety; or to protect the place. Such contents, fixtures and objects should be returned where circumstances permit and it is culturally appropriate.

Article 11. Related places and objects

The contribution which *related places* and *related objects* make to the *cultural significance* of the *place* should be retained.

Article 12. Participation

Conservation, *interpretation* and management of a *place* should provide for the participation of people for whom the place has special *associations* and *meanings*, or who have social, spiritual or other cultural responsibilities for the place.

Article 13. Co-existence of cultural values

Co-existence of cultural values should be recognised, respected and encouraged, especially in cases where they conflict.

For some places, conflicting cultural values may affect policy development and management decisions. In this article, the term cultural values refers to those beliefs which are important to a cultural group, including but not limited to political, religious, spiritual and moral beliefs. This is broader than values associated with cultural significance.

Conservation Processes

Article 14. Conservation processes

Conservation may, according to circumstance, include the processes of: retention or reintroduction of a *use*; retention of *associations* and *meanings*; *maintenance*, *preservation*, *restoration*, *reconstruction*, *adaptation* and *interpretation*; and will commonly include a combination of more than one of these.

There may be circumstances where no action is required to achieve conservation.

Article 15. Change

15.1 Change may be necessary to retain *cultural significance*, but is undesirable where it reduces cultural significance. The amount of change to a *place* should be guided by the *cultural significance* of the place and its appropriate *interpretation*.

When change is being considered, a range of options should be explored to seek the option which minimises the reduction of cultural significance.

15.2 Changes which reduce *cultural significance* should be reversible, and be reversed when circumstances permit.

Reversible changes should be considered temporary. Non-reversible change should only be used as a last resort and should not prevent future conservation action.

15.3 Demolition of significant *fabric* of a *place* is generally not acceptable. However, in some cases minor demolition may be appropriate as part of *conservation*. Removed significant fabric should be reinstated when circumstances permit.

15.4 The contributions of all aspects of *cultural significance* of a *place* should be respected. If a place includes *fabric*, *uses*, *associations* or *meanings* of different periods, or different aspects of cultural significance, emphasising or interpreting one period or aspect at the expense of another can only be justified when what is left out, removed or diminished is of slight cultural significance and that which is emphasised or interpreted is of much greater cultural significance.

Article 16. Maintenance

Maintenance is fundamental to *conservation* and should be undertaken where *fabric* is of *cultural significance* and its *maintenance* is necessary to retain that *cultural significance*.

Article 17. Preservation

Preservation is appropriate where the existing *fabric* or its condition constitutes evidence of *cultural significance*, or where insufficient evidence is available to allow other *conservation* processes to be carried out.

Preservation protects fabric without obscuring the evidence of its construction and use. The process should always be applied:

- where the evidence of the fabric is of such significance that it should not be altered;
- where insufficient investigation has been carried out to permit policy decisions to be taken in accord with Articles 26 to 28.

New work (e.g. stabilisation) may be carried out in association with preservation when its purpose is the physical protection of the fabric and when it is consistent with Article 22.

Article 18. Restoration and reconstruction

Restoration and *reconstruction* should reveal culturally significant aspects of the *place*.

Article 19. Restoration

Restoration is appropriate only if there is sufficient evidence of an earlier state of the *fabric*.

Article 20. Reconstruction

20.1 *Reconstruction* is appropriate only where a *place* is incomplete through damage or alteration, and only where there is sufficient evidence to reproduce an earlier state of the *fabric*. In rare cases, reconstruction may also be appropriate as part of a *use* or practice that retains the *cultural significance* of the *place*.

20.2 *Reconstruction* should be identifiable on close inspection or through additional *interpretation*.

Article 21. Adaptation

21.1 *Adaptation* is acceptable only where the adaptation has minimal impact on the *cultural significance* of the *place*.

21.2 *Adaptation* should involve minimal change to significant fabric, achieved only after considering alternatives.

Article 22. New work

22.1 New work such as additions to the *place* may be acceptable where it does not distort or obscure the *cultural significance* of the *place*, or detract from its *interpretation* and appreciation.

22.2 New work should be readily identifiable as such.

Article 23. Conserving use

Continuing, modifying or reinstating a significant *use* may be appropriate and preferred forms of *conservation*.

Article 24. Retaining associations and meanings

24.1 Significant *associations* between people and a *place* should be respected, retained and not obscured. Opportunities for the *interpretation*, commemoration and celebration of these associations should be investigated and implemented.

24.2 Significant *meanings*, including spiritual values, of a *place* should be respected. Opportunities for the continuation or revival of these meanings should be investigated and implemented.

Article 25. Interpretation

The *cultural significance* of many *places* is not readily apparent, and should be explained by *interpretation*. Interpretation should enhance understanding and enjoyment, and be culturally appropriate.

Adaptation may involve the introduction of new services, or a new use, or changes to safeguard the place.

New work may be sympathetic if its siting, bulk, form, scale, character, colour, texture and material are similar to the existing fabric, but imitation should be avoided.

These may require changes to significant *fabric* but they should be minimised. In some cases, continuing a significant use or practice may involve substantial new work.

For many places associations will be linked to use.

Conservation Practice

Article 26. Applying the Burra Charter process

26.1 Work on a *place* should be preceded by studies to understand the place which should include analysis of physical, documentary, oral and other evidence, drawing on appropriate knowledge, skills and disciplines.

26.2 Written statements of *cultural significance* and policy for the *place* should be prepared, justified and accompanied by supporting evidence. The statements of significance and policy should be incorporated into a management plan for the place.

26.3 Groups and individuals with *associations* with a *place* as well as those involved in its management should be provided with opportunities to contribute to and participate in understanding the *cultural significance* of the place. Where appropriate they should also have opportunities to participate in its *conservation* and management.

Article 27. Managing change

27.1 The impact of proposed changes on the *cultural significance* of a *place* should be analysed with reference to the statement of significance and the policy for managing the place. It may be necessary to modify proposed changes following analysis to better retain cultural significance.

27.2 Existing *fabric*, *use*, *associations* and *meanings* should be adequately recorded before any changes are made to the *place*.

Article 28. Disturbance of fabric

28.1 Disturbance of significant *fabric* for study, or to obtain evidence, should be minimised. Study of a *place* by any disturbance of the fabric, including archaeological excavation, should only be undertaken to provide data essential for decisions on the *conservation* of the place, or to obtain important evidence about to be lost or made inaccessible.

28.2 Investigation of a *place* which requires disturbance of the *fabric*, apart from that necessary to make decisions, may be appropriate provided that it is consistent with the policy for the place. Such investigation should be based on important research questions which have potential to substantially add to knowledge, which cannot be answered in other ways and which minimises disturbance of significant fabric.

Article 29. Responsibility for decisions

The organisations and individuals responsible for management decisions should be named and specific responsibility taken for each such decision.

The results of studies should be up to date, regularly reviewed and revised as necessary.

Statements of significance and policy should be kept up to date by regular review and revision as necessary. The management plan may deal with other matters related to the management of the place.

Articles

Explanatory Notes

Article 30. Direction, supervision and implementation

Competent direction and supervision should be maintained at all stages, and any changes should be implemented by people with appropriate knowledge and skills.

Article 31. Documenting evidence and decisions

A log of new evidence and additional decisions should be kept.

Article 32. Records

32.1 The records associated with the *conservation* of a *place* should be placed in a permanent archive and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.

32.2 Records about the history of a *place* should be protected and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.

Article 33. Removed fabric

Significant *fabric* which has been removed from a *place* including contents, fixtures and objects, should be catalogued, and protected in accordance with its *cultural significance*.

Where possible and culturally appropriate, removed significant fabric including contents, fixtures and objects, should be kept at the place.

Article 34. Resources

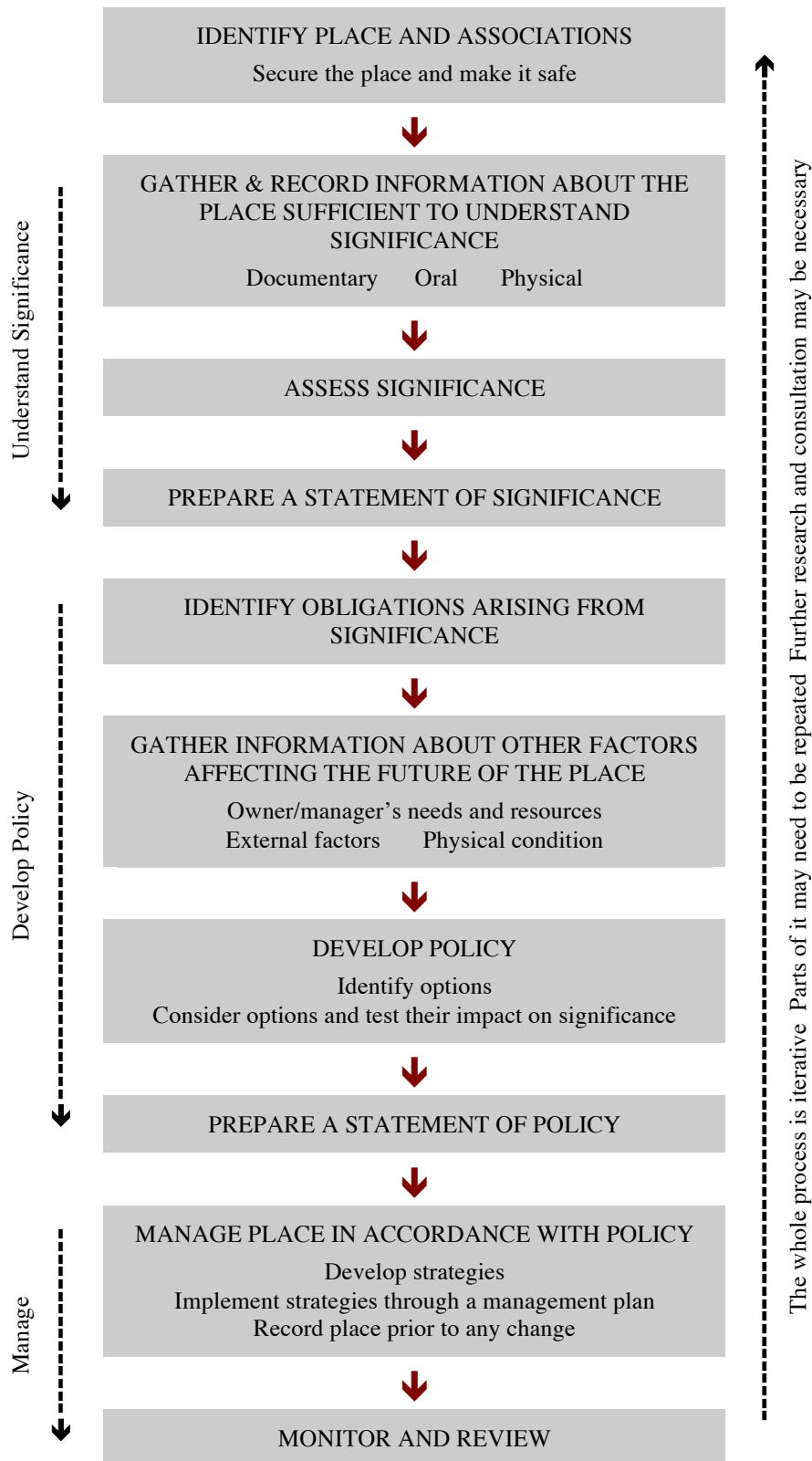
Adequate resources should be provided for *conservation*.

The best conservation often involves the least work and can be inexpensive.

Words in italics are defined in Article 1.

The Burra Charter Process

Sequence of investigations, decisions and actions



APPENDIX H: COLLECTION MANAGEMENT

This appendix was prepared by Alison Stewart of the Corporation.

H.1 THE LANYON COLLECTION

The Lanyon Collection is pivotal to the interpretation of the Homestead and outbuildings. The collection of movable objects at Lanyon has been developed mainly for presentation in the house and outbuildings. The Collection Policy is based on the cultural significance of the house. It is seen as an interpretive tool to present the tastes and lifestyle of earlier occupants and the functional side to a working house that may not be apparent from viewing of bare spaces.

The Collection has been developed primarily to assist in meeting the Interpretation Policy of the Homestead to the early Victorian period of 1859 and the Edwardian addition in 1905. This policy of differential restoration and interpretation was adopted in order to accommodate the two main stages of building development in 1859 and 1905. Under this approach, each section of the Homestead was to be presented as it appeared when first occupied. It was acknowledged at the time that ‘the interiors being recreated never actually existed as a totality in this form, although each room and each section of the house was true to its own character.’ (Dolan 1986b, p. 43)

The Collection takes several forms. These are:

- Decorative items such as furniture and effects which are provenanced carefully to meet the Interpretive Policy.
- Items provenanced to Lanyon Homestead.
- Items purchased or reproduced for the major long term exhibitions which should be period or constructed using appropriate techniques.
- Reproduction items based on research such as mattresses, baize cloth or curtains generally unobtainable in good enough condition to use.

Ninety percent of the Collection has been assembled from period pieces similar to those known to have been housed at Lanyon or are highly representative of the style and taste of the period. Ten percent of the Collection carries a Lanyon provenance and has been assembled largely since the 1990s through donations from surviving members of the families who have lived and worked at Lanyon. The great majority of these objects reflect the Cunningham period.

A linen map of Lanyon c.1834 is the earliest Collection item relating to Lanyon and carries a separate ACT Heritage Register listing (see Figure 102 below).

‘The map is drawn in black ink and watercolour and depicts an area of land east of the Murrumbidgee River and bounded by the Rob Roy Ranges and Urambi Hills. It was drawn by John Lanyon in c1834 and locates land purchased by John Lanyon and James Wright in 1835.’ (Citation for Item 10003 Map of Lanyon, ACT Heritage Register)

Figure 102. Linen Map of Lanyon c1834

Source: Cultural Facilities Corporation



H.2 HISTORY OF THE COLLECTION

H2.1 Acquisition History

When Lanyon was first opened to the public in 1980, there was little information available about the interiors and insufficient time to prepare a collection or restoration policy to guide the project. 'In the absence of this information the wall and floors were given a neutral colour treatment and no attempt was [made] to restore the rooms.' (Historic Places Internal Report, 1980) Much of the furniture on display at this time was made available on loan through the National Trust (ACT).

In 1979 the Department of Territories and the National Trust (ACT) entered into a formal arrangement agreeing that Lanyon Homestead would be managed and operated by the Department of the Capital Territory in association with the National Trust (ACT). In return for the provision of volunteers by the Trust, the Department would make payments to a fund to be known as the Lanyon Acquisitions Fund, and these funds were to be used acquiring collection items for the Homestead. The responsibility for advising on the restorations and acquiring furniture was to be vested in a committee called the Lanyon Restoration and Acquisitions Committee. The Committee was to consist of:

- two representatives of the National Trust (ACT);
- two members selected by the Minister for Territories; and
- a representative of the Department of the Capital Territory.

The Lanyon Collection was principally developed by the Lanyon Restoration and Acquisitions Committee between 1980 to 1989 from monies provided by both the Acquisitions Fund and the Department of Capital Territories Acquisitions Program. Since this time, the Collection has been further strengthened through acquisitions made by various Curators and funded by Government and the Lanyon Restoration and Acquisitions

Committee to 1997 when the Cultural Facilities Corporation was created and the Committee became known as the Historic Places Advisory Committee.

H2.2 Collection Policy History

The Lanyon Restoration and Acquisitions Committee issued its document *Proposals For Lanyon* in 1982. The guidelines for interpretation and acquisition provided by the Committee have provided the essence of the Collection Policy to date. A summary of the key elements follows.

‘...the Lanyon Committee proposed that two periods stylistically significant to the building should be retained. The early Victorian Colonial Homestead completed in 1859 during a period of expansion by the Cunningham family produced a well proportioned symmetrical building constructed in a simple conservative vernacular style...

...There were substantial additions to the house in 1905 in the Edwardian style comprising a bedroom wing and a kitchen/staff quarters...

...The Committee proposed when selecting two discrete periods for refurbishing the homestead that the integrity and merit of each period of the house is maintained...

...Every family creates its own visual tradition and sufficient furniture and other objects have been identified to give a general sense of the taste and style of the Cunningham’s within the separate periods of ownership.

(i) For Mr & Mrs Andrew Cunningham (1849-1895)

The design of the 1859 section is typical of the conservative and restrained taste of Mr & Mrs Andrew Cunningham. It is not fashionable, and contains a number of cultural links to their backgrounds in Scotland and Ireland. In particular, there are strong traditional influences arising from the Trollopian Irish clerical background of Mrs Cunningham. Surviving furniture has good proportion and style.

(ii) For Mr & Mrs Andrew Jackson Cunningham (1905-1913)

The extension and redecoration of the house by Andrew Jackson for his bride was very much in the fashionable Edwardian taste current in Australia, with substantial amounts of furniture being bought from Beard Watson in Sydney.

In 1913 following Andrew Jackson’s death there was an auction sale of most of the contents of house.

(iii) For Mr & Mrs James Cunningham (1915-1921)

Mrs James Cunningham had a strong family tradition of furniture collecting, and she prized family heirlooms. She was less fashionable in her approach to decorations than Mrs Andrew Jackson Cunningham and pieces from this period indicate a distinct preference for items of good quality and proportion. There was emphasis on furniture with traditional links to the Cunningham family.

Arising from this the Committee sees a decorative approach to the two periods for restoration as follows:

1. Victorian 1860-1865

Basically conservative in style with substantial influences still being felt from the late Georgian-early Victorian period. Items in the house will reflect not only belongings brought from Scotland and Ireland with them in 1845, but items purchased in New South Wales 1845-1859. Layered on top of these will be purchases, such as a Drawing Room suite, made for the new house. The result will not be high fashion of the 1860s but will be to the period.

2. Edwardian – to 1905

Reliable oral evidence of the decorative treatments of this bedroom has predetermined restoration of the Edwardian area. The 1905 Bedroom wing extension will be based on the Beard Watson styles depicted in the catalogues of the period.’

The collections housed in the outbuildings have been developed to support either the building's original use or to complement a permanent exhibition.

H2.3 Collection Policy

The following policies have been extracted from the complete suite of policies in Section 9.3 of the conservation management plan.

Policy 41 Conservation of the collection

The collection of significant moveable items relating to Lanyon should be conserved.

Policy 42 Retention of Original Items

All items which are original to the house through its history must be retained.

Policy 43 ACT Historic Places Acquisition Policy

Acquisitions, including loans, will conform to the general requirements of the ACT Historic Places Acquisition Policy. Acquisitions may be made by purchase or donation. Full legal title must be transferred to the Corporation. In addition:

- The Director, ACT Museums and Galleries must approve all acquisitions
- For items with a value higher than \$5,500.00 the ratification of the Board of the Cultural Facilities Corporation is required following recommendation by the Historic Places Advisory Committee.
- The ACT Historic Places Advisory Committee is advised of all acquisitions regardless of cost.

Commentary: Refer also to the CMAG Collection Policy.

Implementation strategies

43.1 The Corporation will seek to resolve the status of the National Trust loaned objects.

Policy 44 Acquisition of Items Associated with Lanyon

The Corporation should acquire items which have a provenance to Lanyon Homestead or to the occupants of Lanyon Homestead.

Policy 45 Non-provenanced Acquisitions

Non-provenanced acquisitions should closely approximate items known to have existed at Lanyon (oral, photographic or archival evidence) in accordance with the Interpretation Policy if they will enhance the interpretation of the Homestead.

Policy 46 Other Acquisitions

The Historic Places Advisory Committee, based on the circumstances of the case, will consider proposed acquisitions, outside Policies 43-45.

Policy 47 Acquisition Proposal Form

All proposed acquisitions must be accompanied by an Acquisition Proposal Form and presented to the Director, ACT Museums and Galleries and the ACT Historic Places Advisory Committee. As per Policy 43, all acquisitions must be

approved by both the Director, ACT Museums and Galleries and the Advisory Committee.

Policy 48 Collection Management Procedures Manual

The Collection will be managed in accordance with the Collection Management Procedures Manual.

Policy 49 Approval for Conservation Work

Conservation of the collection may only take place with the approval of the Assistant Director, ACT Historic Places.

Policy 50 Coverings and Furnishings

The Corporation may renew window coverings, floor coverings and furnishings as required. The style of coverings must meet the interpretation guidelines.

H2.4 Selection Policy Guidelines

Acquisitions should:

- be in original condition, ie. major components should not have been repainted, removed or replaced;
- where appropriate, possess makers marks, original transfers or stencils and any accompanying instructions;
- be in good condition and retain, where appropriate, the patina of their age;
- be appropriate for Lanyon's use in type, date and availability at time of use;
- reproduction items should, where possible, be constructed using appropriate techniques;
- authentic patterns and styles for items such as wallpaper and carpet should be appropriate to the Homestead and its occupants; and
- mechanical items should be in operational condition or be able to be made operational without interference with major components.

H.3 COLLECTION MANAGEMENT

H3.1 Collection Management Guidelines

The Corporation endeavours to meet best practice in the area of Collections Management and has adopted guidelines as defined by ICOM-CIDOC and SPECTRUM. The guidelines set out in the Collection Management Manual aim to:

- provide accountability and improve the security of the Collection;
- improve the care and conservation of the Collection;
- promote consistency in paper-based and electronic documentation to ensure important information is recorded;
- ensure continuity of practice and standardisation of procedures; and
- enable information about the collection to be shared and utilised.

H3.2 Current Collection Management Status

At present approximately 95% of the Collection has been catalogued and entered on the Vernon database. Each object in the collection is individually marked and tagged. Data standards require that each object record includes the following information:

- clearly described as per ICOM-CIDOC guidelines;
- photographed;
- location recorded and updated;
- provenance;
- purchase price;
- valuation history;
- condition documented at acquisition and updated as collection is condition audited; and
- outward loans and exhibition history data.

H3.3 Future Collection Management Issues

In 2008, data standards will be developed by collections management staff to ensure standardised terminology and syntax guidelines are followed when recording object details in both paper-based and electronic form. This will ensure reliable information is retrieved and used when sought to meet museum best practice guidelines as defined by ICOM-CIDOC and SPECTRUM. The Collection Manager and other trained staff will review the present data and adapt it to adhere to the proposed standards.

Since the site was first restored by Government in the 1980s, samples have been kept of materials replaced and updated. This material now forms a significant reference point to the history of the buildings and structures and needs to be managed accordingly. A review will be made of all materials which have been replaced and samples stored across the site. Following this review, a distinct cataloguing system will be put in place which will enable the tracking of the history of repairs and maintenance undertaken by the Corporation. The key components of this system will be:

- unique identification numbers of all materials;
- linked unique 'object' numbers to written reports detailing maintenance and restoration history;
- auditable tracking of locations of materials; and
- improved storage of key components.

A key issue to resolve is the status of the National Trust loaned objects.

LANYON CONSERVATION MANAGEMENT PLAN

VOLUME 3 – MAINTENANCE SCHEDULES



Prepared by Duncan Marshall, Australian Archaeological Survey Consultants Pty Ltd, Dr Lenore Coltheart, Context Pty Ltd, Geoff Butler & Associates, John Armes & Associates, Dr Michael Pearson & Ken Taylor

**for the
Cultural Facilities Corporation - ACT Historic Places**

2010

APPENDIX I: MAINTENANCE SCHEDULES

These schedules were prepared by John Armes & Associates.

Preface

The work is to be carried out following these principles.

- In the process of conservation work, remove only the material, which has reached the end of its serviceable life, and is beyond feasible conservation
- Approach the work on the “DAMANDALAP” principle (Do As Much As Necessary, Do As Little As Possible)
- Where possible, discreetly mark new material with a date to explain when it was placed. Methods of such marks can be resolved with the Superintendent of the work.
- When attending to hardware and metalwork, re-use screws. Replace to match only if originals are no longer serviceable.

The following items are numbered and refer to the ‘Work required’ column in the following pages.

1 Masonry / Plastering (see also 6.0 – Effects of Damp)

- 1.1 Sand – grey loam; sieved to remove larger pieces of organic material. Source; good soil/landscape materials suppliers
- 1.2 Lime mortar (‘coarse stuff’). Source; Westox Building Products (02 9774 4100) (data sheet available)
- 1.3 Mud mortar – locally sourced grey mud with pebble inclusions; no lime; add water for workability. Do not apply too thickly or shrinkage will be excessive.
- 1.4 Parging – lime mortar (1.2) applied to ‘lesser’ surfaces such as inside fireplaces and flues. Usually rough, because of difficult access. Applied with wooden float
- 1.5 Hydrated lime – bagged lime. Source; any builders’ suppliers.
- 1.6 Sand: lime dry mix. 3 parts sand (1.1) and 1 part hydrated lime (1.5). Mix dry, use as bedding, packed firmly. Natural moisture will assist the mix to harden over time.
- 1.7 Lime plaster – firstly examine existing adjacent conditions and match number of coats.

