

DRAFT MUGGA MUGGA CONSERVATION AND MANAGEMENT PLAN

Volume 1



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For

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ATTACHMENT 6: PHOTOS

ATTACHMENT 7: SITE AND BUILDING INVENTORY

ATTACHMENT 8: CONDITION AUDIT

EXECUTIVE SUMMARY

BACKGROUND

Mugga Mugga is owned by the ACT Government and managed by ACT Historic Places, an arm of the Cultural Facilities Corporation.

The property was originally an outstation of Duntroon, a landmark Campbell family property. Several pioneering families lived at Mugga Mugga in the Campbell period. After the formation of the Federal Capital, the family of Pat and Lizzie Curley lived at Mugga Mugga. The lands were progressively reduced, but the lease continued to be held by the family. The three Curley sisters (Evelyn, Ada and Sylvia) continued with the holding, and Sylvia led the family's devotion to, and maintenance of the property. Sylvia survived her sisters, and bequeathed the property to the people of the ACT.

The house remains as the setting for many of the furnishings and household effects of the Curley family. The property is a notable house museum, which is heritage listed by the ACT Heritage Council, and the National Trust of Australia (ACT).

In early 1989, a brief Conservation Management Plan was prepared by John Armes and Associates/ Access Archaeology, and another by Freeman Collett in 1994. An audit of the condition of the fabric of the buildings was prepared in 2008 by Pip Giovanelli. Conservation work has been undertaken on the property in a variety of stages since the early 1990s.

These previous Conservation Management Plans have served as a useful reference and management resource, but are now out of date. Much of the background material is still accurate, but much of the material needs review.

Previous studies have not explored, or provided detailed heritage conservation policy to guide the future management and interpretation of Mugga Mugga. This Conservation Management Plan was commissioned to fill this gap.

HERITAGE STATUS

Mugga Mugga is listed on the ACT Heritage Register.¹ A full copy of the citation is included as Attachment 2.

Mugga Mugga was classified by the National Trust of Australia (Australian Capital Territory) on 1 September 1986.²

STATEMENT OF SIGNIFICANCE

Mugga Mugga is an outstanding example of the cottage outstation which was part of a large 19th Century property in the ACT and a modest farm complex from the early 20th Century.

Mugga Mugga demonstrates traditional skills and practices common to the rural community for over 150 years. This is demonstrated by the range of construction techniques, materials and finishes. It also demonstrates a way of life of earlier farming families which has only undergone modest changes over time. This is demonstrated in both the fabric and landscape with plants such as the lilac, tree lucerne, *Robinia pseudoacacia* and McNabs Cyprus.

The cottage group with plantings are of considerable aesthetic value as a rare surviving example of a traditional farm complex. Its aesthetic value remains due to visual connections important to its historical setting such as Mount Pleasant, Mt Ainslie, Mount Majura and Mugga Mugga Hill.

¹ ACT Heritage, **Citation No 20017, Mugga Mugga**, http://www.cmd.act.gov.au/_data/assets/pdf_file/0010/148483/474.pdf

² National Trust of Australia (Australian Capital Territory), **List of Classified and Recorded Places**, 2008, <http://www.nationaltrustact.org.au/index.php?pageid=42>.

Mugga Mugga has been associated with many people integral with Canberra's growth and development, but particularly Robert Campbell, who was granted the land then owned and managed it until resumed by the Commonwealth, and the Curley family who were associated with it since 1867, and particularly Sylvia Curley. The current legacy is also heavily indebted to other connections including Charles Weston and Yarralumla Nurseries.

Mugga Mugga is an important and increasingly rare social history teaching site of past customs, practices, environmental studies, building and living. As such Mugga Mugga is highly valued by the community as an evocative reminder of Canberra's rural past which is open to the public. It provides a strong feeling of connection to rural working class lifestyles and the value of ordinary people, shepherds and small landholders.

Mugga Mugga also demonstrates a strong community collaboration over more than a decade to protect and present the historic vernacular cottage in its working landscape, in an authentic way.

OVERALL CONSERVATION OBJECTIVE

The overall conservation objective presented in the following policies is to ensure that Mugga Mugga and its site are conserved as a public asset preferably by the ACT Government.

A high importance is placed on the preservation of existing fabric. Mugga Mugga is to be generally presented as it existed at the time the Curleys gave it to the ACT Government in 1995.