First coat (scratch coat) – coarse stuff

Second coat (float coat) – coarse stuff

Final coat (finishing coat) – gypsum plaster

(see 6.6) Source; Westox Building Products (02 9774 4100) (data sheet available)

- 1.8 Lime putty - Westox Building Products (02 9774 4100) (data sheet available)
- 1.9 Cement mortar – 1 part type A portland cement : 1 part hydrated lime : 6 parts brickies' sand. Plasticiser not required for small repairs.
- 1.10 Rough-caste – coarse stuff (1.2) with small pebbles (up to 10mm) added to the mix to desired texture. Hand- throw to the wall in desired thickness up to 25mm. Lime wash when dry (2.1). Cinders can be used instead of pebbles, but is less durable as it forms voids.
- 1.11 Pebbledash – coarse stuff (1.2) applied in layers to the desired thickness. The last coat should be applied in small, manageable sections. Washed pebbles or gravel is then thrown to the wet surface and pressed in with a wooden float to firmly embed the pebbles. Lime wash when dry (2.1)

2 Painting

- 2.1 Lime wash – apply Westox RAP primer and 3 coats lime wash pigmented to required colour. Source ; Westox Building Products (02 9774 4100) (data sheet available)
- 2.2 Gloss enamel – linseed oil-based, solvent borne paint; full gloss. Use with primer for metal substrate, or primer for timber substrate. Primer to be compatible with and of same brand as finishing coats.
- 2.3 Glazed plaster- for work that affects these finishes (e.g. crack repairs), special skills are required for touching up.
- 2.4 Gutter membrane – Pabco (brushable) hydroseal. Source; most hardware outlets
- 2.5 Clean paintbrush marks off glass (in and out).
- 2.6 Fish Oil – Rust Guard fish oil manufactured by White Knight Paints. An application of fish oil will delay the process of ferrous corrosion, while decisions on more intensive conservation are considered. Sources; Bristol Paints outlets, Bunnings Warehouse

3 Hardware / particular materials

- 3.1 Spring head nails – Otter; galvanised, twist shank roofing nails; 60 x 3.75 'titahold'. Recommended that a 25 kg supply is purchased for on going maintenance. Source ; Mitre 10, Bunnings Warehouse
- 3.2 Dome-head roofing screws. No longer manufactured, but a quantity is available for repair work, with lead washers. Source; John Armes (6226 4226)

Where feasible, remove screws and fill batten holes with injectable Selley's liquid nails; fast drying, high strength. Allow to dry, and re-drill holes for improved purchase by screws. Source; Magnet Mart, Mitre 10

- 3.3 Bog - Fill large voids which are too large to be filled with a single application of putty. Use " Turbo" Builder's Bog. Thoroughly remove loose and decayed material

and fill void with bog in accordance with manufacturer's directions. Build up in layers if required. Finish to a neat surface and lightly sand prior to painting. Source; most builders' suppliers

- 3.4 Putty – Selley's linseed oil-based putty. Use to fit new glass, and to fill shrinkage gaps in painted, dried timber up to 6mm wide. (See 3.7, 3.10 for unpainted timber). Clean surfaces thoroughly, and leave dry and free of loose material prior to application of putty. Putty should be applied in one 'coat'. Thicker/deeper gaps will need bog (3.3). Source ; any good hardware and/or paint supplier.
- 3.5 Window glass – 2mm clear, annealed picture glass, fitted with putty to match existing adjacent conditions. Source; most glass suppliers or picture frames
- 3.6 Mesh – galvanised 12mm hexagonal netting
- 3.7 Timber preservative – Feast Watson "Woodclean" Source: Bristol Paints, Bunnings Warehouse
- 3.8 Fungal attack inhibitor - Feast Watson Tung Oil (China Wood Oil). Source; Bristol Paints, Bunnings Warehouse
- 3.9 A selection of period hardware is available from the following. Generally, those manufactured locally or in England are better quality

Superior Brass
Delf
Jacksons
Mother of Pearl Trading

A good range of period hardware available is on display at Windsor Restorations (tel 4577 4853)

- 3.10 Hardwood flooring;

First coat - Mix 40% Raw linseed oil (400ml) : 60% mineral turpentine (600ml) : Feast Watson terebine (1/15 of mix by volume - 65ml).

Second coat - Mix 60% Raw linseed oil (600ml) : 40% mineral turpentine (400ml) : Feast Watson terebine (1/15 of mix by volume - 65ml).

Repeat monthly. Source; paint shops and larger builders' suppliers

- 3.11 Pabco 'hydro seal' (heavy black NON Brushable), similar to old 'blackjack' (bitumen tar). Use only for minor holes and in conjunction with other potential causes of leaks, which might need repair by roof plumbing or other means. Source; J Blackwood and Sons, Gladstone Street Fyshwick
- 3.12 Polyfilla gap filler, or Selley's Spakfiller. Not as good as modern flexible "no-more-gaps" but is contemporary with technology of the period of lining of attic rooms. Source; Dulux outlets, Magnet Mart.

4 Carpentry

- 4.1 Gauze – phosphor-bronze mosquito/fly netting, Patch repairs are preferred over complete replacement of gauze. Source; Metal Mesh Pty Ltd (02 9486 3900)

New beading to match removed material. Date, prime and paint

- 4.2 Screws – steel slot heads. If unavailable, use galvanised or zinc coated wood screws, painted to match existing conditions. Do not use philips-head or hex-head screws.
- 4.3 Timber for sawn slabs; rough sawn; durability class H2 hardwood.
- 4.4 Window sash stays – ex. 42 x 19mm radiata pine sized to suit. Paint grey (2.2) to distinguish as introduced material.
- 4.5 Ease / adjust – minor trimming or adjustment to ensure ease of operation. Prime and paint any timber surfaces left exposed (2.2).
- 4.6 Hardwood hexagonal tiles (stables). Replacement tiles should be from solid hardwood, preferably seasoned, and a durable species such as Eucalyptus melliodora (yellow box). Source; Chris Beck (Yass) 0418 864 732
- 4.7 Shakes – These should be available from the same source used previously in reconstruction of the stone barn roof.

5. Cracks

- 5.1 Cracks are to be filled to prevent exposure of interior of walls to further deterioration. They are to be treated as established lines of weakness, and will remain so. Therefore, the crack is not to be fully filled. Fill crack with backing rod selected for suitable size. Insert to leave 25 mm of crack to be filled with lime mortar (1.2), and finished to match adjacent surface.
- 5.2 Backing rod to be Parchem ‘expandafoam’ closed cell polyethylene foam in diameter to suit crack for tight fit. Source; CE Industries, Fyshwick (sean@ceind.com.au)

6. Effects of Damp

The following processes are available for treating a range of effects of rising damp in the buildings. Damp must be managed carefully, and involves a combination of effective drainage, ventilation and interception of the source of moisture. Each individual instance must be considered carefully, and may involve some of the following.

- 6.1 Adhesive. In areas of drummy plaster, it may be possible to secure the plaster with adhesive. It can only be successfully done if there are no fallen plaster fragments in the cavity behind the loose plaster. These fragments prevent the drummy plaster being pushed back into its original position. The adhesive is “Ceiling Reinstatement System”. Source: Westox Building Products (02 9774 4100)
- 6.2 Removal of salt-contaminated plaster. Usually by edge of a spade or trowels. Note to take care to minimise extent of removal.

- 6.3 De-salination of walls. Removal of mineral salts for wall is necessary to prevent recurring damage.

Sacrificial plaster poultice. This method involves applying a coat of weak (8 parts sharp sand : 1 part hydrated lime) plaster. The weak mix is selected for providing a high proportion of voids and ease of removal. It acts a wick, drawing salts from the wall, and requires the presence of damp to work. The poultice is removed, and depending on the extent of contamination, the process may be repeated until the wall is sufficiently clean to allow the application of new plaster. In some cases, a gamble can be taken to apply the sacrificial plaster neatly and smoothly, and is can be a visually satisfactory outcome.

- 6.4 Cellulose poultice. A layer of pulverised paper is ‘daubed’ onto the wall to draw out the salts. This process may need to be repeated subject to the level of salt contamination. Source; Westox Building Products (02 9774 4100)

- 6.5 Dampcourse. The insertion of a dampcourse can be mechanical (a dampcourse sheet material such as plastic or coated aluminium) or chemical (an injected water proof product which forms a dampcourse layer in the wall). These need to be installed by experienced installers

Source (mechanical); These are difficult to install in rubble stone masonry, where joints are irregular, and the nature of the bonding within the wall is not predictable

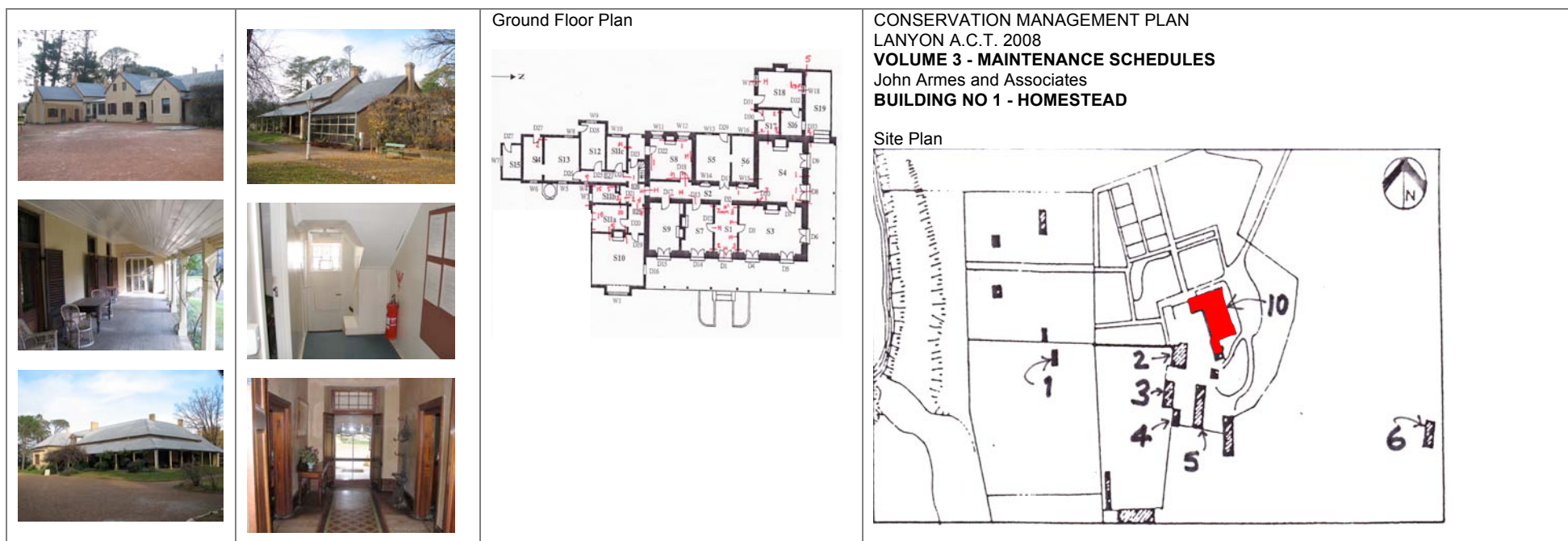
Source (chemical); Westox Building Products (02 9774 4100)

- 6.6 2-3 coat plaster. see 1.7

Schedules

Maintenance schedules are provided for the following buildings:

- The Homestead, 1859-1905 (Structure 1)
- Old Kitchen, c1830s-50s (Structure 2)
- Café/Barracks/Store, c1860 (Structure 3)
- Dairy/Site Office/Meat House, c1860 (Structure 4)
- Stables, c1830s-50s (Structure 5)
- Convict Barn, c1830-50s (Structure 6)
- Stone Hut, c1830-50s (Structure 8)
- Slab Hut, c1830s-50s (Structure 41)



Element	Description <i>Note!</i> <i>Widths of all cracks measured at maximum width of crack. See floor plan</i> <i>Dates refer to original construction, and later work, when known</i> <i>Doors are recorded in room data into which the doors swing</i>	Refer to CMP Policy/ Strategy number (vol 1)	Condition P : Poor F : Fair G : Good	Heritage Integrity L : Low M : Moderate H : High	Maintenance Schedule All of this work needs to concur with interpretation policies recommended in the CMP and Interpretation Plan (numbers in brackets refer to methods and materials itemised in preface)	Category A: Maintenance B: Major Rep C: Adaptation D: Desirable	Urgency (months) O : Overdue (6) U : Urgent (12) R : Routine (60)
EXTERIOR							
Walls							
North (verandah)	Lime wash over plaster with ashlar scoring; no masonry over transoms; a few minor cracks and loose sections at corners and reveals	Policy 13, Strategy 33.7	G	M	Monitor for any effects of settlement and damp. A strategy for the management and treatment of rising damp needs to be updated for the whole building	A	R
North (fernyery)	Gauze fitted over verandah posts, with assorted dressed timber battens; painted; about 50% worn; end-grain of hardwood floorboards seriously weathered	Policy 33	F	H	Conserve boards, subject to interpretive policy (3.10)	B	U

Element	Description <i>Note!</i> <i>Widths of all cracks measured at maximum width of crack.</i> <i>See floor plan</i> <i>Dates refer to original construction, and later work, when known</i> <i>Doors are recorded in room data into which the doors swing</i>	Refer to CMP Policy/ Strategy number (vol 1)	Condition P : Poor F : Fair G : Good	Heritage Integrity L : Low M : Moderate H : High	Maintenance Schedule All of this work needs to concur with interpretation policies recommended in the CMP and Interpretation Plan (numbers in brackets refer to methods and materials itemised in preface)	Category A: Maintenance B: Major Rep C: Adaptation D: Desirable	Urgency (months) O : Overdue (6) U : Urgent (12) R : Routine (60)
North (room 10)	Lime wash over plaster with ashlar scoring		G	M			
South (room 18)	Lime wash over rough-caste (1.10); rubble plinth without wash; cementitious patching; evidence of rising damp Minor cracks in rendered architraves	Policy 33	G F	M M	See above Repair cracks when special skills are on site	A	R
South (room 12)	Lime wash over rough-caste (1.10); minor effects of damp Minor cracks in rendered architraves	Policy 33	G G	M M	Repair cracks when special skills are on site	A	R
South (room 14)	Lime wash over rough-caste (1.10);		G	M			
South (room 15)	Lime wash over tyrolean/pebbledash coat		G	M			
South (room 10,11)	Lime wash over rough-caste (1.10); 1mm cracks above window, and other small random cracks; paint 50% weathered from rendered architraves and quoins	Strategy 33.7	F	M	Review proximity of garden beds adjacent to walls (whole building)		
East (room 10)	Lime wash over plaster with ashlar scoring; damaged at south-east corner; effects of damp under bay window and along gardens; lime wash weathered about 50% on sill, exposing previous finishes; 1 mm crack near verandah gutter; extensive patching; wash lifting off old plaster	Strategy 33.7	F	H and M areas	Extract salts; resolve matter of garden adjacent to wall; re wash (1)	A	U
East (verandah)	Lime wash over plaster with ashlar scoring; very minor effects of damp; Minor crack at top of wall gaps above skirting	Policies 13 and 33	G	M	Monitor. (note- no masonry above transoms) Repair gaps	A A	R R
East (fernery)	Lime wash over scored plaster; crack in rendered skirting	Policy 33	G - F	H	Repair crack	A	R
West (room 18)	Lime wash over rough-caste (1.10); 5mm vertical crack at junction of walls Stone plinth shows effects of damp, some joints fretted	Policy 33	G - F	H	Re- point joints	A	U
West	Rusticated weatherboards on rough-caste base wall Stone plinth has effects of damp Lime wash over rough-caste; lime wash over partly exposed rubble base; wash 10% worn	Policy 33	G F G	H H H	Re- point joints (1) Repair exposed brickwork behind downpipe. Provide roughcast over modern brickwork; retain vent holes	A A	U R
West (room 12)	Lime wash over rough-caste; lime wash over partly exposed rubble base; wash 10% worn		G	M			
West (room 13,14)	Lime wash over rough-caste; some earlier layers left exposed; Wash worn about 50% from rendered architraves, exposing earlier finishes	Policy 33	G F F	H and M H M	Re-point joints (1) Re- wash (1)	A A	U R

Element	Description <i>Note!</i> <i>Widths of all cracks measured at maximum width of crack.</i> <i>See floor plan</i> <i>Dates refer to original construction, and later work, when known</i> <i>Doors are recorded in room data into which the doors swing</i>	Refer to CMP Policy/ Strategy number (vol 1)	Condition P : Poor F : Fair G : Good	Heritage Integrity L : Low M : Moderate H : High	Maintenance Schedule All of this work needs to concur with interpretation policies recommended in the CMP and Interpretation Plan (numbers in brackets refer to methods and materials itemised in preface)	Category A: Maintenance B: Major Rep C: Adaptation D: Desirable	Urgency (months) O : Overdue (6) U : Urgent (12) R : Routine (60)
West (room 15)	Lime wash over rough-caste; concrete path may encourage damp	Policy 13	G	M	Monitor any damp effects by path	B	R
Floor	Oiled hardwood; good order	Policy 33	G		Repair broken mortar over outer floor vents (1.9)	A	O
Windows	See individual room data; all paint/ putty about 10% worn		G	M			
Window flyscreens	See individual room data; all paint/ putty about 20% worn; several minor repairs required to gauze	Policy 33	G - F	H	Repair damaged gauze (4.1)	A	R
Awnings	Near kitchen; cgi over dressed timber frame; new quad gutter	Policy 33	G	H - M	Paint underneath (2.2)	A	R
Main entry door	D1; Cedar door case with screen door and transom; Revarnished to match original finish. Screen door sound		G	H			
Other entry doors	See individual room data						
Door flyscreens	See individual room data						
Roof	Painted cgi in short sheets; screw fixed. Condition varies with range of exposure	Policies 13 and 33	G - F	H	Monitor deterioration and re-paint when surface reaches about 75% worn, attend to roofing corrosion at this time (2.6)	B	R
Eaves, barges	Paint blistering; some timbers need treating	Policy 33	F	H	Conserve timbers at time of re-painting (3.3, 3.4, 3.7)	A	R
Guttering	Mostly sound; likely to have some pitholes and corrosion due to build-up of leaves; paint about 10% worn	Policy 33	G - F	H	Clear leaves, paint interior of gutters to prolong life (2.4)		
Downpipes	Many are new; round, galvanised, unpainted	Policy 33	G	M	Paint (2.2)		
Verandah	Timber flooring; tops of original posts have had new bases Beaded, t+g boards; coffered. Gloss paint generally sound; some shrinkage gaps and bowing See data on fernery walls (North) walls re floorboards		G G	H and M H			
Rear porch	Tesselated tiles badly cracked	Policy 33	F - P	H	Special conservation required; record before further damage incurred	A	O
Chimneys	Limewash over plaster; wash about 80% worn	Policy 33	G - F	M	Re- wash (1)	A	R
Plumbing services	Bathrooms, laundry and kitchen have water supply; 1 toilet pan disconnected in room 11						
Electrical services							
Fire services	Sprinkler system installed throughout						
Lighting	Simple incandescent fittings used for interpretation						
Mechanical							

Element	Description <i>Note!</i> <i>Widths of all cracks measured at maximum width of crack.</i> <i>See floor plan</i> <i>Dates refer to original construction, and later work, when known</i> <i>Doors are recorded in room data into which the doors swing</i>	Refer to CMP Policy/ Strategy number (vol 1)	Condition P : Poor F : Fair G : Good	Heritage Integrity L : Low M : Moderate H : High	Maintenance Schedule All of this work needs to concur with interpretation policies recommended in the CMP and Interpretation Plan (numbers in brackets refer to methods and materials itemised in preface)	Category A: Maintenance B: Major Rep C: Adaptation D: Desirable	Urgency (months) O : Overdue (6) U : Urgent (12) R : Routine (60)
heating/ cooling systems							
Other	Reed switches to windows for security system						
INTERIOR							
Room 1							
Entrance Hall							
Walls North	Glazed coat over plaster; hairline cracks; 3mm cracks at NW and NE	Strategy 33.5	G - F	H	A strategy for the management and treatment of cracks needs to be updated for the whole building.	B	U
South	Glazed coat over plaster; hairline cracks over door; 7mm crack at SW and 2mm crack at SE	Policies 13 and 33	G - F	H	Monitor cracking; special skills required for conservation of glazed plaster (2.3)		
East	Glazed coat over plaster; hairline cracks over door;	Policy 13	G - F	H	Monitor cracking		
West	Glazed coat over plaster; hairline cracks over door	Policy 13	G - F	H	Monitor cracking		
Ceiling / cornice	Plaster with central rose; highly decorative Victorian cornice with deep cove (cracked)	Policy 13	G - F	H	Monitor cracking		
Floor	Light stain finish on hardwood boards; butt jointed;		G	H			
Floor covering	Loose runner		G	M			
Skirting	Australian cedar with ogee moulding; timber is drummy but sounds firm; subfloor conditions support fungal attack Revarnished to match original	Policy 13	G	H	Monitor for changes in soundness of timber	A	R
Architrave	Butt and mitre cedar with ogee; Revarnished to match original		G	H			
Doors, door furniture	D1; Cedar door case with double doors, screen door and fixed transom window; doors have 3 panels and rimlock. weathered finish appears to be dry varnish; splayed reveals with staff moulds; Screen door sound, and has clear acrylic sheeting on inside of gauze D2; similar to door D1, but with cedar fanlight; part of fanlight broken. Revarnished to match original	Policy 13	G G	H H	 Monitor break	 A	 R
Windows, window hardware	---						
Window treatment	---						
Light fittings	1 incandescent pendant fitting		G	M			
Joinery items	---						
Fireplace	---						

Element	Description <i>Note!</i> <i>Widths of all cracks measured at maximum width of crack.</i> <i>See floor plan</i> <i>Dates refer to original construction, and later work, when known</i> <i>Doors are recorded in room data into which the doors swing</i>	Refer to CMP Policy/ Strategy number (vol 1)	Condition P : Poor F : Fair G : Good	Heritage Integrity L : Low M : Moderate H : High	Maintenance Schedule All of this work needs to concur with interpretation policies recommended in the CMP and Interpretation Plan (numbers in brackets refer to methods and materials itemised in preface)	Category A: Maintenance B: Major Rep C: Adaptation D: Desirable	Urgency (months) O : Overdue (6) U : Urgent (12) R : Routine (60)
Roof space	---						
Subfloor	Not accessible	Policy 13, Strategies 33.5 and 33.7			Inspect for pest activity and damp and crack management strategies	R	O
Other							
Room 2							
Walls	North	Lime wash over plaster with paint-lined ashlar blocking; areas replastered		G	M		
	South	Lime wash over plaster with paint-lined ashlar blocking; areas replastered; minor crack over opening; minor blemishes	Policy 13	G - F	M	Monitor cracking	
	East	Lime wash over plaster with paint-lined ashlar blocking; areas replastered; hairline cracks over doors	Policy 13	G	M	Monitor cracking	
	West	Lime wash over plaster with paint-lined ashlar blocking; areas replastered; cracks over doors and under window	Policy 13	G - F	M	Monitor cracking	
Ceiling / cornice		Plasterboard; raked portion on west side		G	M		
Floor		Hardwood butt jointed boards; not original		G			
Floor covering		Linoleum runner		F	M		
Skirting		Pine with beaded edge; stained; timber sound but drummy		G - F	H M		
Architrave		Butt and mitre cedar with ogee		G	H		
Doors, door furniture		D11; double doors with three panels; loose spindle and knob in rimlock grained;	Policy 33	G	H	Attend to rimlock	A R
Windows, window hardware		W14; fixed 9-pane sashes; splayed plaster reveals, timber sills (original) W15; as W 14 (reconstruction) Revarnished to match original		G G	H M		
Window treatment		---					
Light fittings		---					
Joinery items		---					
Fireplace		---					
Roof space		---					

Element	Description <i>Note!</i> <i>Widths of all cracks measured at maximum width of crack.</i> <i>See floor plan</i> <i>Dates refer to original construction, and later work, when known</i> <i>Doors are recorded in room data into which the doors swing</i>	Refer to CMP Policy/ Strategy number (vol 1)	Condition P : Poor F : Fair G : Good	Heritage Integrity L : Low M : Moderate H : High	Maintenance Schedule All of this work needs to concur with interpretation policies recommended in the CMP and Interpretation Plan (numbers in brackets refer to methods and materials itemised in preface)	Category A: Maintenance B: Major Rep C: Adaptation D: Desirable	Urgency (months) O : Overdue (6) U : Urgent (12) R : Routine (60)
Subfloor	Not accessible	Policy 13, Strategies 33.5 and 33.7			Inspect for pest activity and damp and crack management strategies		
Other							
Room 3	Drawing room						
Walls North	Paper over patched plaster; minor impact of damp	Policy 13	G	M	Monitor effects of damp	A	R
South	Paper over patched plaster;		G	M			
East	Paper over patched plaster; crack at SE corner		G - F	M			
West	Paper over patched plaster; crack at SW corner; chimney breast has staff moulds		G	M			
Ceiling / cornice	Fibrous plaster with central rose; Fibrous plaster cornice with ogee; rose may have been re-used		G	H			
Floor	Butt jointed, hardwood boards; stained		G G	H M			
Floor covering	Matting and loose rugs						
Skirting	Australian cedar with ogee moulding; timber is drummy but sounds firm; subfloor conditions support fungal attack Revarnished to match original	Policy 13	G G	H M	Monitor	A	R
Architrave	Butt and mitre cedar with ogee						
Doors, door furniture	D7; 6 panel cedar; rimlock D3; 6 panel cedar; rimlock D4; cedar French door with regency margins in glazing; fixed transom window D5; cedar French door with regency margins in glazing; fixed transom window; water ingress at floor D6; cedar French door with regency margins in glazing; fixed transom window; 1 cracked pane Doors revarnished to match original		G G G G G	H H H H M			
Windows, window hardware	---						
Window treatment	---						
Light fittings	1 incandescent table lamp		G	L			
Joinery items	---						
Fireplace	Painted and parged; concrete hearth; cedar surround		G	H			
Roof space	Accessible from upstairs?						