Any work or change must at all times continue the objective of presenting the house and gardens as a representative place of rural life of the lives of rural families and lease holders.

Conservation Objective 1:

To ensure that any decisions or actions which will impact on the significance of the place are based upon professional conservation planning principles.

Conservation Objective 2:

To minimise the loss of the historical integrity of Mugga Mugga.

Conservation Objective 3:

Ensure ongoing use conserves the heritage values of the place and the associative values and meanings.

Conservation Objective 4:

To retain the existing and historical forms, details and character of the place and significant elements, while allowing ongoing effective use as a museum. Changes to the building shall not be permitted unless essential for the ongoing conservation of the house, garden and contents.

Conservation Objective 5:

On the basis of the Australia ICOMOS Burra Charter, ensure the proper conservation of the Mugga Mugga cultural landscape, where the many components contributing to its cultural significance - through layers representing, in particular, its pre-European, Duntroon Estate and Commonwealth of Australia Leasing phases - are maintained and interpreted.

Under each of the above Conservation Objectives there is a number of specific Conservation Policies aimed at achieving the objective. These are detailed in section 6.

NOTE: Contents are being separately assessed.

CONSERVATION WORK

The 2007 Audit identified work under urgent, overdue and routine categories.

Most of this work has been completed with minor items outstanding and routine inspection and maintenance to continue.

The only major work is to conserve the shed which will require careful dismantling of sections, straightening, lifting, replacing sections that have deteriorated and reassembling. It is important that it represent the useful component of the cottage complex. The contents can be assessed during this process.

It is essential that an annual inspection be undertaken (refer Section 7.7.2) with the preparation of maintenance work for the forthcoming year(s) and then funding provided to undertake the work.

1.0 INTRODUCTION

1.1 Background

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The property was originally an outstation of Duntroon, a landmark Campbell family property. Several pioneering families lived at Mugga Mugga in the Campbell period. After the formation of the Federal Capital, the family of Pat and Lizzie Curley lived at Mugga Mugga. The lands were progressively reduced, but the lease continued to be held by the family. The three Curley sisters (Evelyn, Ada and Sylvia) continued with the holding, and Sylvia led the family's devotion to, and maintenance of the property. Sylvia survived her sisters, and bequeathed the property to the people of the ACT.

The house remains as the setting for many of the furnishings and household effects of the Curley family. The property is a notable house museum, which is heritage listed by the ACT Heritage Council, and the National Trust of Australia (ACT).

In the early 1989, a brief Conservation Management Plan was prepared by John Armes and Associates, Access Archaeology, and another by Freeman Collett in 1994. An audit of the condition of the fabric of the buildings was prepared in 2008 by Pip Giovanelli. Conservation work has been undertaken on the property in a variety of stages since the early 1990s.

These previous Conservation Management Plans have served as a useful reference and management resource, but are now out of date. Much of the background material is still accurate, but much of the material needs review.

Previous studies have not explored, or provided detailed heritage conservation policy to guide the future management and interpretation of Mugga Mugga. This Conservation Management Plan was commissioned to fill this gap.

1.2 Brief

The brief for this project was to update and replace the previous CMPs, and to prepare a document that complies with current ACT legislative requirements and current heritage conservation practice. It was intended that duplication be minimised, but the revised CMP should be a 'stand alone' document. Inclusion of parts of the previous studies was acceptable, with the appropriate acknowledgements.

The main requirement of this study was to provide effective heritage and management policies on which to guide the future of Mugga Mugga.

The revised CMP shall provide:

- An executive summary

Investigation and assessment

- A brief review of the historical analysis, and how the fabric of the place relates to its history.
- A review of the cultural significance of the place, in terms of legislative criteria.
- An investigation and assessment of social values for the place.
- An assessment of landscape significance, including the grasslands within the property.
- An updated review of the description and integrity of the building, grounds and immediate setting.

- Any recommendations to revise the current statement of significance.

Conservation Policy and Strategies

- Heritage policy objectives.
- Implications arising from significance.
- Legislative requirements.
- Implication of condition and integrity of the place.
- Management implications.
- Opportunities and constraints that apply to the place in terms of the Burra Charter.
- Opportunities and constraints which prepare the place for a new era as a house museum.

The limits of the study shall be the property boundaries, and include the cottage buildings and garden. The buildings are; the stone cottage, including additions and the flat; the slab kitchen and connecting link; the timber storage shed including chook pen, and the privy. The cottage garden, having both hard and soft landscape elements is to be included in the CMP.