Element	Description <i>Note!</i> <i>Widths of all cracks measured at maximum width of crack.</i> <i>See floor plan</i> <i>Dates refer to original construction, and later work, when known</i> <i>Doors are recorded in room data into which the doors swing</i>	Refer to CMP Policy/ Strategy number (vol 1)	Condition P : Poor F : Fair G : Good	Heritage Integrity L : Low M : Moderate H : High	Maintenance Schedule All of this work needs to concur with interpretation policies recommended in the CMP and Interpretation Plan (numbers in brackets refer to methods and materials itemised in preface)	Category A: Maintenance B: Major Rep C: Adaptation D: Desirable	Urgency (months) O : Overdue (6) U : Urgent (12) R : Routine (60)
Subfloor	Not accessible	Policy 13, Strategies 33.5 and 33.7			Inspect for pest activity and damp and crack management strategies		
Other	Fireplace repaired and mantle revarnished to match original		G	M			
Room 4	Dining room						
Walls North	Lime wash over non-original plaster; minor crack at NE; 1mm crack over door, and centre of cornice		G - F	H			
South	Lime wash over non-original plaster; 3mm crack over door D10		G - F	H			
East	Lime wash over non-original plaster; 1mm crack at SE; scuff marks		G - F	H			
West	Lime wash over non-original plaster;		G	H			
Ceiling / cornice	Fibrous plaster; Fibrous plaster ogee pattern		G	H			
Floor	Butt jointed hardwood; patched; sanded and oiled' some springyness; some gaps Stained to match original	Policy 33	G – F G	H M	Potential re-stumping and packing required. Subject to close inspection		
Floor covering	Loose rug						
Skirting	Australian cedar with ogee moulding; timber is drummy but sounds firm; subfloor conditions support fungal attack Revarnished to match original		G G	H M			
Architrave	Butt and mitre cedar with ogee Revarnished to match original		G	H			
Doors, door furniture	D8; cedar French door with regency margins in glazing; fixed transom window D9; cedar French door with regency margins in glazing; fixed transom window Revarnished to match original		G G	H H			
Windows, window hardware	---						
Window	---						

Element	Description <i>Note!</i> <i>Widths of all cracks measured at maximum width of crack.</i> <i>See floor plan</i> <i>Dates refer to original construction, and later work, when known</i> <i>Doors are recorded in room data into which the doors swing</i>	Refer to CMP Policy/ Strategy number (vol 1)	Condition P : Poor F : Fair G : Good	Heritage Integrity L : Low M : Moderate H : High	Maintenance Schedule All of this work needs to concur with interpretation policies recommended in the CMP and Interpretation Plan (numbers in brackets refer to methods and materials itemised in preface)	Category A: Maintenance B: Major Rep C: Adaptation D: Desirable	Urgency (months) O : Overdue (6) U : Urgent (12) R : Routine (60)
treatment							
Light fittings	2 incandescent lamps		G	L			
Joinery items	Built-in cupboards on each side of fireplace; raised panel doors; knobs loose. Original plaster inside; Locks not operable Revarnished to match original	Policy 33	G G	H H M	Attend to knobs and locks	A	R
Fireplace	Painted and parged; concrete hearth; cedar surround Repaired and revarnished to match original		G G	H M			
Roof space	Accessible form upstairs	Policy 13			Annual inspection for pest activity structural soundness	B	R
Subfloor	Not accessible	Policy 13, Strategies 33.5 and 33.7			Inspect for pest activity and damp and crack management strategies	B	O
Other							
Room 5	Trophy room (shop)						
Walls North	Double-beaded t+g lining boards; painted		G	H			
South	Painted render; hairline cracks; coved coverstrip at corners		G	M			
East	Painted render; beaded boards conceal roof		G	H and M			
West	Double-beaded t+g lining boards; painted		G	H			
Ceiling / cornice	Double-beaded t+g lining boards; painted; some loosening; some gaps; timber scotia cornice	Policy 33	G - F	H	Secure boards	A	R
Floor	New hardwood t+g		G	L			
Floor covering	Coir mats						
Skirting	Two layers of bullnose; first one painted Unpainted ash		G	H and L			
Architrave	Victorian pattern ogee; mitred and painted		G	H			
Doors, door furniture	D29; glazed with 2 lower timber panels; painted; draught seal; rimlock Timber screen with 2 panels	Policy 33	G G - F	M M	Strip paint from rimlock Repair gauze (4.1)	A A	R R
Windows, window hardware	W13; Pair of double hung windows with 6-pane sashes; spring balances; reed switches; barrel bolts. Some repairs and alterations	Policy 33	G - F G	H and M H	Replace catch to match type on site as directed; remove barrel bolts		
Window treatment	Holland blind		G	L			
Light fittings	Spotlights in track		G	L			
Joinery items	Modern cabinets for retailing		G	L			
Fireplace	---						

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Roof space	Accessible from upstairs ?	Policy 13			Annual inspection for pest activity structural soundness	B	R
Subfloor	Not accessible	Policy 13, Strategies 33.5 and 33.7			Inspect for pest activity and damp and crack management strategies	B	O
Other							
Room 6	Pantry						
Walls North	Limewash over rough-caste (1.10); section left to show original appearance		G G	H and M			
South	hardboard over timber frame; timber cover strips; all painted		G	H			
East	Limewash over rough-caste (1.10); viewing panel to roof; exposed lintel; minor blemishes		G	H and M			
West	hardboard over timber frame; timber cover strips; all painted; some gaps		G - F	H			
Ceiling / cornice	hardboard with timber cover strips; timber scotia cornice; all painted		G	H			
Floor	Sanded, t+g Baltic? Pine with radiata patches; oil finish; some springyness; concrete patch	Policy 33	G – F G	H and L	Potential re-stumping and packing required. Subject to close inspection	B	R
Floor covering	---						
Skirting	Splayed timber; painted		G	H			
Architrave	Splayed timber; painted		G	H			
Doors, door furniture	---						
Windows, window hardware	W16; double hung with 6-pane sashes; cords/weights; paint about 20% worn; false sill; no screen; reed switch	Policy 33	G	H	Replace catch to match type on site as directed	A	R
Window treatment	Holland blind						
Light fittings	Batten holder with shade		G	L			
Joinery items	cupboard		G	H			
Fireplace	---						
Roof space	Accessible from upstairs?	Policy 13			Annual inspection for pest activity structural soundness	B	R
Subfloor	Not accessible	Policy 13, Strategies 33.5 and			Inspect for pest activity and damp and crack management strategies	B	O

Element	Description <i>Note!</i> <i>Widths of all cracks measured at maximum width of crack.</i> <i>See floor plan</i> <i>Dates refer to original construction, and later work, when known</i> <i>Doors are recorded in room data into which the doors swing</i>	Refer to CMP Policy/ Strategy number (vol 1)	Condition P : Poor F : Fair G : Good	Heritage Integrity L : Low M : Moderate H : High	Maintenance Schedule All of this work needs to concur with interpretation policies recommended in the CMP and Interpretation Plan (numbers in brackets refer to methods and materials itemised in preface)	Category A: Maintenance B: Major Rep C: Adaptation D: Desirable	Urgency (months) O : Overdue (6) U : Urgent (12) R : Routine (60)
		33.7					
Other							
Room 7	Parlour						
Walls North	Paper over plaster; (room not all accessible)		G	M			
South	Paper over plaster; minor peeling at edges		G	M			
East	Paper over plaster; minor peeling at edges		G	M			
West	Paper over plaster; minor peeling at edges		G	M			
Ceiling / cornice	Fibrous plaster; square set		G	H			
Floor	Timber; mostly firm (not seen) T+g repairs	Policy 13	G	H	Monitor		
Floor covering	Wall – wall carpet		G	M			
Skirting	Australian cedar with ogee moulding; timber is drummy but sounds firm; subfloor conditions support fungal attack; loose and misshapen near fireplace Revarnished to match original	Policy 13	G – F G	H M	Monitor		
Architrave	Butt and mitre cedar with ogee		G	H			
Doors, door furniture	D12; 6 panel cedar; rimlock D13; 6 panel cedar; rimlock D14; cedar French door with regency margins in glazing; fixed transom window Doors revarnished to match original		G G G G	H H H M			
Windows, window hardware	---						
Window treatment	---						
Light fittings	1 incandescent table lamp		G	L			
Joinery items	---						
Fireplace	Parged and painted; concrete hearth; cedar surround Repaired and revarnished to match original	Policy 13	G G	H M	Monitor condition of parging	A	R
Other							
Room 8	Station Office						
Walls North	Paint over repaired plaster; crack along ceiling		G - F	H			
South	Paint over repaired plaster; crack along ceiling		G - F	H			
East	Paint over repaired plaster; crack along ceiling and over door		G - F	H			
West	Paint over repaired plaster; crack along ceiling		G - F	H			
Ceiling / cornice	Fibrous plaster ; square set cornice; some drumminess		G - F	H			
Floor	Kiln dried t+g hardwood; mostly firm (not seen)		G	H			

Element	Description <i>Note!</i> <i>Widths of all cracks measured at maximum width of crack.</i> <i>See floor plan</i> <i>Dates refer to original construction, and later work, when known</i> <i>Doors are recorded in room data into which the doors swing</i>	Refer to CMP Policy/ Strategy number (vol 1)	Condition P : Poor F : Fair G : Good	Heritage Integrity L : Low M : Moderate H : High	Maintenance Schedule All of this work needs to concur with interpretation policies recommended in the CMP and Interpretation Plan (numbers in brackets refer to methods and materials itemised in preface)	Category A: Maintenance B: Major Rep C: Adaptation D: Desirable	Urgency (months) O : Overdue (6) U : Urgent (12) R : Routine (60)
Floor covering	Linoleum		G - F	M			
Skirting	Australian cedar with ogee moulding; timber is drummy but sounds firm; subfloor conditions support fungal attack; Revarnished to match original		G	H			
Architrave	Butt and mitre cedar with ogee Revarnished to match original		G G	H M			
Doors, door furniture	D18; 6 panel cedar; rimlock Revarnished to match original		G G	H M			
Windows, window hardware	W11, W12; double hung with 6-pane sashes; brass sash catches; original latches	Policy 33	G	H	Note that these windows have no cords/weights or sash balances; Ease and adjust	A	R
Window treatment	Holland blinds		G	L			
Light fittings	---						
Joinery items	---						
Fireplace	Parged and painted; concrete hearth; cedar surround; leak marks Repaired and revarnished to match original	Policy 33	G G	H M	Attend to leaks	A	U
Roof space	Accessible from upstairs	Policy 13			Annual inspection for pest activity structural soundness	B	R
Subfloor	Not accessible	Policy 13, Strategies 33.5 and 33.7			Inspect for pest activity and damp and crack management strategies	B	O
Other							
Room 9	1859 Bedroom						
Walls North	Lime wash over plaster; about 50% worn (room not completely accessible)		G	H			
South	Lime wash over plaster; about 50% worn		G	H			
East	Lime wash over plaster; about 50% worn hairline crack at NE		G	H			
West	Lime wash over plaster; about 50% worn		G	H			
Ceiling / cornice	Fibrous plaster; square set cornice; stain near chimney; minor drumminess		G - F	H			
Floor	Butt jointed hardwood; worn finishes		G - F	H			
Floor covering	Skin and mat		G				
Skirting	Australian cedar with ogee moulding; timber is drummy but sounds firm; subfloor conditions support fungal attack; gap below at floor	Policy 13	G	H	Monitor		

Element	Description <i>Note!</i> <i>Widths of all cracks measured at maximum width of crack.</i> <i>See floor plan</i> <i>Dates refer to original construction, and later work, when known</i> <i>Doors are recorded in room data into which the doors swing</i>	Refer to CMP Policy/ Strategy number (vol 1)	Condition P : Poor F : Fair G : Good	Heritage Integrity L : Low M : Moderate H : High	Maintenance Schedule All of this work needs to concur with interpretation policies recommended in the CMP and Interpretation Plan (numbers in brackets refer to methods and materials itemised in preface)	Category A: Maintenance B: Major Rep C: Adaptation D: Desirable	Urgency (months) O : Overdue (6) U : Urgent (12) R : Routine (60)
	Revarnished to match original						
Architrave	Butt and mitre cedar with ogee Revarnished to match original		G	H			
Doors, door furniture	D17; 6 panel cedar; rimlock D15; cedar French door with regency margins in glazing; fixed transom window Doors revarnished to match original		G G G	H H M			
Windows, window hardware	---						
Window treatment	---						
Light fittings	1 incandescent table lamp		G	L			
Joinery items	---						
Fireplace	Parged and washed; minor leak marks Revarnished to match original	Policy 33	G G	H M	Attend to leaks	B	U
Roof space	Accessible from upstairs?	Policy 13			Annual inspection for pest activity structural soundness	B	R
Subfloor	Not accessible	Policy 13, Strategies 33.5 and 33.7			Inspect for pest activity and damp and crack management strategies	B	O
Other							
Room 10 1905 Bedroom							
Walls North	Paper over repaired plaster;		G	H			
South	Paper; lifting in places due to damp over repaired plaster;	Strategy 33.7	G - F	H	Attend to damp	B	U
East	Paper over repaired plaster;		G	H			
West	Paper; lifting in places due to damp over repaired plaster	Strategy 33.7	F	H	Attend to damp	B	U
Ceiling / cornice	Paint over fibrous plaster; rose may not be original. Cracks at chimney breast and at east; some drumminess; about 40% not sound	Policy 33, Strategy 33.5	F	H	Attend to cracks	B	U
Floor	hardwood boards; t+g?; firm Stained		G G	H M			

Element	Description <i>Note!</i> <i>Widths of all cracks measured at maximum width of crack.</i> <i>See floor plan</i> <i>Dates refer to original construction, and later work, when known</i> <i>Doors are recorded in room data into which the doors swing</i>	Refer to CMP Policy/ Strategy number (vol 1)	Condition P : Poor F : Fair G : Good	Heritage Integrity L : Low M : Moderate H : High	Maintenance Schedule All of this work needs to concur with interpretation policies recommended in the CMP and Interpretation Plan (numbers in brackets refer to methods and materials itemised in preface)	Category A: Maintenance B: Major Rep C: Adaptation D: Desirable	Urgency (months) O : Overdue (6) U : Urgent (12) R : Routine (60)
Floor covering	Loose rug		G				
Skirting	Painted timber		G	H			
Architrave	Victorian ogee pattern; stepped		G	H			
Doors, door furniture	D19; no leaf; hinge marks on jamb D16; French doors, possibly redwood; painted on inside; rimlock with missing strike; horizontal glazing bars; barrel bolts		G	H			
Windows, window hardware	W1; 3 double hung windows in one assembly; cords/weights; intact catch differs from other periods; reed switches	Policy 33	G	H	Reinstate catches, ease/adjust sashes (4.5); strip paint from sash lifters; remove barrel bolts	A	R
Window treatment	Venetian blinds						
Light fittings	1 incandescent bedside lamp		G	L			
Joinery items	---						
Fireplace	Painted and parged; art-Nouveau style timber surround, with shelf; concrete hearth. Conserved to match original appearance		G	H			
Roof space	Accessible from upstairs ?	Policy 13			Annual inspection for pest activity structural soundness	B	R
Subfloor	Not accessible	Policy 13, Strategies 33.5 and 33.7			Inspect for pest activity and damp and crack management strategies	B	O
Other							
Room 11A							
1950's Bathroom (grey scheme)							
Walls	North	Ceramic tiles over render; painted above; crack at NE; many tiles drummy or loose/missing	Policy 33, Strategy 33.5	F	H	Attend to cracks (5)	
	South	Ceramic tiles over render; painted above; 10 mm crack over window; cracks at SE and SW corners; many tiles drummy or loose/missing	Policy 33, Strategy 33.5	F	H	Attend to cracks (5)	
	East	Ceramic tiles over render; painted above; 5 mm crack at chimney corner; many tiles drummy or loose/missing	Policy 33, Strategy 33.5	F	H	Attend to cracks (5)	
	West	Ceramic tiles over render; painted above; many tiles drummy or loose/missing; 10mm crack at shower	Policy 33, Strategy 33.5	F	H	Attend to cracks (5)	
Ceiling / cornice	a.c. sheet with stopped joints; scotia cornice; gloss enamel		G - F	H	Note possible presence of asbestos		

Element	Description <i>Note!</i> <i>Widths of all cracks measured at maximum width of crack.</i> <i>See floor plan</i> <i>Dates refer to original construction, and later work, when known</i> <i>Doors are recorded in room data into which the doors swing</i>	Refer to CMP Policy/ Strategy number (vol 1)	Condition P : Poor F : Fair G : Good	Heritage Integrity L : Low M : Moderate H : High	Maintenance Schedule All of this work needs to concur with interpretation policies recommended in the CMP and Interpretation Plan (numbers in brackets refer to methods and materials itemised in preface)	Category A: Maintenance B: Major Rep C: Adaptation D: Desirable	Urgency (months) O : Overdue (6) U : Urgent (12) R : Routine (60)
	paint finish; cracks at some walls				in sheeting		
Floor	Concrete (higher than hall floor level); probably contributes to damp problems	Strategy 33.7	G	H	Review as part of damp management plan	B	U
Floor covering	Hexagonal ceramic tiles		G	H			
Skirting	Ceramic tile		F	H			
Architrave	Victorian Ogee pattern; painted		G	H			
Doors, door furniture	D20: 4 panel Victorian style door with rimlock; note difference in widths of panels; knob and spindle missing	Policy 33	G	H	Ease/ adjust door (4.5) ; Provide knob and spindle to (3.9)	A	R
Windows, window hardware	W2: double hung with 2-pane sashes; vertical glazing bars; cords/weights; barrel bolts; reed switch; fragments of catches and one broken cord		F	H	Replace catches to match fragments (3.9) renew cords with cotton cord	A	R
Window treatment	Half-height nylon curtains		G	H			
Light fittings	1 oyster fitting; 1 sphere above shaving cabinet		G	H			
Joinery items	Shaving cabinet in period style		G	H			
Fireplace	---						
Roof space	Not accessible	Policy 13			Annual inspection for pest activity structural soundness	B	R
Subfloor	--- potential subfloor remains of archaeological interest to explain chronology of building. Concrete may have impact on rising damp						
Other	Ceramic fittings and details of 1950s fashions; some tapware is later	Policy 33	G	H	Replace tapware with 1950s period style	A	R
Room 11B c1960 bathroom (blue scheme)							
Walls North	Ceramic tiles over render; painted above; tiles 50% drummy, and may have originally be fixed with cement rich bed, not adhesive; 5mm NW crack	Policy 33, Strategy 3.5	F	H	Attend to cracking and repairs to tiles. Retain cracked tiles, and re-secure with adhesive. Replace only incomplete tiles if accurate replacements are available.	B	R
South	Ceramic tiles over render; painted above; tiles 50% drummy; 15mm SW crack	Policy 33, Strategy 3.5	F	H	Attend to cracking and repairs to tiles. Retain cracked tiles, and re-secure with adhesive. Replace only incomplete tiles if accurate replacements are available.	B	R
East	Ceramic tiles over render; painted above; tiles 50% drummy; hairline cracks; 2mm NE Crack	Policy 33, Strategy 3.5	F	H	Attend to cracking and repairs to tiles. Retain cracked tiles, and re-secure with adhesive. Replace only	B	R

Element	Description <i>Note!</i> <i>Widths of all cracks measured at maximum width of crack.</i> <i>See floor plan</i> <i>Dates refer to original construction, and later work, when known</i> <i>Doors are recorded in room data into which the doors swing</i>	Refer to CMP Policy/ Strategy number (vol 1)	Condition P : Poor F : Fair G : Good	Heritage Integrity L : Low M : Moderate H : High	Maintenance Schedule All of this work needs to concur with interpretation policies recommended in the CMP and Interpretation Plan (numbers in brackets refer to methods and materials itemised in preface)	Category A: Maintenance B: Major Rep C: Adaptation D: Desirable	Urgency (months) O : Overdue (6) U : Urgent (12) R : Routine (60)
					incomplete tiles if accurate replacements are available.		
West	Ceramic tiles over render; painted above; tiles 50% drummy; patched; hairline cracks	Policy 33, Strategy 3.5	F	H	Attend to cracking and repairs to tiles. Retain cracked tiles, and re-secure with adhesive. Replace only incomplete tiles if accurate replacements are available.	B	R
Ceiling / cornice	a.c. sheet? With scotia cornice; gloss paint finish; crack at wall (E, S, W)		F	H	Note possible presences of asbestos in sheeting.	B	R
Floor	Concrete; may contribute to damp problems nearby	Strategy 33.7	G	H	Review as part of damp management plan	B	U
Floor covering	Mosaic tiles		G	H			
Skirting	Ceramic tiles; some drummy	Policy 33, Strategy 3.5	G - F	H	Repair tiles. Retain cracked tiles, and re-secure with adhesive. Replace only incomplete tiles if accurate replacements are available.		
Architrave	Door 21 - dressed timber with chamfer; painted. Window 3 – Victorian ogee pattern		G	H			
Doors, door furniture	D21; 4 panel Victorian style; knob and spindle missing from mortice lock; spring closer;	Policy 33	F	H	Repair lock to match (3.9)	A	R
Windows, window hardware	W3; double hung with cords/weights; screwed shut	Policy 33	F	H	Strip paint from sash lifters	A	R
Window treatment	Half height nylon curtain; painted plywood pelmet (decorative)		G	H			
Light fittings	---						
Joinery items	---						
Fireplace	---						
Roof space	Not accessible	Policy 13			Annual inspection for pest activity structural soundness	B	R
Subfloor	--- potential subfloor remains of archaeological interest to explain chronology of building. Concrete may have impact on rising damp	Strategies 33.5 and 33.7			Assess for damp and crack management strategies	B	O
Other	Ceramic fittings and details of 1950s fashions; including tapware		G	H			
Room 11C	1940s bathroom (yellow/black)						
Walls North	Ceramic tiles over render, painted above; tiles sound; 2mm crack up to ceiling	Policy 33	F	H	Source replacement tiles for future maintenance	A	U

Element	Description <i>Note!</i> <i>Widths of all cracks measured at maximum width of crack.</i> <i>See floor plan</i> <i>Dates refer to original construction, and later work, when known</i> <i>Doors are recorded in room data into which the doors swing</i>	Refer to CMP Policy/ Strategy number (vol 1)	Condition P : Poor F : Fair G : Good	Heritage Integrity L : Low M : Moderate H : High	Maintenance Schedule All of this work needs to concur with interpretation policies recommended in the CMP and Interpretation Plan (numbers in brackets refer to methods and materials itemised in preface)	Category A: Maintenance B: Major Rep C: Adaptation D: Desirable	Urgency (months) O : Overdue (6) U : Urgent (12) R : Routine (60)
					Repair tiles. Retain cracked tiles, and re-secure with adhesive. Replace only incomplete tiles if accurate replacements are available.	A	U
South	Ceramic tiles over render, painted above; few drummy tiles in shower; 1 cracked tile under cupboard	Policy 33	F	H	Repair tiles. Retain cracked tiles, and re-secure with adhesive. Replace only incomplete tiles if accurate replacements are available.	A	U
East	Ceramic tiles over render, painted above; grout gap near door		G	H			
West	Ceramic tiles over render, painted above; about 15% tiles are drummy; 1 cracked	Policy 33	F	H	Repair tiles. Retain cracked tiles, and re-secure with adhesive. Replace only incomplete tiles if accurate replacements are available.	A	U
Ceiling / cornice	a.c.? sheet with timber cover strips; gloss paint finish		G	H	Note possible presence of asbestos in sheeting		
Floor	Concrete		G	H			
Floor covering	Moravian tiles		G	H			
Skirting	Ceramic tiles		G	H			
Architrave	Victorian ogee pattern; painted	Policy 33	G	H	Relocate switch; patch architrave (3.3)	A	R
Doors, door furniture	D24; 4 panel; painted; rimlock with loose knob; three hinges; top hinge worn; gap under jamb	Policy 33	G	H	Attend to knob as directed; strip paint from rimlock; repair lock action. Note gap under jamb assists with subfloor ventilation and could be left	A	R
Windows, window hardware	W10; double hung, cords/weights, barrel bolts, reed switch	Policy 33	G – F	H	Replace catch as directed (3.9); remove barrel bolts	A	R
Window treatment	Remnant brackets for rod and curtains						
Light fittings	1 incandescent pendant						
Joinery items	Built-in cupboards next to shower	Policy 33	G - F	H	Ease/ adjust (4.5)	A	R
Fireplace	---						
Roof space	Accessible form above?	Policy 13			Annual inspection for pest activity structural soundness	B	R
Subfloor	--- potential subfloor remains of archaeological interest to explain chronology of building. Concrete may have impact on rising damp	Strategies 33.5 and 33.7			Assess for damp and crack management strategies	B	O

Element	Description <i>Note!</i> <i>Widths of all cracks measured at maximum width of crack.</i> <i>See floor plan</i> <i>Dates refer to original construction, and later work, when known</i> <i>Doors are recorded in room data into which the doors swing</i>	Refer to CMP Policy/ Strategy number (vol 1)	Condition P : Poor F : Fair G : Good	Heritage Integrity L : Low M : Moderate H : High	Maintenance Schedule All of this work needs to concur with interpretation policies recommended in the CMP and Interpretation Plan (numbers in brackets refer to methods and materials itemised in preface)	Category A: Maintenance B: Major Rep C: Adaptation D: Desirable	Urgency (months) O : Overdue (6) U : Urgent (12) R : Routine (60)
Other	Period style ceramic ware and fittings, tapware	Policy 33	G- F	H	Replace cistern with yellow enamelled porcelain in period style	A	R
Room 12	Workroom						
Walls North	Lime wash on plaster; minor blemishes; very minor damp, possibly from bathroom; minor patched crack		G	H			
South	Lime wash on plaster; minor blemishes		G	H			
East	Lime wash on plaster; minor blemishes		G	H			
West	Lime wash on plaster; minor blemishes		G	H			
Ceiling / cornice	Fibrous plaster with scotia cornice		G	H			
Floor	Timber; generally firm, but some minor squeaks; (not seen)		G	H			
Floor covering	Wall – wall coir		G	L			
Skirting	Bullnose pattern; painted; shrinkage gap under assists with subfloor ventilation about 25% appears affected by fungal attack	Policy 33	F		Replace/patch (3.3) decayed boards, and address source of moisture causing damage (shower on other side). Leave as much sound material as possible.	B	R
Architrave	Bullnose/splayed pattern; painted		G				
Doors, door furniture	D25; 4 panel; painted; 1 panel cracked; gap under jamb; rimlock D28; v-jointed boards form lower panel; 3 glass panes above with horizontal glazing bars; screen door	Policy 33	G G - F		Strip paint from rimlock, repair lock action Repair gauze	A A	R R
Windows, window hardware	W9; double hung; cords/weights; painted	Policy 33	G		Replace catch with type as directed; strip paint from lifters; clean paint from glass	A	R
Window treatment	Holland blind	Policy 33	G		Re-wind	A	R
Light fittings	1 incandescent pendant		G				
Joinery items	---						
Fireplace	Painted timber surround; gas heater fitted to fireplace		G				
Roof space	Not accessible	Policy 13			Annual inspection for pest activity structural soundness	B	R
Subfloor	Potential subfloor remains of archaeological interest to explain chronology of building.	Strategies 33.5 and 33.7			Assess for damp and crack management strategies	B	O
Other							
Room 13	Kitchen						
Walls North	a.c.? sheeted bulkhead over cupboards; wall concealed by		G	M	Note possible presence of asbestos		

Element	Description <i>Note!</i> <i>Widths of all cracks measured at maximum width of crack.</i> <i>See floor plan</i> <i>Dates refer to original construction, and later work, when known</i> <i>Doors are recorded in room data into which the doors swing</i>	Refer to CMP Policy/ Strategy number (vol 1)	Condition P : Poor F : Fair G : Good	Heritage Integrity L : Low M : Moderate H : High	Maintenance Schedule All of this work needs to concur with interpretation policies recommended in the CMP and Interpretation Plan (numbers in brackets refer to methods and materials itemised in preface)	Category A: Maintenance B: Major Rep C: Adaptation D: Desirable	Urgency (months) O : Overdue (6) U : Urgent (12) R : Routine (60)
	cabinets; tiled splashback				in sheeting		
South	a.c.? sheeted bulkhead over cupboards; wall concealed by cabinets; tiled splashback		G	M			
East	a.c.? sheeted bulkhead over cupboards; wall concealed by cabinets Paint over plaster; peeling; evidence of patching effects of damp;	Strategy 33.7	F	H - M	Attend to causes and effects of damp (6)	B	U
West	a.c.? sheeted bulkhead over cupboards; wall concealed by cabinets; tiled splashback			M			
Ceiling / cornice	Plasterboard with gloss enamel finish; scotia cornice			M			
Floor	Firm timber (not seen)	Strategy 33.7	G	M	Potential for effects from damp		
Floor covering	Sheet vinyl		G	M			
Skirting	Vinyl; minor gaps		G	M			
Architrave	Square dressed; painted		G	M			
Doors, door furniture	D26; flush door on double action hinges; glass peephole		G	M			
Windows, window hardware	W5; double hung with 2-pane sashes; vertical glazing bars; false sill; barrel bolts; reed switch; remnant catch; paint 20% worn	Policy 33	G - F	H	Remove barrel bolts, replace catch as directed (3.9); strip paint from sash lifters		
Window treatment	Holland blind		G	M			
Light fittings	2 fluorescent fittings with diffusers		G				
Joinery items	Modern kitchen cabinets						
Fireplace	---						
Roof space	Not accessible	Policy 13			Annual inspection for pest activity structural soundness	B	R
Subfloor	Not accessible	Strategies 33.5 and 33.7			Assess for damp and crack management strategies	B	O
Other							
Room 14	Pantry/ bootroom						
Walls North	a.c. sheet bulkhead; access manhole; plywood servery hatch		G	M	Note possible presence of asbestos in sheeting		
South	a.c. sheet bulkhead;						
East	Paint over plaster; peeling; patching; effects of damp	Strategy 33.7	F	M	Attend to effects and source of damp (6)	B	U
West	Paint over plaster; 2mm crack at NW; crack along cornice;	Policy 33	F	M	Repair plaster (1.2)	A	R

Element	Description <i>Note!</i> <i>Widths of all cracks measured at maximum width of crack.</i> <i>See floor plan</i> <i>Dates refer to original construction, and later work, when known</i> <i>Doors are recorded in room data into which the doors swing</i>	Refer to CMP Policy/ Strategy number (vol 1)	Condition P : Poor F : Fair G : Good	Heritage Integrity L : Low M : Moderate H : High	Maintenance Schedule All of this work needs to concur with interpretation policies recommended in the CMP and Interpretation Plan (numbers in brackets refer to methods and materials itemised in preface)	Category A: Maintenance B: Major Rep C: Adaptation D: Desirable	Urgency (months) O : Overdue (6) U : Urgent (12) R : Routine (60)
	60% drummy						
Ceiling / cornice	Plasterboard with gloss enamel finish; scotia cornice		G	M			
Floor	Part concrete; part firm timber (not seen); poor junction	Policy 33	F	M	Attend to weak junction between concrete and timber	B	R
Floor covering	Sheet vinyl		G	M			
Skirting	Vinyl; lifting in places	Policy 33	G - F	M	Repair/ patch	A	R
Architrave	Square dressed; painted		G	M			
Doors, door furniture	D27; 5-pane door with horizontal bars; glass sidelight; 2 bottom panes painted; modern hardware of the period Screen door with v-jointed boards forming lower panel; gauze above in horizontal panels; paint about 10% worn.		G G	M M			
Windows, window hardware	W6; double hung with 2-pane sashes; vertical glazing bars; false sill; barrel bolts; reed switch; remnant catch; paint 20% worn						
Window treatment	Holland blind		G	M			
Light fittings	1 fluorescent fitting with diffuser		G	M			
Joinery items	Timber veneer faced, built in cupboards		G	M			
Fireplace	---						
Roof space	Not accessible	Policy 13			Annual inspection for pest activity structural soundness	B	R
Subfloor	Not accessible	Strategy 33.7			Assess for damp management strategies	B	O
Other							
Room 15 Laundry							
Walls North	Gloss paint over wash over plaster; (not fully inspected); blemishes;	Policy 33	F	M	Remove gloss paint; lime wash (2.1)	B	R
South	Gloss paint over wash over plaster; peeling; ceramic tile splashback	Policy 33	F	M	Remove gloss paint; lime wash (2.1); repair tiles	B	R
East	Gloss paint over wash over plaster; peeling	Policy 33	F	M	Remove gloss paint; lime wash (2.1)		
West	Gloss paint over wash over plaster; peeling	Policy 33	F	M	Remove gloss paint; lime wash (2.1)		
Ceiling / cornice	a.c. sheet with half-round beading; painted		G - F	M	Note possible presence of asbestos in sheeting		
Floor	concrete	Policy 13, Strategy 33.7	G - F	M	May contribute to damp in walls; further inspection required		U
Floor covering	Loose mat						
Skirting	---						

Element	Description <i>Note!</i> <i>Widths of all cracks measured at maximum width of crack.</i> <i>See floor plan</i> <i>Dates refer to original construction, and later work, when known</i> <i>Doors are recorded in room data into which the doors swing</i>	Refer to CMP Policy/ Strategy number (vol 1)	Condition P : Poor F : Fair G : Good	Heritage Integrity L : Low M : Moderate H : High	Maintenance Schedule All of this work needs to concur with interpretation policies recommended in the CMP and Interpretation Plan (numbers in brackets refer to methods and materials itemised in preface)	Category A: Maintenance B: Major Rep C: Adaptation D: Desirable	Urgency (months) O : Overdue (6) U : Urgent (12) R : Routine (60)
Architrave	Square dressed; painted		G	M			
Doors, door furniture	D27; 4 panel door with bollection moulds; converted to roved fixed timber louveres in bottom; poor fit; rimlock	Policy 33	G - F	M	Improve fit if warranted	A	R
Windows, window hardware	W7; awning sash; 6-pane; barrel bolt; painted; no screen	Policy 33	F	M	Ease/adjust (4.5)	A	R
Window treatment	---						
Light fittings	1 fluorescent with exposed tube		G	M			
Joinery items							
Fireplace							
Roof space	Not accessible	Policy 13			Annual inspection for pest activity structural soundness	B	R
Subfloor	Not accessible	Strategies 33.5 and 33.7			Assess for damp and crack management strategies	B	O
Other	Stainless steel tub with ceramic tile splashback						
Room 16	Dressing room (office)						
Walls North	Paint over plaster: evidence of patching at low level indicates history of damp; some drummy areas; scuff marks	Strategy 33.7	G - F	H	Monitor as part of damp management Explore potential to apply (6.6)	B	U
South	Paint over plaster: some drummy areas	Strategy 33.7	G - F	H	Monitor as part of damp management (6.6.)		
East	Paint over plaster: patching; possible history of damp	Strategy 33.7	G - F	H	Monitor as part of damp management		
West	Paint over plaster: drummy areas (not all accessible)	Strategy 33.7	G - F	H	Monitor as part of damp management (6.6.)		
Ceiling / cornice	Plaster with 10% cracked area	Policy 13	G - F	H	Monitor		
Floor	Firm timber (not seen)		G	H			
Floor covering	Wall - wall carpet		G	H			
Skirting	Painted timber with beaded edge		G	H			
Architrave	Painted timber with beaded edge		G	H			
Doors, door furniture	D32; 4 panel; painted; no hardware D33; single leaf with 9 upper panes	Policy 33	G G	H H	Fit suitable hardware (3.9) Ease/adjust (4.5)	A A	R R
Windows, window hardware	---						
Window	---						

Element	Description <i>Note!</i> <i>Widths of all cracks measured at maximum width of crack.</i> <i>See floor plan</i> <i>Dates refer to original construction, and later work, when known</i> <i>Doors are recorded in room data into which the doors swing</i>	Refer to CMP Policy/ Strategy number (vol 1)	Condition P : Poor F : Fair G : Good	Heritage Integrity L : Low M : Moderate H : High	Maintenance Schedule All of this work needs to concur with interpretation policies recommended in the CMP and Interpretation Plan (numbers in brackets refer to methods and materials itemised in preface)	Category A: Maintenance B: Major Rep C: Adaptation D: Desirable	Urgency (months) O : Overdue (6) U : Urgent (12) R : Routine (60)
treatment							
Light fittings	1 incandescent pendant			L			
Joinery items	---						
Fireplace	---						
Roof space	Not accessible	Policy 13			Annual inspection for pest activity structural soundness	B	R
Subfloor	Not accessible	Strategies 33.5 and 33.7			Assess for damp and crack management strategies	B	O
Other							
Room 17 Education store room							
Walls North	Lime wash over plaster; gauze vent; NE crack; crack along ceiling; several blemishes; some drummy areas	Strategies 33.5 and 33.7, Policy 33	F	H	Address as part of crack (5) and damp management Attend to plaster by patching (1.2) or adhesion (6.1)	B	U
South	Lime wash over plaster; gauze vent; SW crack; crack along ceiling; several blemishes; some drummy areas	Strategies 33.5 and 33.7, Policy 33	F	H	Address as part of crack (5) and damp management Attend to plaster by patching (1.2) or adhesion (6.1)		
East	Lime wash over plaster; crack at SE; crack at centre of wall;	Strategies 33.5 and 33.7, Policy 33	F	H	Address as part of crack (5) and damp management Attend to plaster by patching (1.2) or adhesion (6.1)		
West	Lime wash over plaster; crack at SW;	Strategies 33.5 and 33.7, Policy 33	F	H	Address as part of crack (5) and damp management Attend to plaster by patching (1.2) or adhesion (6.1)		
Ceiling / cornice	Plaster; square set cornice; 75% cracked, loose	Policy 33	F - P	H	Attend to ceiling repairs by patching (6.6) or adhesion (6.1)	B	U
Floor	Hardwood boards with no finish; some split edges	Policy 33	F	H	Prevent further damage	A	R
Floor covering	---						
Skirting	Painted timber with beaded edge		G	H			
Architrave	Painted timber with beaded edge		G	H			
Doors, door furniture	D30; 4 panel with rimlock and padbolt; patched threshold; painted, about 30% worn		G	H			
Windows, window hardware	---						

Element	Description <i>Note!</i> <i>Widths of all cracks measured at maximum width of crack.</i> <i>See floor plan</i> <i>Dates refer to original construction, and later work, when known</i> <i>Doors are recorded in room data into which the doors swing</i>	Refer to CMP Policy/ Strategy number (vol 1)	Condition P : Poor F : Fair G : Good	Heritage Integrity L : Low M : Moderate H : High	Maintenance Schedule All of this work needs to concur with interpretation policies recommended in the CMP and Interpretation Plan (numbers in brackets refer to methods and materials itemised in preface)	Category A: Maintenance B: Major Rep C: Adaptation D: Desirable	Urgency (months) O : Overdue (6) U : Urgent (12) R : Routine (60)
Window treatment	---						
Light fittings	Batten holder		G	L			
Joinery items	Built-in shelves		G	H - M			
Fireplace	---						
Roof space	Not accessible	Policy 13			Annual inspection for pest activity structural soundness	B	R
Subfloor	Not accessible	Strategies 33.5 and 33.7			Assess for damp and crack management strategies	B	O
Other							
Room 18	Guest room (office)						
Walls North	Paint over plaster; 1mm crack over window; some drummy areas (not all accessible)	Policies 13 and 33	G - F	H	Monitor drummy areas. Attend to plaster by patching (1.2) or adhesion (6.1)	B	U
South	Paint over plaster; hairline crack over window; some effects of damp (not all accessible)	Policy 13, Strategy 33.7	G - F	H	Monitor drummy areas and address damp (6)	B	U
East	Paint over plaster; scattered hairline cracks; some drummy areas (not all accessible)	Policies 13 and 33	G - F	H	Monitor drummy areas. Attend to plaster by patching (1.2) or adhesion (6.1)	B	U
West	Paint over plaster; some drummy areas	Policies 13 and 33	G - F	H	Monitor drummy areas. Attend to plaster by patching (1.2) or adhesion (6.1)	B	U
Ceiling / cornice	Plaster with rose and Victorian cornice; about 40% cracked	Policies 13 and 33	F	H	Monitor drummy areas, and loosening of plaster. Attend to plaster by patching (1.2) or adhesion (6.1)	B	U
Floor	Firm timber (not seen)		G	H	Note that sub-floor conditions may support fungal attack		
Floor covering	Wall – wall carpet						
Skirting	Ogee profile; painted		G	H			
Architrave	Ogee profile; painted						
Doors, door furniture	D31; 4 panel with rimlock; top of locking stile loose; timber flyscreen has no gauze, but clear acrylic sheeting; paint 40% worn	Policy 33	G - F G - F	H H - L	Repair	A	R
Windows, window	W17,W18; double hung with 6-pane sashes; cords/weights; brass sash stays; catch painted; timber screen	Policy 33	G - F	H	Strip paint from hardware repair gauze (4.1)	A A	R R

Element	Description <i>Note!</i> <i>Widths of all cracks measured at maximum width of crack.</i> <i>See floor plan</i> <i>Dates refer to original construction, and later work, when known</i> <i>Doors are recorded in room data into which the doors swing</i>	Refer to CMP Policy/ Strategy number (vol 1)	Condition P : Poor F : Fair G : Good	Heritage Integrity L : Low M : Moderate H : High	Maintenance Schedule All of this work needs to concur with interpretation policies recommended in the CMP and Interpretation Plan (numbers in brackets refer to methods and materials itemised in preface)	Category A: Maintenance B: Major Rep C: Adaptation D: Desirable	Urgency (months) O : Overdue (6) U : Urgent (12) R : Routine (60)
hardware							
Window treatment	Curtains on rods; hooks for former curtain cord		G		Subject to further interpretation		
Light fittings	1 incandescent pendant		G	L			
Joinery items	---						
Fireplace	Original fireplace modified with clay briquettes; Victorian mantle; (not accessible)		G	H - M			
Roof space	Not accessible	Policy 13			Annual inspection for pest activity structural soundness	B	R
Subfloor	Not accessible	Strategies 33.5 and 33.7			Assess for damp and crack management strategies	B	O
Other	Cabling for office equipment						
Room 19 Fernery							
Walls North	Gauze fitted over verandah posts, with assorted dressed timber battens on outside; painted; about 50% worn; canvas blinds have mildew	Policy 33	G - F	H	Repaint (2.2) Remove mildew, using domestic biocide spray	A A	R R
South	Lime wash over render; wash appears to have been applied with roller;		G G	H M			
East	Lime wash over render; wash appears to have been applied with roller; Crack near SE Gauze beaded onto dressed timber frame	Policy 33	G - F G G - F	H M H	Crack over arch (5) Repair torn gauze (4.1)	A A	R R
West	Lime wash over render; wash appears to have been applied with roller; wall includes timber tie to restrain corner; evidence of patching indicates history of damp;						
Ceiling / cornice							
Floor	T+g hardwood boards; appear to be replacements; timber steps up to verandah; end-grain of floorboards seriously weathered	Policy 33			Treat ends of boards with linseed oil mix (3.10)	B	U
Floor covering	---						
Skirting	---						
Architrave	---						
Doors, door furniture	Screen door to verandah; painted timber ; spring hinges; catch has missing rubber roller; barrel and pad bolts; gauze damaged	Policy 33			Repair gauze (4.1)	A	R
Windows, window	Shutters to outside of W18. Original catches and bolts		G	H			

Element	Description <i>Note!</i> <i>Widths of all cracks measured at maximum width of crack.</i> <i>See floor plan</i> <i>Dates refer to original construction, and later work, when known</i> <i>Doors are recorded in room data into which the doors swing</i>	Refer to CMP Policy/ Strategy number (vol 1)	Condition P : Poor F : Fair G : Good	Heritage Integrity L : Low M : Moderate H : High	Maintenance Schedule All of this work needs to concur with interpretation policies recommended in the CMP and Interpretation Plan (numbers in brackets refer to methods and materials itemised in preface)	Category A: Maintenance B: Major Rep C: Adaptation D: Desirable	Urgency (months) O : Overdue (6) U : Urgent (12) R : Routine (60)
hardware							
Window treatment	---						
Light fittings	Batten holder on south wall; surface mounted steel conduit, corroding	Policy 33			Attend to safety risk in steel conduit	A	O
Joinery items	---						
Fireplace	---						
Roof space	---						
Subfloor	Not accessible	Strategies 33.5 and 33.7			Assess for damp and crack management strategies	B	O
Other							
Room 20	Landing/ cupboard						

Upper Floor Plan

Walls	North	Paint over plaster; about 25% drummy	Policies 13 and 33	G - F	H	Monitor drumminess. Attend to plaster by patching (1.2) or adhesion (6.1)		
	South	Hardboard? Painted sheet bulkhead; access to skylight roof		G	H	Re-new gypsum patching (3.10)		
	East	Hardboard; paint over plaster		G	H			
	West	Hardboard; paint over plaster		G	H			

Element	Description <i>Note!</i> <i>Widths of all cracks measured at maximum width of crack.</i> <i>See floor plan</i> <i>Dates refer to original construction, and later work, when known</i> <i>Doors are recorded in room data into which the doors swing</i>	Refer to CMP Policy/ Strategy number (vol 1)	Condition P : Poor F : Fair G : Good	Heritage Integrity L : Low M : Moderate H : High	Maintenance Schedule All of this work needs to concur with interpretation policies recommended in the CMP and Interpretation Plan (numbers in brackets refer to methods and materials itemised in preface)	Category A: Maintenance B: Major Rep C: Adaptation D: Desirable	Urgency (months) O : Overdue (6) U : Urgent (12) R : Routine (60)
Ceiling / cornice	Hardboard; painted		G	H			
Floor	Firm timber (not seen)		G	H			
Floor covering	carpet		G	M			
Skirting	Painted quad; 50% worn		G - F	H			
Architrave	W24; square dressed; painted. D33; dressed and chamfered; painted		G	H			
Doors, door furniture	D33; painted flush door with period hardware		G	H			
Windows, window hardware	W24; 6-pane sash; fixed; paint 90% worn	Policy 33	F	H	Re-paint (2.2)	A	R
Window treatment	Holland blind		G	H			
Light fittings	Batten holder with shade		G	H			
Joinery items	Built-in cupboard		G	H			
Fireplace	---						
Roof space	Not readily accessible	Policy 13			Annual inspection for pest activity structural soundness	B	R
Subfloor	---						
Other							
Room 21	Curatorial Office						
Walls North	Paint over plaster (shelves obscure full inspection)		G	H			
South	Paint over plaster (shelves obscure full inspection)		G	H			
East	Painted hardboard?; v- joints		G	H			
West	Paint over plaster (shelves obscure full inspection)		G	H			
Ceiling / cornice	Painted hardboard?; v- joints; minor sagging; timber scotia cornice	Policies 13 and 33	G	H	Monitor sagging; prop and re- glue	A	R
Floor	Firm timber (not seen)		G	H			
Floor covering	carpet						
Skirting	Painted quad; 50 % worn		G	H			
Architrave	dressed and chamfered; painted		G	H			
Doors, door furniture	D33; painted flush door with period hardware and locking latch		G	H			
Windows, window hardware	W19, W20; double hung windows with 1960s sashes; spring balances; period hardware; reed switch; rendered sill; paint 10% worn timber screen; one broken pane	Policy 33	G	H	Replace broken glass (3.5), (2.2)		
Window	Holland blinds		G	H			

Element	Description <i>Note!</i> <i>Widths of all cracks measured at maximum width of crack.</i> <i>See floor plan</i> <i>Dates refer to original construction, and later work, when known</i> <i>Doors are recorded in room data into which the doors swing</i>	Refer to CMP Policy/ Strategy number (vol 1)	Condition P : Poor F : Fair G : Good	Heritage Integrity L : Low M : Moderate H : High	Maintenance Schedule All of this work needs to concur with interpretation policies recommended in the CMP and Interpretation Plan (numbers in brackets refer to methods and materials itemised in preface)	Category A: Maintenance B: Major Rep C: Adaptation D: Desirable	Urgency (months) O : Overdue (6) U : Urgent (12) R : Routine (60)
treatment							
Light fittings	Batten holder		G	H			
Joinery items	Panted timber shelf under windows and around chimney		G	H			
Fireplace	---						
Roof space	Not readily accessible	Policy 13			Annual inspection for pest activity structural soundness	B	R
Subfloor	---						
Other	---						
Room 22	Hall / cupboard						
Walls North	Painted hardboard?; v- joints		G	H			
South	Painted hardboard?; v- joints		G	H			
East	Painted hardboard?; v- joints; paint on plaster		G	H			
West	Painted hardboard?; v- joints		G	H			
Ceiling / cornice	Painted hardboard?; v- joints; timber scotia		G	H			
Floor	Firm timber (not seen)		G	H			
Floor covering	W – wall carpet		G	M			
Skirting	Painted quad; 50% worn	Policy 33	G - F	H	Re-paint (2.2)	A	R
Architrave	Dressed timber with chamfer; painted		G	H			
Doors, door furniture	D36; flush double doors to cupboard; mortice lock; painted		G	H			
Windows, window hardware	---						
Window treatment	---						
Light fittings	Directional batten holder with shade		G	H			
Joinery items	Built-in cupboard						
Fireplace	---						
Roof space	Not readily accessible	Policy 13			Annual inspection for pest activity structural soundness	B	R
Subfloor	---						
Other							
Room 23	Collection store						
Walls North	Painted render with hardboard? above; dressed timber cover strips; viewing hole to roof space below; leak marks	Policy 33	G	H	Investigate and attend to leak (3.11)	A	U
South	Painted render with hardboard? above		G	H			
East	Painted render		G	H			