The study is to recommend a curtilage, which will require careful management so as to minimise adverse effects on the heritage values of Mugga Mugga. An updated assessment of the grasslands status of Mugga Mugga is also required.

Collection

An assessment of the cultural significance of the collection is not required. The CMP will make reference to particular items as necessary to describe the property.

The site has been extensively disturbed, and it is thought that Indigenous archaeology will not be required by the CMP. It is not anticipated that any historical archaeology will be required by the study. The CMP shall identify any potential archaeology that might emerge the conduct of the CMP. Such matters will be considered as an extension to the study if required.

There is no record of the subfloor being accessed during the life of the building. It is known that occasional access has been made for electrical and plumbing work, for short term needs. There is one access hole, but access is limited. There is potential for archaeological interest in this area.

ACT Historic Places will engage separately, consultants to address matters relating to the conservation of the collection. These will include furniture, textiles, carpet, paper and moveable objects. A full copy of the brief is contained in Attachment 1.

1.3 Authorship

The team for the project included:

Conservation Architects

Eric Martin
Nicholas Goodwin
Bronwynne Jones

Eric Martin & Associates

Conservation Architect
Internal Review and Support
Research and Admin support

Environmental Design and Heritage Consultant

Geoffrey Britton
Ben Wallace

Geoffrey Britton

Landscape Architect
Botanical/Horticulturalist

Social Significance

Dr Sandy Blair

Dr Sandy Blair

Heritage Management Consultant

NOTE: The history from the previous two conservation plans was provided as the base but expanded to 2011. There was considerable collation of historical data into the chronologies in Volume 2.

1.4 Methodology

The methodology adopted by the team is in line with Australia ICOMOS Guidelines and JS Kerr *"The Conservation Plan"*.

The consolidated process of achieving this is –

- Review existing material.
- Site inspection to confirm description condition and integrity.
- Analysis including comparative analysis and its relationship to setting.
- Assessment of significance and preparation of Statement of Significance including establishing social significance.
- Establish opportunities and constraints arising from significance, owner and authorities.
- Prepare conservation policies.
- Establish management requirements.

The assessment of social significance included consultation with all of those associated with and interested in Mugga Mugga.

1.5 Location



Figure 1: Location Plan

Source: Google Maps, accessed 17August 2011

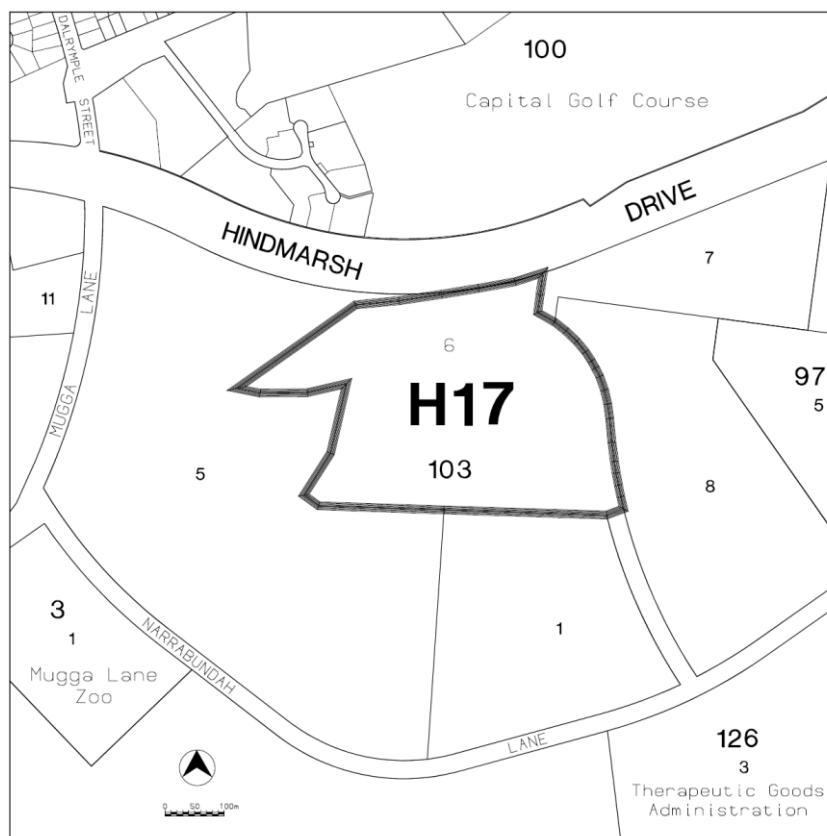


Figure 2: Site Location Plan

Source: ACT Heritage Register, Citation No 20017, p 3.