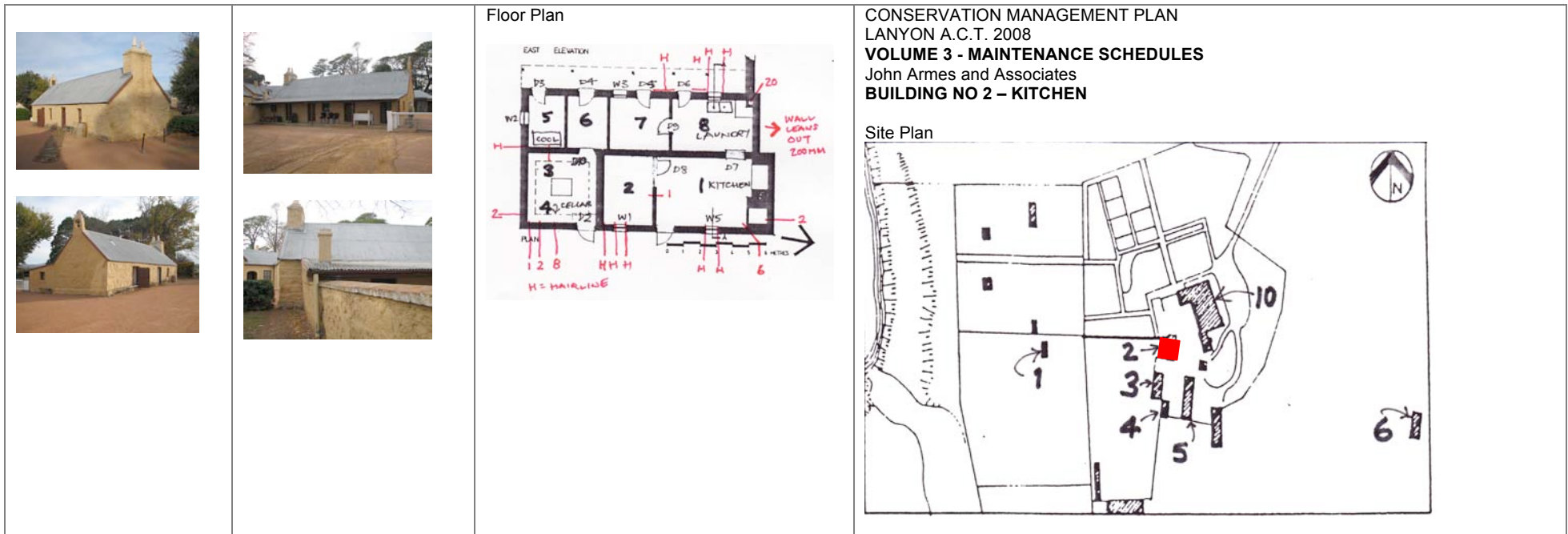
Element	Description <i>Note!</i> <i>Widths of all cracks measured at maximum width of crack.</i> <i>See floor plan</i> <i>Dates refer to original construction, and later work, when known</i> <i>Doors are recorded in room data into which the doors swing</i>	Refer to CMP Policy/ Strategy number (vol 1)	Condition P : Poor F : Fair G : Good	Heritage Integrity L : Low M : Moderate H : High	Maintenance Schedule All of this work needs to concur with interpretation policies recommended in the CMP and Interpretation Plan (numbers in brackets refer to methods and materials itemised in preface)	Category A: Maintenance B: Major Rep C: Adaptation D: Desirable	Urgency (months) O : Overdue (6) U : Urgent (12) R : Routine (60)
West	Painted render		G	H			
Ceiling / cornice	Partly raked; hardboard; dressed timber cover strips; timber scotia cornice		G	H			
Floor	Firm timber		G	H			
Floor covering	W – wall carpet		G				
Skirting	Painted quad; 50% worn	Policy 33	G - F	H	Re-paint (2.2)		
Architrave	Dressed timber with chamfer; painted						
Doors, door furniture	D37; Flush door with period hardware; painted		G	H			
Windows, window hardware	(not seen)						
Window treatment	curtain						
Light fittings	Fluorescent tube		G	L			
Joinery items	---						
Fireplace	---						
Roof space	Not readily accessible	Policy 13			Annual inspection for pest activity structural soundness	B	R
Subfloor	---						
Other							
Room 24	Housekeeper's room						
Walls North	Painted hardboard?; v-jointed; painted; painted laster chimney breast		G	H			
South	Painted plaster		G	H			
East	Painted plaster; leak at NE	Policy 33	G	H	Attend to leak (3.11)	A	U
West	Painted hardboard?; v-jointed; painted;		G	H			
Ceiling / cornice	Partly raked; hardboard with half-round beading; viewing panel to roof space		G	H			
Floor	Firm timber (not seen)		G	H			
Floor covering	carpet		G				
Skirting	Painted quad		G	H			
Architrave	Dressed timber with chamfer; painted		G	H			
Doors, door furniture	D35; flush door with period hardware		G	H			
Windows, window hardware	W21; pair of double hung windows with 1960s sashes; spring balances; period hardware; reed switch; rendered sill; paint 10% worn		G	H			

Element	Description <i>Note!</i> <i>Widths of all cracks measured at maximum width of crack.</i> <i>See floor plan</i> <i>Dates refer to original construction, and later work, when known</i> <i>Doors are recorded in room data into which the doors swing</i>	Refer to CMP Policy/ Strategy number (vol 1)	Condition P : Poor F : Fair G : Good	Heritage Integrity L : Low M : Moderate H : High	Maintenance Schedule All of this work needs to concur with interpretation policies recommended in the CMP and Interpretation Plan (numbers in brackets refer to methods and materials itemised in preface)	Category A: Maintenance B: Major Rep C: Adaptation D: Desirable	Urgency (months) O : Overdue (6) U : Urgent (12) R : Routine (60)
Window treatment	Holland blind		G	H			
Light fittings	Batten holder with period shade						
Joinery items	---						
Fireplace	---						
Roof space	Not readily accessible	Policy 13			Annual inspection for pest activity structural soundness	B	R
Subfloor	---						
Other							
Room 25 Corridor A							
Walls North	Painted plaster; appears recent; 8mm crack in NW corner; plaster chipped	Strategies 33.5 and 33.7, Policy 33	G - F	H	Attend to crack (5) and damp management. Attend to plaster by patching (1.2) or adhesion (6.1)		
South	Painted plaster; appears recent; hairline cracks; about 10% drummy; damp detected		F	H			
East	Painted plaster; appears recent; hairline horizontal crack; damp both sides of door		G - F	H			
West	Painted plaster; appears recent; damp in nibs		G - F	H			
Ceiling / cornice	Painted plaster; appears recent;		G - F	H			
Floor	Stained hardwood t+g boards; firm; access manhole		G	M			
Floor covering	Loose runner			M			
Skirting	Victorian ogee pattern; painted; timber sounds drummy but sound; damp conditions may support fungal attack	Policy 13	G - F	H	Monitor		
Architrave	Victorian ogee pattern; painted; timber sounds drummy but sound;			H			
Doors, door furniture	Gaps under jambs						
Windows, window hardware	---						
Window treatment	---						
Light fittings	---						
Joinery items	---						
Fireplace	---						
Roof space	Accessible from above	Policy 13			Annual inspection for pest activity structural soundness	B	R

Element	Description <i>Note!</i> <i>Widths of all cracks measured at maximum width of crack. See floor plan</i> <i>Dates refer to original construction, and later work, when known</i> <i>Doors are recorded in room data into which the doors swing</i>	Refer to CMP Policy/ Strategy number (vol 1)	Condition P : Poor F : Fair G : Good	Heritage Integrity L : Low M : Moderate H : High	Maintenance Schedule All of this work needs to concur with interpretation policies recommended in the CMP and Interpretation Plan (numbers in brackets refer to methods and materials itemised in preface)	Category A: Maintenance B: Major Rep C: Adaptation D: Desirable	Urgency (months) O : Overdue (6) U : Urgent (12) R : Routine (60)
Subfloor	Not accessible	Strategies 33.5 and 33.7			Inspect as part of crack and damp management strategies		
Other	---						
Room 26 Corridor B including stairwell							
Walls North	Paint over plaster; hairline crack above opening; paint peeling; plaster about 20% drummy at staircase walls	Policy 33	G - F	H	Re-paint (2.2), repair plaster by patching (1.2) or adhesion (6.1)	A	R
South	Paint over plaster; hairline crack above opening; plaster arch and architrave about 20% drummy; 2mm crack in arch	Policies 13 and 33	G - F	H	Re-paint (2.2), repair plaster by patching (1.2) or adhesion (6.1); monitor crack (5)	A	R
East	Paint over plaster; hairline crack above arch; paint peeling; damp detected	Policy 33	G - F	H	Re-paint (2.2)	A	R
West	Paint over plaster; plastered bulkhead with timber soffit; paint peeling	Policy 33	G	H	Re-paint (2.2)	A	R
Ceiling / cornice	Coved vault with skylight; formed with lead sheet; evidence of leaks Fibrous plaster? over stair; minor crack; scotia cornice	Policies 13 and 33	G - F	H	Attend to leak (3.11), re-paint (2.2) Monitor ceiling for loosening; repair plaster by patching (1.2) or adhesion (6.1)	B A	U R
Floor	Stained hardwood boards; t+g?; firm		G	H			
Floor covering	Loose mat						
Skirting	Victorian ogee pattern; painted; timber sounds drummy but sound; damp conditions may support fungal attack		G	H			
Architrave	Victorian ogee pattern; varnished; appears new		G	H			
Doors, door furniture	D23; 4 panel; rimlock; modern night latch; blemished paint; Timber flyscreen door with half panel acrylic sheeting behind gauze		G G	H M			
Windows, window hardware	---						
Window treatment	---						
Light fittings	---						
Joinery items	Under-stair cupboard with four-panel door; knob and spindle loose, paint blemished Stair has fungal attack on wall-side stringer	Policy 33	G P	H H	Attend to door hardware (3.9) and re-paint (2.2) Conserve stair (3.3, 3.4) Retain as much original material as possible.	A B	R U

Element	Description <i>Note!</i> <i>Widths of all cracks measured at maximum width of crack.</i> <i>See floor plan</i> <i>Dates refer to original construction, and later work, when known</i> <i>Doors are recorded in room data into which the doors swing</i>	Refer to CMP Policy/ Strategy number (vol 1)	Condition P : Poor F : Fair G : Good	Heritage Integrity L : Low M : Moderate H : High	Maintenance Schedule All of this work needs to concur with interpretation policies recommended in the CMP and Interpretation Plan (numbers in brackets refer to methods and materials itemised in preface)	Category A: Maintenance B: Major Rep C: Adaptation D: Desirable	Urgency (months) O : Overdue (6) U : Urgent (12) R : Routine (60)
Fireplace	---						
Roof space	Accessible from above	Policy 13			Annual inspection for pest activity structural soundness	B	R
Subfloor	Not accessible	Strategies 33.5 and 33.7			Inspect as part of crack and damp management strategies		
Other							
Room 27	Corridor C						
Walls North	Painted plaster; drummy above arch	Policies 13 and 33	G - F	H	Monitor drumminess; repair plaster by patching (1.2) or adhesion (6.1)		
South	Painted plaster; drummy above door; quad beads in corners	Policies 13 and 33	G - F	H	Monitor drumminess; repair plaster by patching (1.2) or adhesion (6.1)		
East	Painted plaster; hairline crack under window		G - F	H			
West	Painted plaster;		G - F	H			
Ceiling / cornice	Fibrous plaster?: scotia cornice; scuff marks; cuphooks	Policy 33	G	H	Repaint (2.2)	A	R
Floor	Stained boards; t+g?; firm	Strategy 33.7	G	H	Potential problem due to adjacent damp (6)		
Floor covering	Loose runner						
Skirting	Victorian ogee pattern; painted; some drumminess; timber bead seas gap at floor		G	H			
Architrave	Victorian ogee pattern; painted; some blemishes		G	H			
Doors, door furniture	---						
Windows, window hardware	W4; double hung with horizontal glazing bars; barrel bolts; remnant hardware	Policy 33	G	H	Fit new catch as directed (3.9); remove barrel bolts		
Window treatment	Holland blind		G	L			
Light fittings	1 incandescent pendant		G	L			
Joinery items	---						
Fireplace	---						
Roof space	Accessible from above	Policy 13			Annual inspection for pest activity structural soundness	B	R
Subfloor	Not accessible	Strategies 33.5 and 33.7			Inspect as part of crack and damp management strategies		
Other							

Element	Description <i>Note!</i> <i>Widths of all cracks measured at maximum width of crack.</i> <i>See floor plan</i> <i>Dates refer to original construction, and later work, when known</i> <i>Doors are recorded in room data into which the doors swing</i>	Refer to CMP Policy/ Strategy number (vol 1)	Condition P : Poor F : Fair G : Good	Heritage Integrity L : Low M : Moderate H : High	Maintenance Schedule All of this work needs to concur with interpretation policies recommended in the CMP and Interpretation Plan (numbers in brackets refer to methods and materials itemised in preface)	Category A: Maintenance B: Major Rep C: Adaptation D: Desirable	Urgency (months) O : Overdue (6) U : Urgent (12) R : Routine (60)
SITE							
Garden	Garden beds adjacent to outer walls.	Strategies 30.1 and 33.7	G	H	Watering of the beds contributes to rising damp. Review of the proximity of garden beds to walls needs review in the development of a damp management strategy		
Garden bed edging	Clay edging; some spade edges		G	H			
Lawn	Not adjacent to building						
Irrigation system							
Water supply	Tank						
Stormwater drainage	New underground pipes with sumps at downpipes		G	H			
Driveway	Raked pebbles		G	H			
Paths	Raked pebbles Stone flagging		G F	H ?	Trip hazard		
Paving							
Fencing							
Gates	I timber gate adjacent to building; painted		G	H			
Clothesline	Steel clothesline screen from house		G	M			
Garden lighting							
Other							



Element	Description <i>Note!</i> <i>Widths of all cracks measured at maximum width of crack.</i> <i>See floor plan</i> <i>Refer to Lanyon Condition Audit 2007</i> <i>Doors are recorded in room data into which the doors swing</i>	Refer to CMP Policy/ Strategy number (vol 1)	Condition P : Poor F : Fair G : Good	Heritage Significance L : Low M : Moderate H : High	Maintenance Schedule All of this work needs to concur with interpretation policies recommended in the CMP and Interpretation Plan (numbers in brackets refer to methods and materials itemised in preface)	Category A: Maintenance B: Major Rep C: Adaptation D: Desirable	Urgency (months) O : Overdue (6) U : Urgent (12) R : Routine (60)
EXTERIOR							
Walls North	Rough-caste (1.10) over rubble, history of patching; lifting at some cracks, corners and edges. Laundry wall leans out approx 200mm.	Strategies 33.5 and 33.7, Policy 33	F	H	Establish engineering management of settlement, cracking and rising damp (whole building). Repair when extent warrants specialised trade (1.10) Lime wash (2.1)	B A	U O R

Element	Description <i>Note!</i> <i>Widths of all cracks measured at maximum width of crack.</i> <i>See floor plan</i> <i>Refer to Lanyon Condition Audit 2007</i> <i>Doors are recorded in room data into which the doors swing</i>	Refer to CMP Policy/ Strategy number (vol 1)	Condition P : Poor F : Fair G : Good	Heritage Significance L : Low M : Moderate H : High	Maintenance Schedule All of this work needs to concur with interpretation policies recommended in the CMP and Interpretation Plan (numbers in brackets refer to methods and materials itemised in preface)	Category A: Maintenance B: Major Rep C: Adaptation D: Desirable	Urgency (months) O : Overdue (6) U : Urgent (12) R : Routine (60)
South	Rough-caste over rubble, history of patching; lifting at some cracks, corners and edges. Wall continues to lean outward (reportedly moved 25mm in last 18 months)		F	H	Repair when extent warrants specialised trade (1.10). Lime wash (2.1)	B A	 R
East	Lime-wash over coursed rubble; patched with mortar. Wash affected by rising damp; minor weathering at corners, reveals		F	H	Repair when extent warrants specialised trade Lime wash (2.1)	B A	 R
West	Rough-caste over rubble, history of patching; lifting at some cracks, corners and edges		F	H	Repair when extent warrants specialised trade (1.10) Lime wash (2.1)	B A	 R
Windows	See individual room data for each window Putty dry but sound. Paint cracked but sound	Policy 33	F F	H M	Remove paint brush marks from glass – in and out (2.5) Replace missing putty (3.4). Re-paint (2.2)	A A	R R
Window flyscreens	See individual room data for each window						
Awnings	---						
Main entry door	See individual room data for each door		G	M			
Other entry doors	See individual room data for each door						
Door flyscreens	Painted timber construction; paint about 10% weathered	Policy 33	F	H	Minor repairs to gauze (4.1)	A	R
Roof	Painted, corrugated iron; screw fixed; gable; skillion over verandah	Policy 33	F	H	Check roof screws (3.2)	A	R
Eaves, barges	Gaps open to birds	Policy 33	P	H	Seal with mesh (3.6) or lime mortar (1.2) as selected. Tighten barge cap on south	A	R
Guttering	Absent on east; galv quadrant type on west; gutter is sound; paint peeling/ damaged; external paint about 50% weathered	Policy 33	F	H	Clear leaves; apply membrane inside to prolong life (2.3)	A	R
Downpipes	Round galvanised; sound; paint peeling/ damaged; paint about 20% weathered		G	M			
Verandah	Posted, with hardwood roof; minor decay at post bases cgi roofing; cracked concrete floor and step; badly cracked at north end	Policy 33	F F P	H H H	Repair post bases (3.3, 3.4, 3.7) Lift fragments, re-bed in sand;lime, dry mix (1.5, 1.6)	A A	R R

Element	Description <i>Note!</i> <i>Widths of all cracks measured at maximum width of crack.</i> <i>See floor plan</i> <i>Refer to Lanyon Condition Audit 2007</i> <i>Doors are recorded in room data into which the doors swing</i>	Refer to CMP Policy/ Strategy number (vol 1)	Condition P : Poor F : Fair G : Good	Heritage Significance L : Low M : Moderate H : High	Maintenance Schedule All of this work needs to concur with interpretation policies recommended in the CMP and Interpretation Plan (numbers in brackets refer to methods and materials itemised in preface)	Category A: Maintenance B: Major Rep C: Adaptation D: Desirable	Urgency (months) O : Overdue (6) U : Urgent (12) R : Routine (60)
Rear porch	---						
Chimneys	Lime wash over thick lime plaster; 50% weathered	Policy 33	F	H	Apply lime wash (2.1)	A	R
Plumbing services	Water tap with galvanised upstand; cold water supply to laundry.		G	H			
Electrical services	power to some rooms;		G	L			
Fire services							
Lighting	Light to some rooms		G	L			
Mechanical heating/ cooling systems	Prefab cool room in room 5		G	L			
Other							
INTERIOR							
Room 1							
Kitchen			?				
Walls	North	White lime wash over brick and rubble; patched with mortar; 10-15mm crack in north-east corner, near bread oven. Lime wash about 20% worn	F	H	Apply lime wash (2.1)	B	U
	South	White lime wash over rubble; patched with mortar; 3mm crack; hairline crack over Door D8; Lime wash about 20% worn	F	H		A	R
	East	White lime wash over rubble; patched with mortar; Lime wash about 20% worn	F	H		A	R
	West	White lime wash over rubble; patched with mortar; patching cracked at D7. Lime wash about 20% worn	F	H		A	R
Ceiling / cornice		Beaded tongue and groove (t+g) boards; coffered; patched; painted; gaps at junctions and between some boards; Leak damage in several places.	Policy 33	F	H	Gently push loose boards back into place, but do not split timber. Secure with screws (4.2)	R
					Attend to leaks	A	O
Floor		Four panels of concrete; all cracked; one patched. Indications of rising damp at all walls	Strategy 33.7	F	M	Subject to damp control measures, exploration underneath concrete which may potentially expose early floor. Possibly retain concrete, but cut back and remove strip 300mm from wall, and form air drain or similar to control damp.	
Floor covering	---						

Element	Description <i>Note!</i> <i>Widths of all cracks measured at maximum width of crack.</i> <i>See floor plan</i> <i>Refer to Lanyon Condition Audit 2007</i> <i>Doors are recorded in room data into which the doors swing</i>	Refer to CMP Policy/ Strategy number (vol 1)	Condition P : Poor F : Fair G : Good	Heritage Significance L : Low M : Moderate H : High	Maintenance Schedule All of this work needs to concur with interpretation policies recommended in the CMP and Interpretation Plan (numbers in brackets refer to methods and materials itemised in preface)	Category A: Maintenance B: Major Rep C: Adaptation D: Desirable	Urgency (months) O : Overdue (6) U : Urgent (12) R : Routine (60)
Skirting	---						
Architrave	---						
Doors, door furniture	D1; ledged; painted; rimlock; minor decay at bottom of jamb D7; painted jamb only D8; braced and ledged; painted; padbolt and timber snib; gauze panel	Policy 33	F	M	D1; Minor ease and adjust (4.5) D8; remove lime wash splatter; repair gauze (4.1)	A A	R R
Windows, window hardware	W5; double hung; painted timber; 3 panes cracked glass; sashes stuck; closing bead incomplete	Policy 33			W5; ease and adjust; fit timber stay as directed (4.4)	A	R
Window treatment	---						
Light fittings	---						
Joinery items	---						
Fireplace	Brick floor worn; limewash and parging in layers; minor spalling of brick; some effects of rising damp; crane in place	Policy 33, Strategy 33.7	P	H	Proceed only after consultant directions; Source matching bricks (note diamond frog) and bed into bottom of fireplace on sand:lime bed(1.6). attend to damp; remove cementitious patching and re-parge (1.4)	B	U
Roof space	Access from pantry	Policy 13			Annual inspection for pest activity	A	R
Subfloor	---						
Other							
Room 2							
Walls	North	White lime wash over rough parging and rubble; patched with mortar; Lime wash about 10% worn; some effects of damp		G	H	Apply lime wash (2.1)	
	South	White lime wash over rough parging and rubble; patched with mortar; Lime wash about 10% worn; some effects of damp		G	H		
	East	White lime wash over rough parging and rubble; patched with mortar; Lime wash about 10% worn; some effects of damp		G	H		
	West	White lime wash over rough parging and rubble; patched with mortar; Lime wash about 10% worn; some effects of damp; timber lintel for former window		G	H		
Ceiling / cornice	Lime wash over lath and plaster. Lime wash about 10% worn; small holes in plaster, about 50% drummy or loose.	Policy 33	F	H	Re- adhere plaster keys as directed (6.1)	B	U

Element	Description <i>Note!</i> <i>Widths of all cracks measured at maximum width of crack.</i> <i>See floor plan</i> <i>Refer to Lanyon Condition Audit 2007</i> <i>Doors are recorded in room data into which the doors swing</i>	Refer to CMP Policy/ Strategy number (vol 1)	Condition P : Poor F : Fair G : Good	Heritage Significance L : Low M : Moderate H : High	Maintenance Schedule All of this work needs to concur with interpretation policies recommended in the CMP and Interpretation Plan (numbers in brackets refer to methods and materials itemised in preface)	Category A: Maintenance B: Major Rep C: Adaptation D: Desirable	Urgency (months) O : Overdue (6) U : Urgent (12) R : Routine (60)
	Note storage loft above						
Floor	Cracked concrete panels	Strategy 33.7	F	M	Subject to damp control measures, exploration underneath concrete which may potentially expose early floor. Possibly retain concrete, but cut back and remove strip 300mm from wall, and form air drain or similar to control damp.		
Floor covering	Loose mat						
Skirting	---						
Architrave	---						
Doors, door furniture	See room 1						
Windows, window hardware	W1; double hung; painted timber; 2 panes cracked glass; sashes stuck	Policy 33	F	H	W1; ease and adjust (4.5); fit timber stay as directed (4.4)	A	R
Window treatment	---						
Light fittings	---						
Joinery items	---						
Fireplace	---						
Roof space	Access from pantry	Policy 13			Annual survey for pest activity	A	R
Subfloor	---						
Other							
Room 3 Pantry / cool room							
Walls North	White lime wash over coursed rubble; some patching with mortar; minimal wear to lime wash		G	H			
South	White lime wash over coursed rubble; some patching with mortar; 10mm crack; minimal wear to lime wash. This wall continues to move, leaning outward about 25mm in the last 18 months (see flashing on chimney to demonstrate movement)	Strategy 33.5	F	H	Confirm strategy for management settlement and repair of cracks (5) Revisit underpinning proposals	B B	U U
East	White lime wash over coursed rubble; some patching with mortar; 10mm crack; minimal wear to lime wash	Strategy 33.5	F	H	Confirm strategy for management and repair of cracks (5)	B	U
West	White lime wash over coursed rubble; some patching with mortar; 10-15mm crack; minimal wear to lime wash	Strategy 33.5	F	H	Confirm strategy for management and repair of cracks (5)	B	U
Ceiling / cornice	Underside of corrugated iron and shake battens, and	Policy 13	F	H	Monitor roof frame for effects of age,	D	R

Element	Description <i>Note!</i> <i>Widths of all cracks measured at maximum width of crack.</i> <i>See floor plan</i> <i>Refer to Lanyon Condition Audit 2007</i> <i>Doors are recorded in room data into which the doors swing</i>	Refer to CMP Policy/ Strategy number (vol 1)	Condition P : Poor F : Fair G : Good	Heritage Significance L : Low M : Moderate H : High	Maintenance Schedule All of this work needs to concur with interpretation policies recommended in the CMP and Interpretation Plan (numbers in brackets refer to methods and materials itemised in preface)	Category A: Maintenance B: Major Rep C: Adaptation D: Desirable	Urgency (months) O : Overdue (6) U : Urgent (12) R : Routine (60)
	exposed roof frame.				and termite infestation		
Floor	New hardwood flooring	Policy 33	G	L	Allow to weather; sand back trip hazard near door	A	R
Floor covering	---						
Skirting	---						
Architrave	---						
Doors, door furniture	D2; braced and ledged pine door; minor decay at base of jamb; Dry rot in braces; paint good D10; sheeted door with barrel bolt; lime washed	Policy 33	F F	H H	Repair jamb (3.4) Replace braces with grooved timber to match; paint (2.2) Leave worn appearance	A A	R R
Windows, window hardware	---						
Window treatment	---						
Light fittings	Spotlight in loft (lamp missing); roof light fitted to photocell near skylight	Policy 33	G	L	Keep fittings in working order	A	R
Joinery items	All pegs missing from peg rail.	Policies 13 and 33	F	H	Monitor effect of peg rail on cracking masonry; replace missing round timber pegs to detail	B	U
Fireplace	---						
Roof space	No access	Strategy 13.1			Inspection recommended	R	O
Subfloor	---						
Other							
Room 4							
Cellar							
Walls	North	Remnant lime wash over rubble		G	H	Apply lime wash (2.1)	
	South	Remnant lime wash over rubble		G	H		
	East	Remnant lime wash over rubble		G	H		
	West	Remnant lime wash over rubble		G	H		
Ceiling / cornice		Underside of new bearer/ joists and floorboards		G	L		
Floor		Dry-laid brick; 95% dry with minor damp presence in one low location. Note timber prop picks up new bearer.	Strategy 33.5	F	H	Record cycles of appearance of moisture/rainfall. Part of crack management strategy	
Floor covering		---					
Skirting		---					
Architrave		---					
Doors, door		Steel mesh trapdoor		G	L		

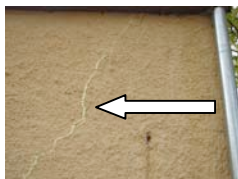
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furniture							
Windows, window hardware	---						
Window treatment	---						
Light fittings	Fluorescent fitting on ceiling		G	L			
Joinery items	Oregon ladder, split stringer	Policy 33	F	H	Discreet repairs to stringer; concealed screws (4.2)	A	U
Fireplace	---						
Roof space	---						
Subfloor	---						
Other	Temperature gauges for interpretive reasons		G	L			
Room 5	Cool room (current use for café)						
Walls North	Lime wash over single coat lime plaster; extent not seen because of coolroom unit	Policy 33	F	H	Minor repairs required for plaster (1.7)	A	R
South	Lime wash over single coat lime plaster; extent not seen because of coolroom unit	Policy 33	F	H	Minor repairs required for plaster (1.7)	A	R
East	Lime wash over single coat lime plaster; extent not seen because of coolroom unit	Policy 33	F	H	Minor repairs required for plaster (1.7)	A	R
West	Lime wash over single coat lime plaster;	Policy 33	F	H	Minor repairs required for plaster (1.7)	A	R
Ceiling / cornice	Sheet material similar to 'tilux'; timber cover strips; maple scotia cornice – some gaps at junctions		G	M	Conservation subject to interpretation policy		
Floor	Modern hardwood; varnish worn (10%)	Strategy 33.7	G	L	Subject to damp control measures, exploration underneath concrete which may potentially expose early floor. Possibly retain concrete, but cut back and remove strip 300mm from wall, and form air drain or similar to control damp.		
Floor covering	---						
Skirting	Painted quad; about 25% worn		G	L			
Architrave	---						
Doors, door furniture	D3; ledged with beaded sheeting; marks from former hardware (removed); paint OK	Policy 33	F	H	Repair screen gauze (4.1); fit galvanised spring catch with similar mount to fragment remaining on jamb	A	R

Element	Description <i>Note!</i> <i>Widths of all cracks measured at maximum width of crack.</i> <i>See floor plan</i> <i>Refer to Lanyon Condition Audit 2007</i> <i>Doors are recorded in room data into which the doors swing</i>	Refer to CMP Policy/ Strategy number (vol 1)	Condition P : Poor F : Fair G : Good	Heritage Significance L : Low M : Moderate H : High	Maintenance Schedule All of this work needs to concur with interpretation policies recommended in the CMP and Interpretation Plan (numbers in brackets refer to methods and materials itemised in preface)	Category A: Maintenance B: Major Rep C: Adaptation D: Desirable	Urgency (months) O : Overdue (6) U : Urgent (12) R : Routine (60)
Windows, window hardware	W2; casement with timber snib; paint OK	Policy 33	F	H	Repair corner bracket on sash, ease and adjust (4.5); repaint (2.2)	A	R
Window treatment	---						
Light fittings	---						
Joinery items	---						
Fireplace	---						
Roof Space	---						
Subfloor	---						
Other							
Room 6 Dry stores (café purposes)							
Walls North	Lime wash over single coat lime plaster; extent not seen because of modern built-in shelving	Policy 33	F	H	Minor repairs required for plaster (1.7)	A	R
South	Lime wash over single coat lime plaster; extent not seen because of modern built-in shelving	Policy 33	F	H	Minor repairs required for plaster (1.7)	A	R
East	Lime wash over single coat lime plaster; extent not seen because of modern built-in shelving	Policy 33	F	H	Minor repairs required for plaster (1.7)	A	R
West	Lime wash over single coat lime plaster;	Policy 33	F	H	Minor repairs required for plaster (1.7)	A	R
Ceiling / cornice	Underside of roof frame and cgi verandah roofing		G	H			
Floor	Concrete with minor cracks	Strategy 33.7	F	M	Subject to damp control measures, exploration underneath concrete which may potentially expose early floor. Possibly retain concrete, but cut back and remove strip 300mm from wall, and form air drain or similar to control damp. Subject to policy		
Floor covering	---						
Skirting	Not seen						
Architrave	---						
Doors, door furniture	D4; ledged and sheeted, interior timber bolt; gauzed vertical holes; chain catch; minor wear to paint		F	H		A	R
Windows, window hardware	---						
Window	---						

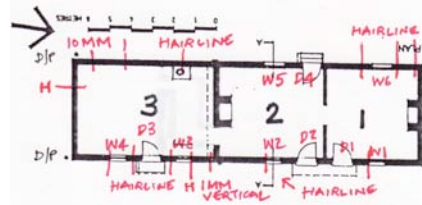
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treatment							
Light fittings	Batten holder on loose lead		G	L			
Joinery items	Modern pine shelving; unpainted		G	L			
Fireplace	---						
Roof Space	---						
Subfloor	---						
Other							
Room 7	Store						
Walls North	Reverse side of lining boards; timber frame; lime wash		G - F	H			
South	Lime wash over plaster; minor blemishes		H	H			
East	Lime wash over plaster; minor blemishes		F	H			
West	Lime wash over plaster; minor blemishes		F	H			
Ceiling / cornice	v- jointed, t+g lining boards; some sagging and leak marks; gaps	Policy 33	F	H	Attend to leaks (3.11) Secure sags (refer to notes on kitchen ceiling)	A A	U R
Floor	Concrete with cracks	Strategy 33.7	F	H	Subject to damp control measures, exploration underneath concrete which may potentially expose early floor. Possibly retain concrete, but cut back and remove strip 300mm from wall, and form air drain or similar to control damp. Subject to policy		
Floor covering	---						
Skirting	---						
Architrave	---						
Doors, door furniture	D5; 4 panel door (no mouldings); 2 cracked panels (probably plywood); minor decay at jamb and threshold; gap at jamb	Policy 33	G	H	Attend to decay (3.7); re-align jamb without twisting	A	R
Windows, window hardware	W3; fixed 6 pane sash; painted		G	H			
Window treatment	---						
Light fittings	---						
Joinery items	---						
Fireplace	---						
Other							

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Room 8	Laundry						
Walls North	Lime wash over single coat lime plaster; over brick; 5-10mm cracks around flue; minor crack in NE corner; lime wash about 15% worn	Policy 33	F	H	Minor repairs required for plaster (1.7)	A	R
South	Lime wash over v-jointed, t+g boards; lime wash about 15% worn	Policy 33	F	H	Minor repairs required for plaster (1.7)	A	R
East	Lime wash over single coat lime plaster, over rubble; lime wash about 15% worn	Policy 33	F	H	Minor repairs required for plaster (1.7)	A	R
West	Lime wash over single coat lime plaster; lime wash about 15% worn	Policy 33	F	H	Minor repairs required for plaster (1.7)	A	R
Ceiling / cornice	v-jointed, t+g boards; painted; square dressed (40 x 10) cornice; gaps, allowing leaves to penetrate; board out of shape due to little anchorage and leaks	Policy 33			Secure boards and attend to leaks (3.11) (refer to notes on kitchen)	A	R
Floor	3 panels of concrete with minor cracks; patched	Strategy 33.7	F	M	Subject to damp control measures, exploration underneath concrete which may potentially expose early floor. Possibly retain concrete, but cut back and remove strip 300mm from wall, and form air drain or similar to control damp.		
Floor covering	---						
Skirting	---						
Architrave	---						
Doors, door furniture	D6; ledged and sheeted, minor decay to jamb; minor wear to paint	Policy 13	F	H	Monitor decay of jamb (3.7).	A	R
Windows, window hardware	W4; no sash; beaded gauze only; in fair condition		F	H			
Window treatment	---						
Light fittings	---						
Joinery items	---						
Fireplace	Minor cracks around copper firebox.	Policy 33	F	H	Repair only if to be used (5.1, 1.2)	A	R
Roof Space	---						
Subfloor	---						
Other	Galvanised tubing feeds cold water to tubs and copper; pipe not fully anchored	Policy 33			Anchor water pipe if use is to be regular	A	R

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SITE	This should be in Landscape section????						
Stormwater drainage	Sub-surface drain along east and south	Policy 33			Check satisfactory operation as part of crack and settlement management.	A	U
Driveway	Gravel surroundings		G	H			
Paths	Ditto; brick path		G	H			
Fencing	Mix of sawn post and logs at gate; sawn top rail rolled over 45 degrees; 10mm wires and netting below; all painted. Minor wear to painting. Decay at posts in ground and at some timber joints. Paint about 20 worn. Reduce build-up of mulch around bases of posts Rubble fence with brick coping; several cracks and fretting joints	Policies 13 and 33	G F	? H	Monitor decay at bases of posts; keep drained. Keep joints in rails and posts clean and tight. Fill gaps with linseed putty (3.3, 3.4) Repoint cracks (1.2) Survey and monitor plumb of fence Monitor effects of tree roots and effects on fence	A A B A	R U U R
Gates	Dressed timber gate with braces and netting; painted Gate hung on log posts in ground	Policies 13 and 33	G F	? H	As for timber fences	A	R
	Dressed timber gate with pickets; painted; paint about 20% worn	Policy 33	G	H	Keep joints in rails and posts clean and tight. Fill gaps with linseed putty (3.3, 3.4)	A	R
Other	Water tub on east side	Policy 33	G	M	Eliminate if a source of sub soil moisture		

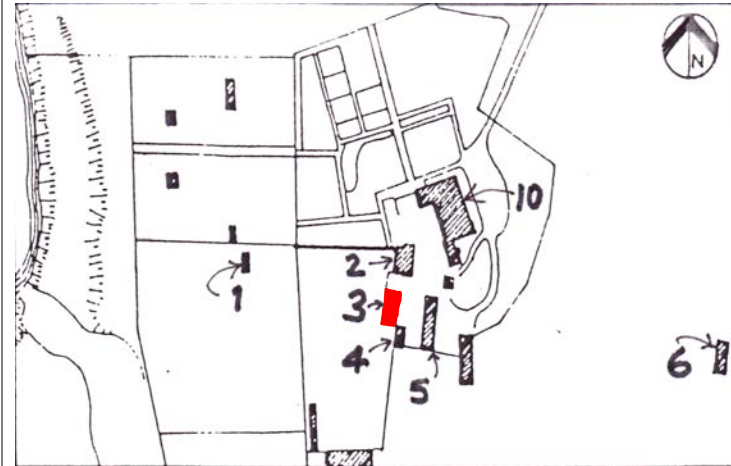


Floor Plan



CONSERVATION MANAGEMENT PLAN
LANYON A.C.T. 2008
VOLUME 3 - MAINTENANCE SCHEDULES
John Armes and Associates
BUILDING NO 3 - CAFÉ (aka STORE)

Site Plan



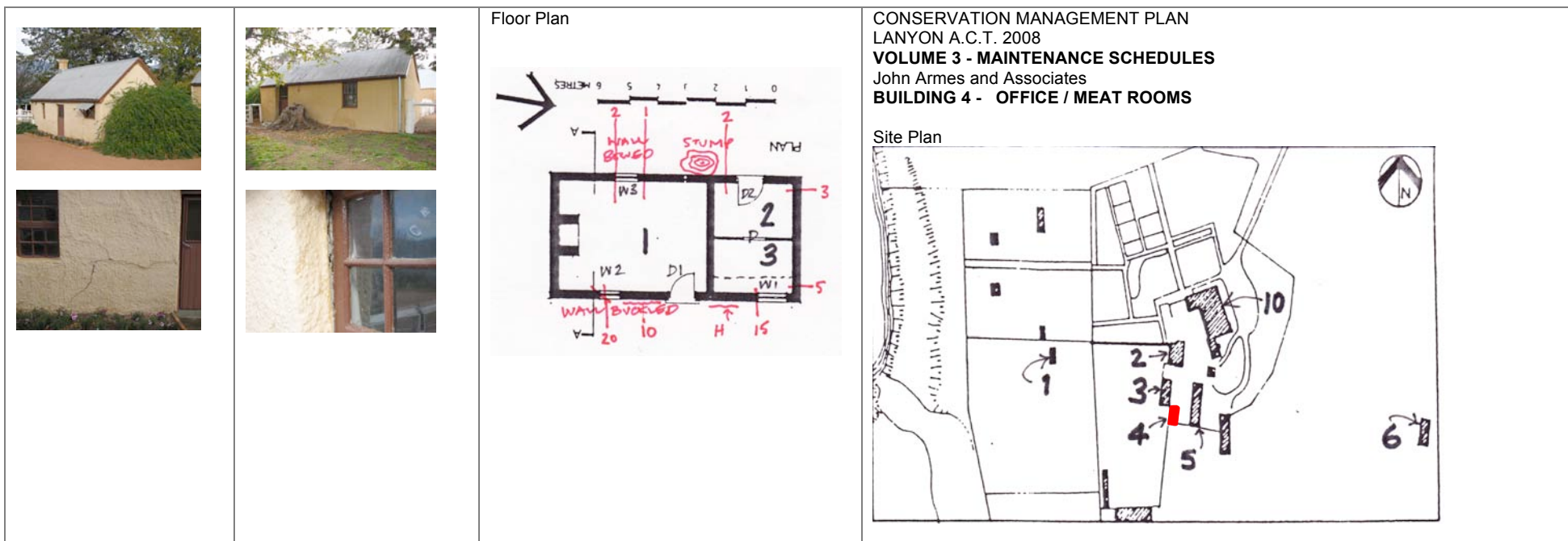
Element		Description <i>Note!</i> <i>Widths of all cracks measured at maximum width of crack.</i> <i>See floor plan</i> <i>Dates refer to original construction, and later work, when known</i> <i>Doors are recorded in room data into which the doors swing</i>	Refer to CMP Policy/ Strategy number (vol 1)	Condition P : Poor F : Fair G : Good	Heritage Integrity L : Low M : Moderate H : High	Maintenance Schedule All of this work needs to concur with interpretation policies recommended in the CMP and Interpretation Plan (numbers in brackets refer to methods and materials itemised in preface)	Category A: Maintenance B: Major Rep C: Adaptation D: Desirable	Urgency (months) O : Overdue (6) U : Urgent (12) R : Routine (60)
EXTERIOR								
Walls	North	Rough-caste (1.10) with isolated loose fragments; minor drumminess at some cracks, corners and edges; Some risk of cracking as nearby tree stump decays. Careful removal recommended.	Policy 33/Strategy 33.5	G	H	Establish engineering management of settlement and cracking (whole building). Repair when extent warrants specialised trade (1.10) Lime wash (1.2)	A	U R
	South	Rough-caste (1.10) with isolated loose fragments; minor drumminess at some cracks, corners and edges. Note large tree stump at building 3. As it decays it will contribute to wall settlement. Careful removal recommended.	Policy 33	F	H	Repair when extent warrants specialised trade (1.10) Lime wash (1.2)	B	U

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East	Rough-caste (1.10) with isolated loose fragments; minor drumminess at some cracks, corners and edges	Policy 33	F	H	Repair when extent warrants specialised trade (1.10) Lime wash (1.2)	A	R
West	Rough-caste (1.10) with isolated loose fragments; minor drumminess at some cracks, corners and edges	Policy 33	P	H	Repair when extent warrants specialised trade (1.10) Lime wash (1.2)	B	U
Windows	See individual room data for each window Putty dry but sound. Paint cracked but sound	Policy 33			Replace missing putty (3.4).	A	R
Window flyscreens	W1,W6; internal screen W2; gauze beaded to frame W3; gauze beaded to frame Paint about 10% weathered	Policy 33	F F P F	H H H H	W3 gauze needs minor repairs(4.1), new half-round timber bead (4.1) W4 gauze needs minor repairs (4.1) Paint (2.2)	A A A	R R R
Awnings	Ripple iron on dressed timber frame. Hex head fasteners used	Policy 33	F	M	Minor repairs required to roofing and frame	A	R
Main entry door	See individual room data for each door						
Other entry doors	See individual room data for each door						
Door flyscreens	D4; Painted timber construction; v-jointed panelling and gauze above paint about 25% weathered	Policy 33	F	H	Minor repairs to gauze (4.1)	A	R
Roof	Painted, corrugated iron; screw fixed; gable; paint 70% weathered. Green paint visible under peeling grey paint	Policy 13	F	H	Check roof screws (3.2)	A	R
Eaves, barges	Galvanised caps; painted; 90% weathered. Hex head fasteners used	Policy 33	F	H	Repaint (2.2)	A	R
Guttering	galvanised quadrant type; paint peeling/ damaged; about 50% weathered; gutter about 10% corroded	Policy 33	F	H	Clear leaves; apply membrane inside to prolong life (2.4); repaint (2.2)	A	R
Downpipes	Round galvanised; sound; one unpainted						
Verandah	---						
Rear porch	---						
Chimneys	Rough-caste (1.10) with lime wash, about 20% weathered. New metal flue from combustion heater	Policy 33	G	H	Secure birdwire netting	A	R
Plumbing services	Hot and cold water supply to kitchen.						
Electrical services	Power to all rooms						
Fire services							

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Lighting	Light to all rooms						
Mechanical heating/ cooling systems							
Other							
INTERIOR							
Room 1 Kitchen							
Walls North	Ceramic tiles on painted asbestos(?) cement sheeting		G	L	Note possible presence of asbestos		
South	Ceramic tiles on painted asbestos(?) cement sheeting		G	L			
East	Ceramic tiles on painted asbestos(?) cement sheeting		G	L			
West	Ceramic tiles on painted asbestos(?) cement sheeting		G	L			
Ceiling / cornice	v-jointed, tongue and groove (t+g) boards; coffered; patched; painted; gaps at junctions and between some boards;	Policy 33	F	H	Gently push loose boards back into place, but do not split timber. Secure with screws (4.2)	A	R
Floor	Tiles on concrete		G	L			
Floor covering	---						
Skirting	tiles		G	L			
Architrave	Painted dressed timber (modern)		G	L			
Doors, door furniture	D5; jamb only		G	H			
Windows, window hardware	W1; casement opening out; painted timber about 10% worn W6; casement opening out; painted timber about 10% worn	Policy 33	F F	H H	Repair screen (4.1)	A A	R R
Window treatment	---						
Light fittings	Fluorescent fittings		G	L			
Joinery items	---						
Fireplace	Obscured by modern kitchen equipment						
Roof Space	Not accessible	Policy 13			Annual inspection for pest activity	A	R
Subfloor	---						
Other							
Room 2 Reception							
Walls North	Semi-gloss over plaster; blemishes, patches in plaster		G	L			
South	Semi-gloss over plaster; blemishes, patches in plaster		G	L			
East	Semi-gloss over plaster; blemishes, patches in plaster		G	L			
West	Semi-gloss over plaster; 10mm crack	Policy 13	G	L	Resume monitoring of cracks		

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Ceiling / cornice	Flat sheet with timber cover strips; painted		G	L			
Floor	Concrete (not seen)						
Floor covering	Sheet vinyl		G	L			
Skirting	---						
Architrave	---						
Doors, door furniture	D4; ledged with beaded sheeting; painted		G	H			
Windows, window hardware	W2; casement; T hinges; painted timber; gauze beaded to frame W5; casement (new); painted timber; broad butt hinges, brass snib	Policy 33	F F	H L	W2; ease and adjust (4.5)	A	R
Window treatment	---						
Light fittings	2 incandescent pendants		G	L			
Joinery items	Modern counter		G	L			
Fireplace	Painted brick		G	H			
Roof Space	Not accessible	Policy 13			Annual inspection for pest activity	A	R
Subfloor	---						
Other							
Room 3 Dining room							
Walls	North	Semi-gloss over plaster; blemishes, patches in plaster	G	L	Limewash (1.2)		
	South	Semi-gloss over plaster; blemishes, patches in plaster	G	L			
	East	Semi-gloss over plaster; blemishes, patches in plaster;	G	L			
	West	Semi-gloss over plaster; blemishes, patches in plaster; record of measurement of cracks Anecdotal evidence of crack appearing 'suddenly'; may be caused by drainage excavation	Policy 33/Strategy 33.5	G	L	Confirm strategy for management and repair of cracks (5) . Remove synthetic filler, repair crack (5)	B U
Ceiling / cornice	v-jointed t+g boards; coffered; painted; access manhole. about 10% of surface has gaps	Policy 33	F	H	Gently push loose boards back into place, but do not split timber. Secure with screws (4.2) Attend to gaps when next painted.	A	R
Floor	Concrete (not seen)				Allow to weather		
Floor covering	Sheet vinyl3		G	L			
Skirting	---						
Architrave	---						
Doors, door furniture	D3; ledged with beaded sheeting; painted; rimlock; T hinges		F	H			

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Windows, window hardware	W3; casement; paint 10% weathered W4; casement; paint 10% weathered; 1 pane broken; 1 pane cracked	Policy 33	F F	H H	Ease and adjust (4.5) Ease and adjust (4.5)	A A	R R
Window treatment	---						
Light fittings	4 incandescent pendants	Policy 33	G	L	Keep fittings in working order		
Joinery items							
Fireplace	---						
Roof Space	Not accessible	Policy 13			Annual inspection for pest activity	A	R
Subfloor	---						
Other	Slow combustion heater						
SITE							
Garden	Vine at north	Strategy 30.1			to be watered carefully to address soil moisture content issues and influence on cracking		U
Water supply	Not seen						
Stormwater drainage	Sub-surface drain along east and south	Policies 13 and Strategy 33.7			Ensure stormwater drains do not leak. Review of the proximity of garden beds to walls needs review in the development of a damp management strategy	A	R O
Driveway	Gravel surroundings						
Paths	ditto						
Paving	---						
Fencing	Sawn posts; sawn top rail rolled over 45 degrees; 10mm wires and netting below; all painted. Minor wear to painting. Decay at posts in ground and at some timber joints. Paint about 20% worn. Reduce build-up of mulch around bases of posts	Policies 13 and 33	G	?	Monitor decay at bases of posts; keep drained. Keep joints in rails and posts clean and tight. Fill gaps with linseed putty (3.4)	A A	R U
Gates	Dressed timber gate with netting	Policy 33	G	H	Keep joints in rails and posts clean and tight. Fill gaps with linseed putty (3.4)	A	R



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EXTERIOR								
Walls	North	Lime wash over rough-caste (1.10) with isolated loose fragments; minor drumminess at some cracks, corners and edges. Large patches; 10mm crack at NE	Policy 33	F	H	Repair when extent warrants specialised trade (1.10) Lime wash (1.2)	A	R
	South	Lime wash over rough-caste (1.10) with isolated loose fragments; minor drumminess at some cracks, corners and edges. Large patches	Policy 33	F	H	Repair when extent warrants specialised trade (1.10) Lime wash (1.2)	A	R
	East	Lime wash over rough-caste (1.10) with isolated loose fragments; minor drumminess at some cracks, corners and edges. Large patches; 12-15mm crack at W1. Wall buckled	Policy 33, Strategy 33.5	P	H	Repair when extent warrants specialised trade. (1.10) Establish engineering management of	B	U