Figure 3: Aerial Photo

Source: Google Earth, accessed 17 August 2011

1.6 Current Status

Mugga Mugga is listed on the ACT Heritage Register³. A full copy of the citation is included as Attachment 2.

Mugga Mugga was classified by the National Trust of Australia (Australian Capital Territory) on 1 September 1986.⁴

1.7 Acknowledgements

The support from John Armes in providing access to information and his tolerance as we prepared the report has been extensive. The input from Pip Giovanelli in providing his insight as a result of his work on Mugga Mugga is also appreciated. The interest and contribution of the Canberra community and people associated with ACT Historic Places has been greatly appreciated.

The assistance of Sarah Sharp is acknowledged in discussions on various management issues relating to the grasslands around the Mugga Mugga Cottage Group. Sarah was formerly a Senior Plant Ecologist with the Wildlife Research and Monitoring Unit of Environment ACT and, in this capacity, co-authored a 2005 Management Plan for the grasslands of the Mugga Mugga site. She is now with Natural Environment Management Consulting and maintains a strong interest in the site.

Unless otherwise noted photographs were taken by EMA in 2011.

1.8 Limitations

The lack of primary details and factual information is sometimes frustrating but effort has been taken to provide greater clarity in this report. Where possible primary sources have been used for statements of fact, particularly dates for events, or these have been confirmed by multiple sources. All sources for each piece of information have not been referenced in the report, but are contained in the Chronology contained in Attachment 3. Often however there are conflicting pieces of information. In these instances, the uncertainty has been noted, and the closest to primary source has been used. This has been difficult as much of the history relies on the recollection of Sylvia Curley who has at times provided conflicting information. The research involved in resolving these contradictions was beyond the scope of this study and remains a potentially valuable area for further work.

Some areas of the Cottage, such as the roof space and sub floor, were not available and may still provide further detail in the future.

1.9 Terminology

Throughout the report, the following terminology is used:

<i>Mugga Mugga</i>	refers to the property as a whole
<i>Cottage</i>	refers to the main building.

Other structures are referred to by name.

³ ACT Heritage, **Citation No 20017, Mugga Mugga**, http://www.cmd.act.gov.au/_data/assets/pdf_file/0010/148483/474.pdf

⁴ National Trust of Australia (Australian Capital Territory), **List of Classified and Recorded Places**, 2008, <http://www.nationaltrustact.org.au/index.php?pageid=42>.

2.0 DOCUMENTARY EVIDENCE

This section contains a summary of the documentary evidence. Further details are contained in the 1994 Conservation Management Plan by Freeman, Collett and Partners. The landscape history has been expanded considerably in section 2.5.

A chronology on specific aspects is included in Attachment 3. This covers ownership; structures – what was built where and when; residents/those who worked at Mugga Mugga; and those born on the property. There are detailed lists with references to sources of information.

2.1 Pre-Contact History

Mugga Mugga is part of the traditional lands of the Nggunawal people (Tindale 1974). Descendants of the traditional Nggunawal people continue to live in Canberra and the surrounding region.

Bluett (1954) states that early European settlers on the Limestone Plains referred to the Aboriginal people who camped at Pialligo as the 'Pialligo Blacks', and that a larger group that were often seen near Black Mountain were referred to as the 'Canburry or Nganbra Blacks'.⁶

2.2 Pre-Canberra

European colonization of the area that became Canberra commenced in the 1820s. Farming and grazing properties were established from this time, and this activity characterized the area until the early part of the 20th century. There were both small properties and large estates.

Apart from the rural properties, there were few other developments – some churches, stores and hotels. Nearby was the township of Queanbeyan.