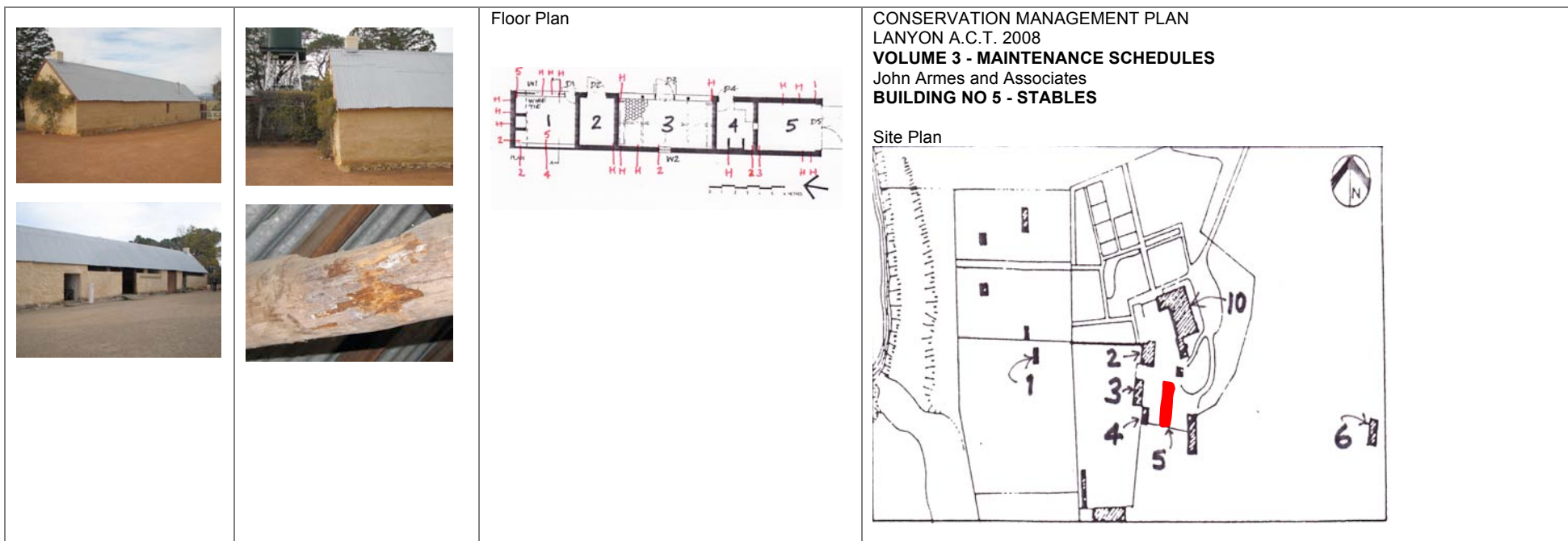
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					buckling and cracking (whole building). Lime wash (1.2)		
West	Lime wash over rough-caste (1.10) with isolated loose fragments; minor drumminess at some cracks, corners and edges. Large patches; wall bowed; note large tree stump. As it decays it will contribute to wall settlement. Careful removal recommended.	Policies 13 and 33	F	H	Note effects of rotting tree stump on settlement and cracking issues Repair when extent warrants specialised trade (1.10). Monitor movement as building ages. Lime wash (1.2)	B	U
Windows	See individual room data for each window Putty dry but sound. Paint cracked but sound	Polcy 33			Replace missing putty (3.4).		
Window flyscreens	W1, beaded gauze; paint about 10% weathered		F	H		A	R
Awnings	Ripple iron on dressed timber frame; sound	Polcy 33	F	M	Minor repairs required. Replace to match hex-heads with round heads (3.2)	A	R
Main entry door	See individual room data for each door						
Other entry doors	See individual room data for each door						
Door flyscreens	D1, D2; Painted timber construction; v-jointed panelling and gauze above; paint; about 25% weathered; poor fit	Polcy 33	F	H	Minor repairs to gauze (4.1)	A	R
Roof	Painted, corrugated iron; screw fixed; gable; paint 15% weathered	Policy 13	G	H	Check roof screws (3.2)	A	R
Eaves, barges	Galvanised caps; painted; 90% weathered; some bird gaps; barge timbers very weathered	Polcy 33	F	H	Repaint (2.2); treat weathered timber (3.7)	A	R
Guttering	galvanised quadrant type; paint peeling/ damaged; about 10% weathered; gutter has minor corrosion, but may be pin-holed	Polcy 33	F	H	Clear leaves; apply membrane inside to prolong life; repaint (2.4)	A	R
Downpipes	Round galvanised; sound; painted; minor blemishes		G	H		A	R
Verandah	---						
Rear porch	---						
Chimneys	Limewash over brick; 50% weathered		G	H	Lime wash (1.2)	A	R
Plumbing services	---						
Electrical services	Power to all rooms; electrical distribution board in meatroom 2						

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Fire services	---						
Lighting	Light to all rooms; one exterior light						
Mechanical heating/ cooling systems	---						
Other							
INTERIOR							
Room 1 Office							
Walls North	Coats of wash over brick; 10-15mm crack		F	H	Lime-wash (1.2)	A	R
South	Coats of wash over brick; minor cracks around chimney		F	H	Lime-wash (1.2)	A	R
East	Coats of wash over brick; wall buckled	Strategy 33.5	P	H	Attend to cracking and settlement; re-wash	B	U
West	Coats of wash over brick, about 5% is loose; wall bowed; 3-5mm crack at W3; hairline crack at NW corner		F	H	Lime-wash (1.2)	B	U
Ceiling / cornice	tongue and groove (t+g) boards; coffered; patched; gaps at junctions and between some boards; painted; about 10% worn; 'crazing' of paint may indicate varnish below	Policy 33	F	H	Gently push loose boards back into place, but do not split timber. Secure with screws (4.2)	A	R
Floor	Untreated 90mm cypress pine t+g boards						
Floor covering	---						
Skirting	Painted quad; about 80% worn		F	H		A	R
Architrave	---						
Doors, door furniture	D1; ledged with v-jointed sheeting; rimlock loose; nightlatch		F	H		A	R
Windows, window hardware	W2; two adjacent fixed sashes; buckled at 'hinge'; moving with wall; painted timber about 10% worn W3; double hung with 6-pane sashes; security bars; painted timber about 10% worn	Strategy 33.5, Policy 33	P F	H H	Attend to wall movement before repairs Ease and adjust (4.5)	B A	U R
Window treatment	Remnant brackets for blind and curtain rod; no screen; glass intact; putty dry		F	M		A	R
Light fittings	1 central incandescent pendant						
Joinery items	---						
Fireplace	Minor cracks		G	H		A	R
Roof Space	Not accessible	Policy 13			Annual inspection for pest activity	A	R
Subfloor	Not accessible	Policy 13			Annual inspection for pest activity	B	O
Other	Marks from conduit removed on west wall shows earlier colours				For colour schemes see Policy 34.		
Room 2 Meat room with block							
Walls North	gloss paint over asbestos(?) cement sheeting, timber cover		G	H	Note possible presence of asbestos		

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	strips; paint OK throughout						
South	gloss paint over asbestos(?) cement sheeting, timber cover strips		G	H			
East	Beaded gauze in dress timber wall frame		F	H			
West	gloss paint over asbestos(?) cement sheeting, timber cover strips		G	H			
Ceiling / cornice	gloss paint over asbestos(?) cement sheeting, timber cover strips; coffered	Policy 33	G	H	Attend to gaps when next painted	A	R
Floor	concrete		F	H			
Floor covering	sawdust						
Skirting	40 x 10 dressed timber; painted; paint slightly worn		F	H			
Architrave	---						
Doors, door furniture	D2; ledged with v-jointed sheeting, gauze above; spring closer; spring latch; poor fit D3; ledged with v-jointed sheeting, gauze above; spring closer; rimlock;	Policy 33	F F	H H	Ease/adjust (4.5)	A	R
Windows, window hardware	---						
Window treatment	---						
Light fittings	Batten holder with shade						
Joinery items	---						
Fireplace	---						
Roof Space	Not accessible	Policy 13			Annual inspection for pest activity	A	R
Subfloor	---						
Other	Log chopping block;		G	H			
Room 3	Meat room with hanging rail						
Walls North	gloss paint over asbestos(?) cement sheeting, timber cover strips; paint OK throughout		G	H			
South	gloss paint over asbestos(?) cement sheeting, timber cover strips;		G	H			
East	gloss paint over asbestos(?) cement sheeting, timber cover strips;		G	H			
West	Beaded gauze in dress timber wall frame						
Ceiling / cornice	gloss paint over asbestos(?) cement sheeting, timber cover strips; coffered	Policy 33			Attend to gaps when next painted		

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Floor	concrete						
Floor covering	sawdust						
Skirting	---						
Architrave	40 x 10 dressed timber; painted; paint slightly worn		G	H			
Doors, door furniture	D3; ledged with v-jointed sheeting, gauze above; spring closer; rimlock;		G	H			
Windows, window hardware	W1; 2 panels of fixed gauze in timber frame; paint 50% weathered		G	H			
Window treatment	---						
Light fittings	Batten holder with shade	Policy 33			Keep fittings in working order	A	R
Joinery items							
Fireplace	---						
Roof Space	Not accessible	Policy 13			Annual inspection for pest activity	A	R
Subfloor	---						
Other	Steel hanging rail with gambrels		G	H			
SITE							
Garden	Gardens at east are replacements of former gardens, and more regularly watered	Strategies 30.1 and 33.7	G	M	to be watered carefully to address soil moisture content issues and influence on cracking. Review of the proximity of garden beds to walls needs review in the development of a damp management strategy	A	R
Garden bed edging	Reproduction clay edges		G	M			
Stormwater drainage	New drains serve downpipes	Policy 13			Ensure stormwater drainage is leak free.	A	R
Driveway	Gravel surroundings						
Paths	Concrete path/ step to meatroom						
Fencing	Sawn posts; sawn top rail rolled over 45 degrees; 10mm wires and netting below; all painted. Minor wear to painting. Decay at posts in ground and at some timber joints. Paint about 20 worn. Reduce build-up of mulch around bases of posts	Policies 13 and 33	G	?	Monitor decay at bases of posts; keep drained. Keep joints in rails and posts clean and tight. Fill gaps with linseed putty (3.4, 3.7)	A A	R U

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	See also Building 5						
Gates	Dressed timber gate with netting See also Building 5	Polcy 33	G	H	Keep joints in rails and posts clean and tight. Fill gaps with linseed putty (3.4, 3.7)	A	R



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EXTERIOR							
Walls North	Lime wash over coursed rubble, history of patching; lifting at some cracks, corners and edges; Wash affected by rising damp; lime wash about 10% weathered; 5mm crack at NW. Wall leans out about 100mm (see inside room 1)	Policy 33, Strategies 33.5, 33.7	F	H	Establish engineering management of cracks, settlement and damp. Repair when extent warrants specialised trade (whole building).	B	U
South	Painted corrugated galvanised iron with large double doors; paint about 20% weathered. Dishdrain at SE		F	M	See below (2.2)	M	R
East	Lime wash over coursed rubble; patched with mortar. Wash affected by rising damp; minor weathering at corners,	Policy 33	F	H	ditto	B	R

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	reveals. Window demonstrates pattern of wall settlement. Badly weathered timber hitching cleat Hitching post weathered				Treat timber cleat (3.3, 3.4, 3.7) Treat post (3.3, 3.4, 3.7)		
West	Lime wash over coursed rubble; patched with mortar. Wash affected by rising damp; minor weathering at corners, reveals.	Policy 33	F	H	ditto	B	R
Windows	See individual room data for each window						
Window flyscreens	---						
Awnings	---						
Main entry door	See individual room data for each door						
Other entry doors	See individual room data for each door						
Door flyscreens	---						
Roof	Painted, corrugated iron; screw fixed; gable;	Policies 13 and 33	G	M	Check roof screws (3.2). Leaks over some ceilings. Monitor roof frame for effects of age, and fungal attack. Apply tung oil over affected areas (3.8)	A	R
Eaves, barges	Gaps for birds	Policy 33	F	H	Seal with mesh (3.6) or lime mortar (1.2)	A	R
Guttering	Absent	Policy 33			Ensure stormwater disposal suits concerns over settlement and cracking		
Downpipes	---						
Verandah	---						
Rear porch	---						
Chimneys	Lime wash over brick; some effects of damp metal flue from forge		F	H		B	R
Plumbing services	---						
Electrical services	---						
Fire services	---						
Lighting	Light to some rooms (for interpretation purposes)						
Mechanical heating/ cooling	---						

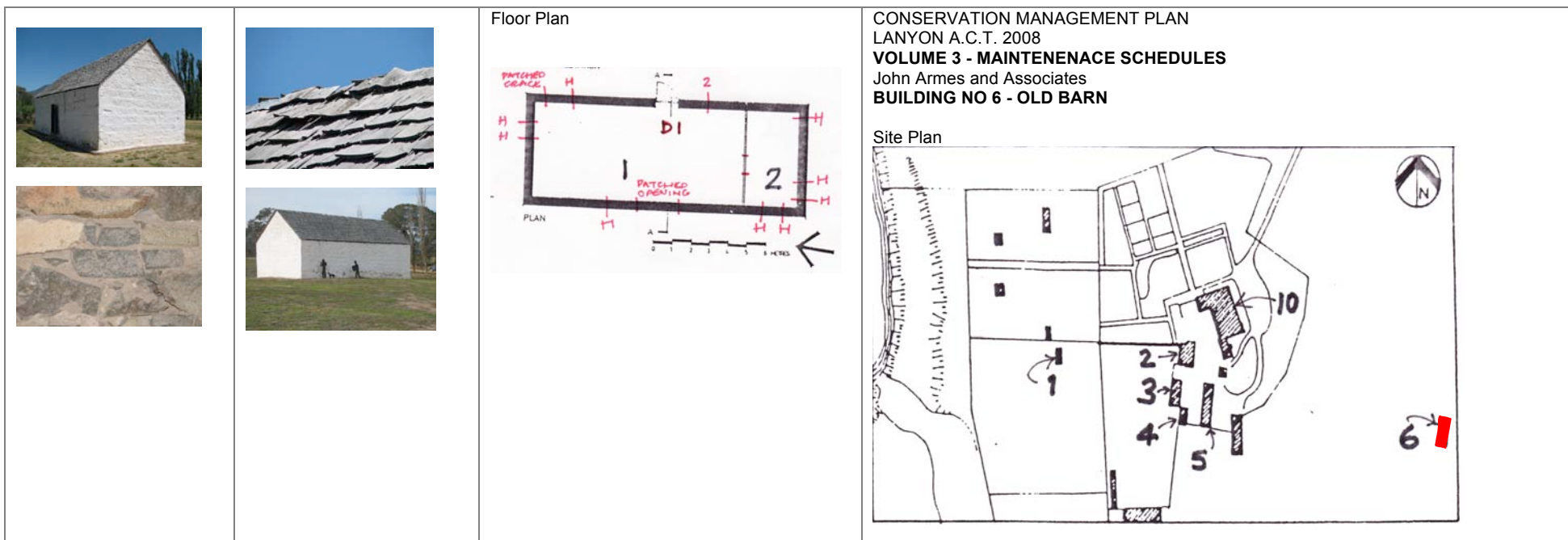
Element	Description	Refer to CMP Policy/ Strategy number (vol 1)	Condition P : Poor F : Fair G : Good	Integrity L : Low M : Moderate H : High	Maintenance Schedule	Category A: Maintenance B: Major Rep C: Adaptation D: Desirable	Urgency (months) O : Overdue (6) U : Urgent (12) R : Routine (60)	
	<i>Note!</i> <i>Widths of all cracks measured at maximum width of crack.</i> <i>See floor plan</i> <i>Dates refer to original construction, and later work, when known</i> <i>Doors are recorded in room data into which the doors swing</i>				All of this work needs to concur with interpretation policies recommended in the CMP and Interpretation Plan (numbers in brackets refer to methods and materials itemised in preface)			
systems								
Other								
INTERIOR								
Room 1								
Room 1		Harness room (Tack room)						
Walls	North	White lime wash over coursed rubble and brick fireplace; crack in NW corner; lime wash about 10% worn. Wall leans out about 100mm	Policy 33	F - P	H	Conserve lime (1.2)	A	R
	South	White lime wash over coursed rubble; patched with mortar; lime wash about 10% worn	Policy 33	F - P	H	Conserve lime wash (1.2)	A	R
	East	White lime wash over rubble; lime wash about 10% worn	Policy 33	F - P	H	Conserve lime wash (1.2)	A	R
	West	White lime wash over rubble; 5mm crack; lime wash about 10% worn	Policy 33	F - P	H	Conserve lime wash (1.2)	A	R
Ceiling / cornice		Beaded tongue and groove (t+g) boards; coffered; painted; gaps at junctions and between some boards; 25% needs re-securing. Note gap at north wall demonstrates leaning	Policy 33	F	H	Gently push loose boards back into place, but do not split timber. Secure with screws (4.2) Attend to leaks (3.11)	A A	R U
Floor		Panels of concrete; all cracked; indications of rising damp at all walls		F	H			
Floor covering		---						
Skirting		---						
Architrave		---						
Doors, door furniture		D1; ledged and sheeted; painted; hasp and staple; minor decay at bottom of jamb	Policy 33	G - F	H	D1; Minor ease and adjust (4.5), repair hasp and staple as directed	A	R
Windows, window hardware		W1; 3 fixed cast-iron sashes in timber frame; 12 panes broken glass; buckling with wall movement and settlement	Policy 33	F - P	H	W1; re-align if possible after wall stabilised	B	U
Window treatment		---						
Light fittings		1 spotlight for interpretive purposes						
Joinery items		Painted saddle racks, pegs		G	H			
Fireplace		Brick floor worn; lime wash and parging in layers; minor spalling of brick; some effects of rising damp; crane in place	Policy 33, Strategy 33.7	F	H	Stabilise brick floor; attend to damp; remove cementitious patching	B	U
Roof space		Not accessible	Policy 13 and strategy 33.5	F	H	Inspection recommended for pest activity and structural connections to north wall		

Element	Description <i>Note!</i> <i>Widths of all cracks measured at maximum width of crack.</i> <i>See floor plan</i> <i>Dates refer to original construction, and later work, when known</i> <i>Doors are recorded in room data into which the doors swing</i>	Refer to CMP Policy/ Strategy number (vol 1)	Condition P : Poor F : Fair G : Good	Integrity L : Low M : Moderate H : High	Maintenance Schedule All of this work needs to concur with interpretation policies recommended in the CMP and Interpretation Plan (numbers in brackets refer to methods and materials itemised in preface)	Category A: Maintenance B: Major Rep C: Adaptation D: Desirable	Urgency (months) O : Overdue (6) U : Urgent (12) R : Routine (60)
Subfloor	---						
Other							
Room 2	Store						
Walls North	Remnant white lime wash over coursed rubble; wall extends to ridge; patched with mortar; 1mm crack at centre	Policy 33	F	H	Conserve lime wash (1.2)	A	R
South	Remnant white lime wash over coursed rubble; wall extends eaves height; several 1mm cracks	Policy 33	F	H	Conserve lime wash (1.2)	A	R
East	In-situ concrete with timber formwork marks						
West	Remnant white lime wash over coursed rubble; wall extends to ridge; cementitious patching at NW corner;	Policy 33	F	H	Conserve lime wash (1.2)	A	R
Ceiling / cornice	Underside of cgi, sawn battens and rafters		G	H			
Floor	Concrete with a few cracks		F	H			
Floor covering	---						
Skirting	---						
Architrave	---						
Doors, door furniture	D2; stable doors; ledged and sheeted; some decay in bottom of jamb; hinges bent, barrel bolt seized with paint	Policy 33	G - F	H	Repair decay in jamb (3.3, 3.4. 3.7) Patch 5 bottom ends of door sheeting, to provide anchorage for metalwork (3.3, 3.4. 3.7). Reinstate hinges and bolt	A	R
Windows, window hardware	---	Policy 33			W1; ease and adjust (4.5) ; fit timber stay as directed (4.4)		
Window treatment	---						
Light fittings	---						
Joinery items	---						
Fireplace	---						
Roof space	---						
Subfloor	---						
Other							
Room 3	Stables						
Walls North	White lime wash over rubble; some patching with mortar; minimal wear to lime wash	Policy 33	F	H	Conserve lime wash (1.2)	A	R
South	White lime wash over rubble; some patching with mortar; minimal wear to lime wash	Policy 33	F	H	Conserve lime wash (1.2)	A	R

Element	Description <i>Note!</i> <i>Widths of all cracks measured at maximum width of crack.</i> <i>See floor plan</i> <i>Dates refer to original construction, and later work, when known</i> <i>Doors are recorded in room data into which the doors swing</i>	Refer to CMP Policy/ Strategy number (vol 1)	Condition P : Poor F : Fair G : Good	Integrity L : Low M : Moderate H : High	Maintenance Schedule All of this work needs to concur with interpretation policies recommended in the CMP and Interpretation Plan (numbers in brackets refer to methods and materials itemised in preface)	Category A: Maintenance B: Major Rep C: Adaptation D: Desirable	Urgency (months) O : Overdue (6) U : Urgent (12) R : Routine (60)
East	White lime wash over rubble; some patching with mortar; minimal wear to lime wash	Policy 33	F	H	Conserve lime wash (1.2)	A	R
West	White lime wash over rubble; some patching with mortar; minimal wear to lime wash; hairline cracks	Policy 33	F	H	Conserve lime wash (1.2)	A	R
Ceiling / cornice	Underside of corrugated iron; sawn battens; exposed roof frame (timber poles). Two ties have fungal attack	Policy 33	G - F	H	Attend to fungal attack (3.8)	A	U
Floor	hardwood hexagonal tiles with some rectangular pieces and concrete patching	Policy 33	G - F	H	Remove concrete patching replace with hardwood hexagonal 'tiles' (4.6)	B	R
Floor covering	---						
Skirting	---						
Architrave	---						
Doors, door furniture	D3; jamb only; minor decay at base	Policy 33	G	H	Repair decay at base of jamb (3.3, 3.4, 3.7)	A	R
Windows, window hardware	4 openings to east side; formed with timber framework		G	H			
Window treatment	---						
Light fittings	Spotlights for interpretive purposes	Policy 33	G	L	Keep fittings in working order		
Joinery items	Mangers and dividers form four stalls	Policies 13 and 33	G	H	Monitor for termite activity Repair mangers and stalls to particular directions	A B	R O
Fireplace	---						
Roof space	---						
Subfloor	---						
Other							
Room 4	Forge						
Walls North	Lime wash over rubble; about 5% worn		G	H			
South	Lime wash over rubble; about 5% worn		G	H			
East	Lime wash over rubble; about 5% worn		G	H			
West	Lime wash over rubble; brick forge with steel hood and flue		G	H			
Ceiling / cornice	Underside of cgi and roof frame; one tie has fungal attack	Policy 33	G - F	H	Attend to fungal attack (3.8)		
Floor	Concrete; cracks are expressive of use		F - P	H	Retain for interpretive reasons		
Floor covering	---						
Skirting	---						
Architrave	---						
Doors, door furniture	D4; opening only			H			

Element	Description <i>Note!</i> <i>Widths of all cracks measured at maximum width of crack.</i> <i>See floor plan</i> <i>Dates refer to original construction, and later work, when known</i> <i>Doors are recorded in room data into which the doors swing</i>	Refer to CMP Policy/ Strategy number (vol 1)	Condition P : Poor F : Fair G : Good	Integrity L : Low M : Moderate H : High	Maintenance Schedule All of this work needs to concur with interpretation policies recommended in the CMP and Interpretation Plan (numbers in brackets refer to methods and materials itemised in preface)	Category A: Maintenance B: Major Rep C: Adaptation D: Desirable	Urgency (months) O : Overdue (6) U : Urgent (12) R : Routine (60)
Windows, window hardware	---						
Window treatment	---						
Light fittings	1 spotlight for interpretive purposes		G	L			
Joinery items	benchwork		G	?			
Roof space	---						
Subfloor	---						
Forge	Painted brick with coal bed		G	M			
Other							
Room 5 Buggy room							
Walls North	Lime wash over rubble; effects of rising damp; 10mm crack in NW corner		G - F	H			
South	Painted cgi over timber frame		G - F	H			
East	Lime wash over rubble; effects of rising damp		G - F	H			
West	Lime wash over rubble; effects of rising damp		G - F	H			
Ceiling / cornice	Calico/cotton stretched and fixed with clouts and staples		G	L			
Floor	Cracked concrete		F	H			
Floor covering	---						
Skirting	---						
Architrave	---						
Doors, door furniture	D5; pair of cgi lined doors on timber frames; pivots; pad and barrel bolts; lining needs repair	Policy 33	G - F	H	Ease/ adjust (4.5) trim c.g.i. to provide clearance	A	R
Windows, window hardware	---						
Window treatment	---						
Light fittings	---						
Joinery items	---						
Fireplace	---						
Roof space	Not accessible	Policy 13 and Strategy 33.5			Annual inspection of pest activity and structural soundness	A	R
Subfloor	---						
Other	Distribution board						

Element	Description <i>Note!</i> <i>Widths of all cracks measured at maximum width of crack. See floor plan</i> <i>Dates refer to original construction, and later work, when known</i> <i>Doors are recorded in room data into which the doors swing</i>	Refer to CMP Policy/ Strategy number (vol 1)	Condition P : Poor F : Fair G : Good	Integrity L : Low M : Moderate H : High	Maintenance Schedule All of this work needs to concur with interpretation policies recommended in the CMP and Interpretation Plan (numbers in brackets refer to methods and materials itemised in preface)	Category A: Maintenance B: Major Rep C: Adaptation D: Desirable	Urgency (months) O : Overdue (6) U : Urgent (12) R : Routine (60)
SITE							
Garden	Banksia rose at north should be managed to suit desirable moisture content of soil (cracking and settlement issue)	Strategies 30.1 and 33.5			to be watered carefully to address soil moisture content issues and influence on cracking	R	O
Stormwater drainage	Sub-surface drain along east side	Strategy 33.7			Disposal of surface water needs review in the development of a damp management strategy	A	O
Driveway	Gravel surroundings						
Paths	ditto						
Paving	---						
Fencing	Mix of sawn post and logs at gate; sawn top rail rolled over 45 degrees, secured to posts with strapping; heavy wires and netting below; all painted. Minor wear to painting. Decay at posts in ground and at some timber joints. Log gateposts have serrated flat steel 'cap'; painted	Policies 13 and 33	G	?	Monitor decay at bases of posts; keep drained. Keep joints in rails and posts clean and tight. Fill gaps with linseed putty (3.4, 3.7)	A A	R U
Gates	Tubular steel gates with netting; painted		G	?			
Other	Water trough on east side	Policy 33			Eliminate if a source of sub soil moisture		



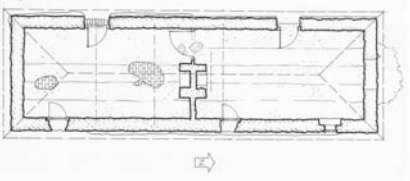
Element	Description	Refer to CMP Policy/ Strategy number (vol 1)	Condition P : Poor F : Fair G : Good	Heritage Integrity L : Low M : Moderate H : High	Maintenance Schedule	Category A: Maintenance B: Major Rep C: Adaptation D: Desirable	Urgency (months) O : Overdue (6) U : Urgent (12) R : Routine (60)
<i>Note!</i> <i>Widths of all cracks measured at top of crack. See cracks on floor plan</i> <i>Dates refer to original construction, and later work, when known</i> <i>Doors are recorded in room data into which the doors swing</i>							
EXTERIOR							
Walls	North	Lime wash over coursed rubble, history of patching; wash and mortar joints affected by rising damp; lime wash about 50% weathered; Masonry in gable end is a reconstruction.	Strategies 33.5 and 33.7, Policy 33	F G	H H	Establish engineering management of cracks and settlement. Attend to source and effects of damp. Repair when extent warrants specialised trade (whole building). Most of the lowest sections of the walls are damp-affected	A U
	South	Lime wash over coursed rubble, history of patching; wash and mortar joints affected by rising damp; lime wash about 50% weathered;		P	M		A U

Element	Description <i>Note!</i> <i>Widths of all cracks measured at top of crack. See cracks on floor plan</i> <i>Dates refer to original construction, and later work, when known</i> <i>Doors are recorded in room data into which the doors swing</i>	Refer to CMP Policy/ Strategy number (vol 1)	Condition P : Poor F : Fair G : Good	Heritage Integrity L : Low M : Moderate H : High	Maintenance Schedule All of this work needs to concur with interpretation policies recommended in the CMP and Interpretation Plan (numbers in brackets refer to methods and materials itemised in preface)	Category A: Maintenance B: Major Rep C: Adaptation D: Desirable	Urgency (months) O : Overdue (6) U : Urgent (12) R : Routine (60)
	Masonry in gable end is a reconstruction.		G	H			
East	Lime wash over coursed rubble, history of patching; wash and mortar joints affected by rising damp; lime wash about 50% weathered;		P	M		A	U
West	Lime wash over coursed rubble, history of patching; wash and mortar joints affected by rising damp; lime wash about 50% weathered;		F	H		A	U
Windows	---						
Window flyscreens	---						
Awnings	---						
Main entry door	See below						
Other entry doors	See individual room data for each door						
Door flyscreens	---						
Roof	Hardwood shakes on sawn battens on pole frame roof; ridge fitted with lead cap, revealed by loose shakes	Policies 13 and 33	F	M	Replace / resecure shakes on ridge and ensure shakes at edges (barges and eaves) are secure (4.7) Monitor roof frame for effects of age, and fungal attack (3.8)	A	U
Eaves, barges	Gaps for birds	Policy 33	F	H	Seal with lime mortar (1.2)	A	R
Guttering	Absent						
Downpipes	---						
Verandah	---						
Rear porch	---						
Chimneys	---						
Plumbing services	---						
Electrical services	Conduit damaged at point of entry		P	M		A	U
Fire services	---						
Lighting	Light to some areas (for interpretation purposes)						
Mechanical heating/ cooling systems	---						
Other							

Element	Description <i>Note!</i> <i>Widths of all cracks measured at top of crack. See cracks on floor plan</i> <i>Dates refer to original construction, and later work, when known</i> <i>Doors are recorded in room data into which the doors swing</i>	Refer to CMP Policy/ Strategy number (vol 1)	Condition P : Poor F : Fair G : Good	Heritage Integrity L : Low M : Moderate H : High	Maintenance Schedule All of this work needs to concur with interpretation policies recommended in the CMP and Interpretation Plan (numbers in brackets refer to methods and materials itemised in preface)	Category A: Maintenance B: Major Rep C: Adaptation D: Desirable	Urgency (months) O : Overdue (6) U : Urgent (12) R : Routine (60)
INTERIOR							
Room 1							
Walls North	Lime wash over coursed rubble; some cementitious patching; lime wash worn about 50% Walls show effects of rising damp.	Policy 33, Strategy 33.7	G	H and M	Re-point fretted joints with lime mortar (1.2). Note carefully, the coursed rubble pattern of joints and repair to match. Carefully copy pattern of tool marks Attend to source and effects of damp. (6)	B	U
South	Hardwood frame with cgi lining. Frame includes some new material		G	H and M			
East	Lime wash over coursed rubble; some cementitious patching; lime wash worn about 50% Walls show effects of rising damp.	Policy 33, Strategy 33.7	G	H	Re-point fretted joints with lime mortar (1.2). Note carefully, the coursed rubble pattern of joints and repair to match. Carefully copy pattern of tool marks Attend to source and effects of damp. (6)	B	U
West	Lime wash over coursed rubble; some cementitious patching; lime wash worn about 50% Walls show effects of rising damp.	Policy 33, Strategy 33.7	G	H	Re-point fretted joints with lime mortar (1.2). Note carefully, the coursed rubble pattern of joints and repair to match. Carefully copy pattern of tool marks Attend to source and effects of damp. (6)	B	U
Ceiling / cornice	Underside of shakes, battens and pole rafters and ties		G	M			
Floor	Panels of concrete; all cracked; modern patching		G - F	H			
Floor covering	---						
Skirting	---						
Architrave	---						
Doors, door furniture	D1; Jamb fitted to outer edge. Braced and ledged door; pine; minor decay at base of jamb. Appears to be an old door with some repairs	Policy 33	G	H and M	Fill gaps (3.4) Touch up paint (2.2)	A	R
Windows, window	---						

Element	Description <i>Note!</i> <i>Widths of all cracks measured at top of crack. See cracks on floor plan</i> <i>Dates refer to original construction, and later work, when known</i> <i>Doors are recorded in room data into which the doors swing</i>	Refer to CMP Policy/ Strategy number (vol 1)	Condition P : Poor F : Fair G : Good	Heritage Integrity L : Low M : Moderate H : High	Maintenance Schedule All of this work needs to concur with interpretation policies recommended in the CMP and Interpretation Plan (numbers in brackets refer to methods and materials itemised in preface)	Category A: Maintenance B: Major Rep C: Adaptation D: Desirable	Urgency (months) O : Overdue (6) U : Urgent (12) R : Routine (60)
hardware							
Window treatment	---						
Light fittings	spotlights for interpretive purposes		G	L			
Joinery items							
Fireplace							
Roof space	---						
Subfloor	---						
Other							
Room 2							
Walls	North	Hardwood frame with cgi lining. Frame includes some new material		G	H and M		
	South	Lime wash over coursed rubble; some cementitious patching; lime wash worn about 50% Walls show effects of rising damp.	Policy 33, Strategy 33.7	G	H and M	Re-point fretted joints with lime mortar (1.2). Note carefully, the coursed rubble pattern of joints and repair to match. Carefully copy pattern of tool marks Attend to source and effects of damp. (6)	B U
	East	Lime wash over coursed rubble; some cementitious patching; lime wash worn about 50% Walls show effects of rising damp.	Policy 33, Strategy 33.7	G	H	Re-point fretted joints with lime mortar (1.2). Note carefully, the coursed rubble pattern of joints and repair to match. Carefully copy pattern of tool marks Attend to source and effects of damp. (6)	B U
	West	Lime wash over coursed rubble; some cementitious patching; lime wash worn about 50% Walls show effects of rising damp.	Policy 33, Strategy 33.7	G	H	Re-point fretted joints with lime mortar (1.2). Note carefully, the coursed rubble pattern of joints and repair to match. Carefully copy pattern of tool marks Attend to source and effects of damp. (6)	B U
Ceiling / cornice		Underside of shakes, battens and pole frame					
Floor		Panels of concrete; all cracked			Retain for interpretive reasons		

Element	Description <i>Note!</i> <i>Widths of all cracks measured at top of crack. See cracks on floor plan</i> <i>Dates refer to original construction, and later work, when known</i> <i>Doors are recorded in room data into which the doors swing</i>	Refer to CMP Policy/ Strategy number (vol 1)	Condition P : Poor F : Fair G : Good	Heritage Integrity L : Low M : Moderate H : High	Maintenance Schedule All of this work needs to concur with interpretation policies recommended in the CMP and Interpretation Plan (numbers in brackets refer to methods and materials itemised in preface)	Category A: Maintenance B: Major Rep C: Adaptation D: Desirable	Urgency (months) O : Overdue (6) U : Urgent (12) R : Routine (60)
Floor covering	---						
Skirting	---						
Architrave	---						
Doors, door furniture	---						
Windows, window hardware	---						
Window treatment	---						
Light fittings	---						
Joinery items	---						
Fireplace	---						
Roof space	---						
Subfloor	---						
Other							

 	 	Floor Plan 	CONSERVATION MANAGEMENT PLAN LANYON A.C.T. 2008 VOLUME 3 – MAINTENANCE SCHEDULES John Armes and Associates BUILDING NO 8 – STONE HUT

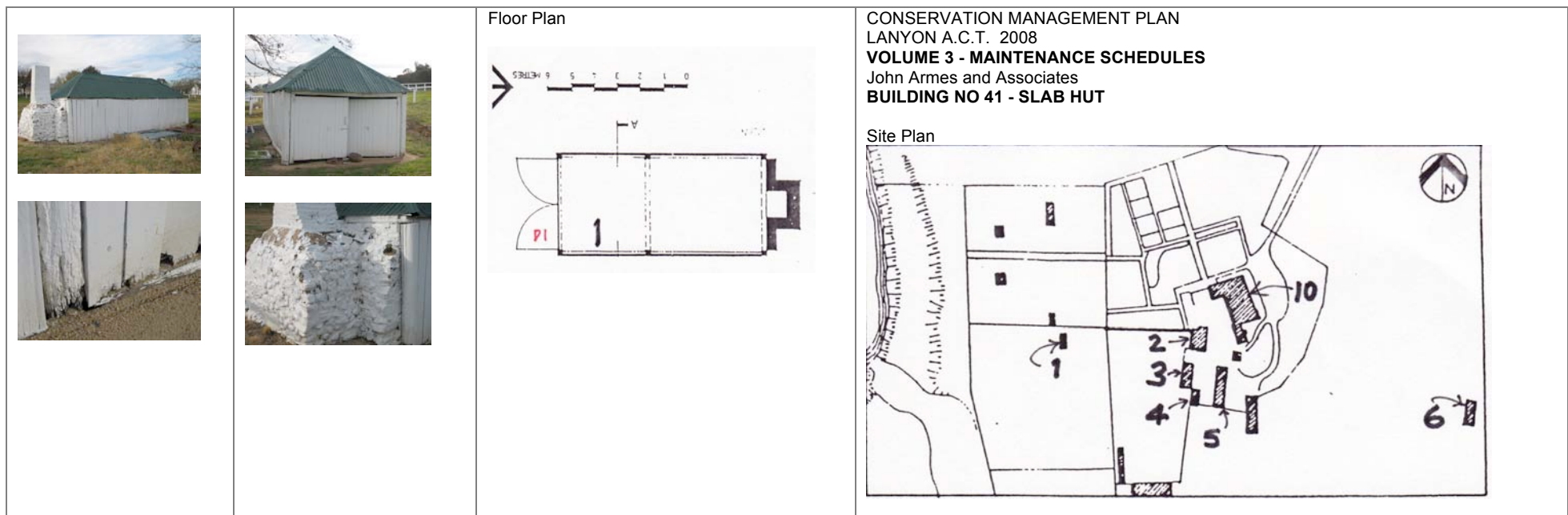
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EXTERIOR								
Walls North	Coursed rubble; parged and lime washed. Walls show effects of salt-damp. Some repairs have been carried out, but need completion. Walls about 20% weathered or in need of attention. Some cracks have been pointed-up (refer to 1981 archaeology report by J W-G). Ruin of collapsed chimney survives Ground line is above the floor level in places, and contributes to the damp problem.	Policy 33	See Rosen p.19-20. Built after 1855	G (above 900mm) F (near ground)	H	Recent repairs need to be topped with parging (1.4) and finished to match original pattern of joints. In masonry where mortar has disappeared, or is crumbling and loose, mix lime mortar (1.2) in a stiff mix. Gently remove loose mortar, without risking collapse. Have a supply of matching stone to assist packing of voids with mortar. Pack mortar into voids, with a dowel. Fit small stones to wedge masonry tight. Carefully observe original finishes and trowel mortar to match. Note that some areas are 'smoothed'	A	O U

Element	Description	Refer to CMP Policy/ Strategy number (vol 1)	Age	Condition P : Poor F : Fair G : Good	Heritage Significance L : Low M : Moderate H : High	Maintenance Schedule	Category A: Maintenance B: Major Rep C: Adaptation D: Desirable	Urgency (months) O : Overdue (6) U : Urgent (12) R : Routine (60)
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						with mortar to raise the joints above the stone surface. Lime wash (2.1) in line with interpretation policies. At bottom of walls, in areas where the masonry has been exposed below the original parging, fill with gravel (3.8) to protect masonry. Compact by hand, and provide falls away from building. It is expected that this will need to be re-done as scouring along the drip-line continues. It is not known if any unseen drainage has been provided around the building. It is not recommended at this stage, as these can risk cracking.		O
South, East	As above	Policy 33		As above	H	As above	As above	As above
West	As above ; serious fretting of joints in plinth and near south room door	Policy 33		As above	H	As above	As above	As above
Windows, doors	Painted timber ; about 20% weathered/worn	Policy 33		G	H	Oil (3.7), putty (3.4) timber	A	O
Roof	Painted, corrugated iron with patches; screw fixed; hipped ; about 40% of area needs attention. Deflection in ridge may have been arrested by collar ties (sawn timbers)	Policy 13	Steel roofing not original	F	M	Check roof screws (3.2) Set up base measurements, and observe any pattern of roof deflection, thrust, and wall movements	A A	R U
Eaves, barges	Gaps open to birds Original shakes visible; some loose			P	H	Seal with lime mortar (1.2) as selected. Secure loose shakes	A A	R R
Chimneys	Lime wash over brick; 50% weathered	Policy 33	Question originality of bricks ?	G	H	Apply lime wash (2.1)	A	R

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Other								
INTERIOR								
North Room								
Walls North	White lime wash over rubble; former fireplace opening has been sealed. Lime wash about 20% worn	Policy 33		G-F	H	Recent repairs need to be topped with parging (1.4) and finished to match original pattern of joints. In masonry where mortar has disappeared, or is crumbling and loose, mix lime mortar (1.2) in a stiff mix. Gently remove loose mortar, without risking collapse. Have a supply of matching stone to assist packing of voids with mortar. Pack mortar into voids, with a dowel. Fit small stones to wedge masonry tight. Carefully observe original finishes and trowel mortar to match. Note that some areas are 'smoothed' with mortar to raise the joints above the stone surface. Lime wash (2.1) in line with interpretation policies.	A	R
South	White lime wash over rubble; patched with mortar; Lime wash about 20% worn; repairs need completion Timber jamb for door to next room ; unlined	Policy 33		G-F	H	As above	A	R
East	White lime wash over rubble; patched with mortar; Lime wash about 20% worn	Policy 33		G-F	H	As above	A	R
West	White lime wash over rubble; patched with lime mortar; patching incomplete Lime wash about 20% worn	Policy 33		G-F	H	As above	A	R
Ceiling	Underside of roof frame (poles), collar ties (sawn) and shakes. Blackened by effects of smoke.			G-F	H	Survey for condition of timber and all joints	A	R
Floor	Five strips of concrete; all cracked and		Concrete	F	M	Explore use of consolidants to	A	R

Element	Description	Refer to CMP Policy/ Strategy number (vol 1)	Age	Condition P : Poor F : Fair G : Good	Heritage Significance L : Low M : Moderate H : High	Maintenance Schedule All of this work needs to concur with interpretation policies recommended in the CMP and Interpretation Plan (numbers in brackets refer to methods and materials itemised in preface)	Category A: Maintenance B: Major Rep C: Adaptation D: Desirable	Urgency (months) O : Overdue (6) U : Urgent (12) R : Routine (60)
	<i>Note!</i> Widths of all cracks measured at maximum width of crack. See floor plan Dates refer to original construction, and later work, when known Doors are recorded in room data into which the doors swing							
	wearing. Cement-rich topping appears to have been linseed-oiled and steel trowelled for a glassy finish		not original			stabilise wear of concrete. Appearance subject to interpretation		
	Contributes to rising damp at all walls							
Doors, door furniture	Ledged and sheeted; painted; rimlock (not original); modern padbolt and padlock; minor decay at bottom of jambs			G-F	H	Minor ease and adjust (4.1) Putty jambs (3.4); repaint (2.2) Strip paint from rimlocks; return to working order	A A	R R
Windows, window hardware	1 casements and 1 fixed sash in hardwood jamb. Timber weathered. Casement hung on recent 'T' hinges.		Original-ity of glass?	G-F	H	Minor ease and adjust; Oil (3.7), putty (3.4) timber	A	R
Fireplace	Rubble construction with brick lintel; lime wash and parging in layers; some effects of rising damp;		Question originality of bricks ?	G	H	Complete repairs as for walls	A	R
Other								
South Room								
Walls North	White lime wash over rubble; patched with mortar; Lime wash about 20% worn; repairs need completion Timber jamb for door to next room ; unlined	Policy 33		G-F	H	Recent repairs need to be topped with parging (1.4) and finished to match original pattern of joints. In masonry where mortar has disappeared, or is crumbling and loose, mix lime mortar (1.2) in a stiff mix. Gently remove loose mortar, without risking collapse. Have a supply of matching stone to assist packing of voids with mortar. Pack mortar into voids, with a dowel. Fit small stones to wedge masonry tight. Carefully observe original finishes and trowel mortar to match. Note that some areas are 'smoothed' with mortar to raise the joints above the stone surface. Lime wash (2.1) in line with interpretation policies.	A	R

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	<i>Note! Widths of all cracks measured at maximum width of crack. See floor plan Dates refer to original construction, and later work, when known Doors are recorded in room data into which the doors swing</i>							
South	White lime wash over rough parging and rubble; repaired with lime mortar (not complete); Lime wash about 10% worn; some effects of damp	Policy 33		G-F	H	As above	A	R
East	White lime wash over rough parging and rubble; patched with mortar; Lime wash about 10% worn; some effects of damp	Policy 33		G-F	H	As above	A	R
West	White lime wash over rough parging and rubble; patched with mortar; Lime wash about 10% worn; some effects of damp; timber lintel for former window	Policy 33		G-F	H	As above	A	U
Ceiling	Underside of roof frame (poles), collar ties (sawn) and shakes. Blackened by effects of smoke.	Policy 33		G-F	H	Survey for condition of timber and all joints	B	U
Floor	As above ; worn badly in two areas to reveal brick floor		Brick threshold not original	G-F	M	Explore use of consolidants to stabilise wear of concrete. Appearance subject to interpretation	A	R
Doors, door furniture	As for north room			G-F	H	Minor ease and adjust (4.1) Putty jambs (3.4); repaint (2.2) Strip paint from rimlocks; return to working order	A	R
Windows, window hardware	1 casements sash in hardwood jamb. Timber weathered; sash hung on recent 'T' hinges		Original-ity of hinges and glass?	G-F	H	Minor ease and adjust (4.1) Putty jambs (3.4); repaint (2.2)	A	R
Fireplace	As above		Question originality of bricks ?	G-F	H	Complete repairs as for walls	A	R
Other								



Element	Description <i>Note!</i> <i>Widths of all cracks measured at top of crack. See cracks on floor plan</i> <i>Doors are recorded in room data into which the doors swing</i>	Refer to CMP Policy/ Strategy number (vol 1)	Condition P : Poor F : Fair G : Good	Heritage Integrity L : Low M : Moderate H : High	Maintenance Schedule All of this work needs to concur with interpretation policies recommended in the CMP and Interpretation Plan (numbers in brackets refer to methods and materials itemised in preface)	Category A: Maintenance B: Major Rep C: Adaptation D: Desirable	Urgency (months) O : Overdue (6) U : Urgent (12) R : Routine (60)
EXTERIOR							
Frame	Squared hardwood posts into ground, 50% decayed; bottom plates rest on accumulated gravel and are decaying (average 75%); top plate fitted to posts with bridle joints, generally sound;	Policy 33	F	H	Conserve posts and bottom plates (3.3, 3.4, 2.1)	B	U
Walls North	Gloss painted rubble; paint 50% worn; some fretting of joints - 5%; minor wear to masonry - 5%	Policy 33	F	H	Allow weather to loosen and remove gloss enamel paint. Manual removal is possible, but can result in the removal of mortar. Cautious removal with burner or hot air gun can be	A	R

Element	Description <i>Note!</i> <i>Widths of all cracks measured at top of crack. See cracks on floor plan</i> <i>Doors are recorded in room data into which the doors swing</i>	Refer to CMP Policy/ Strategy number (vol 1)	Condition P : Poor F : Fair G : Good	Heritage Integrity L : Low M : Moderate H : High	Maintenance Schedule All of this work needs to concur with interpretation policies recommended in the CMP and Interpretation Plan (numbers in brackets refer to methods and materials itemised in preface)	Category A: Maintenance B: Major Rep C: Adaptation D: Desirable	Urgency (months) O : Overdue (6) U : Urgent (12) R : Routine (60)
					tried, but not at the risk of damage to the substrate. Re-point brickwork (1.2) and stone masonry (1.3), carefully matching joints. Apply lime wash when gloss enamel is removed. (2.1)	B D	R R
South	Double doors (see 'entry doors' below)		G - F	M			
East	Sawn slabs; some replacements; fitted between posts, and to outside of top plates, and sitting on bottom plates. Extensive end-grain decay (80%). Gloss paint good. The new slabs in worst condition will last another five years.	Policy 33	P	M	Monitor original slabs and conserve urgently. In some instances, it may be feasible to attach similar weathered timber from old fence posts or rails (or similar non-heritage source) to make up lost material from slabs. Join with galvanised jolthead nails, punched home. Non-original slabs can be replaced anytime, but with durable timber (4.3).	B A	U R
West	As for east wall						
Windows	---						
Window flyscreens	---						
Awnings	---						
Main entry door	Timber framed, sheeted double doors; timber handles; padbolt; T hinges; gloss painted.	Policy 33	G - F	M	Re-align doors. Tighten hinges and bolts (4.2) Patch ends of boards (3.2, 3.3, 2.2)	A A	R R
Other entry doors	---						
Door flyscreens	---						
Roof	Hipped; corrugated galvanised iron (cgi); painted. Fixed with a mix of springhead nails, and hex-head screws	Policy 33	G		Progressively remove hex heads, and replace with springhead nails (3.1)	A	R
Eaves, barges	---						

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Guttering	none						
Downpipes	---						
Verandah	---						
Rear porch	---						
Chimneys	Rubble over brick fireplace; brick flue; gloss white	Policy 33	G - F	H	Gloss white inappropriate; allow to weather and replace with lime wash (1.2) (see north wall above)	A	R
Plumbing services	---						
Electrical services	---						
Fire services	---						
Lighting	---						
Mechanical heating/ cooling systems	---						
Other							
INTERIOR							
Room 1							
Walls North	Rubble in crude courses	Policy 33			Remove surplus fill under wall plates to allow air circulation and prolong life. Take care to leave enough material for structural support of slab walls		
South	Double doors				Refer to comments on 'entry doors'.		
East	Unpainted slabs; not cleat on bottom plate for anchoring slabs						
West	Unpainted slabs						
Ceiling / cornice	Underside of sawn rafters; shake battens, squared ties, sawn collar ties		G		Not surveyed for termites		
Floor	gravel		G				
Floor covering	---						
Skirting	---						
Architrave	---						
Doors, door furniture	---						
Windows, window	---						

Element	Description <i>Note!</i> <i>Widths of all cracks measured at top of crack. See cracks on floor plan</i> <i>Doors are recorded in room data into which the doors swing</i>	Refer to CMP Policy/ Strategy number (vol 1)	Condition P : Poor F : Fair G : Good	Heritage Integrity L : Low M : Moderate H : High	Maintenance Schedule All of this work needs to concur with interpretation policies recommended in the CMP and Interpretation Plan (numbers in brackets refer to methods and materials itemised in preface)	Category A: Maintenance B: Major Rep C: Adaptation D: Desirable	Urgency (months) O : Overdue (6) U : Urgent (12) R : Routine (60)
hardware							
Window treatment	---						
Light fittings	---						
Joinery items	---						
Fireplace	worn	Policy 33	F	H	Repair (1.2) and re-parge (1.4)	A	R
Roof space	---						
Subfloor	---						
Other							
SITE							
Lawn	Paddock grass	Strategy 28.6			Control weeds	A	R
Stormwater drainage	No system	Policy 33			Stormwater needs to be directed away from building Form open 'dish' drains with field stones, laid and pointed with lime mortar (1.2). Confer with archaeologist for issues regarding roof drip-line prior to commencement.	A	R