Robert Campbell was one of the earliest settlers on the Limestone Plains. After the loss of his ship the "Sydney" he was offered a grant of land as compensation by the government. Suitable pasture for his sheep was identified on the slopes above the Molonglo and in 1825 Campbell applied for and received a grant of land where he built Duntroon House in 1833. Mugga Mugga along with Blundell's Cottage and Majura House were outstations on the Duntroon Estate.⁹

⁶ Freeman et al, **Conservation Management Plan (CMP)** July 1994 p 37 hereafter cited as **CMP** July 1994

⁹ **CMP** July 1994

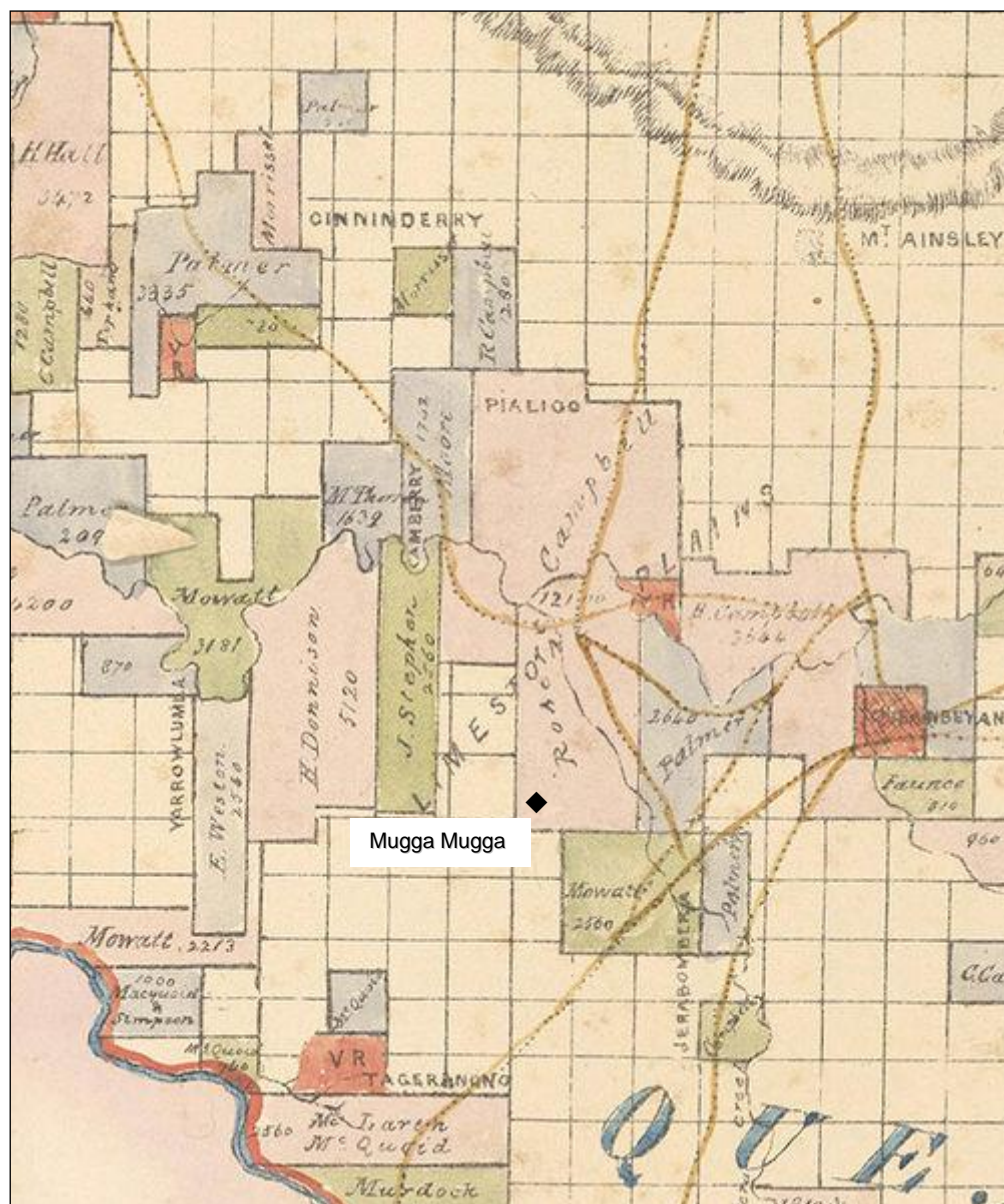


Figure 4: Map of Canberra c1845

Showing Location of Mugga Mugga (added by EMA)

Source: http://en.wikipedia.org/wiki/File:Canberra_1843-1846.jpg

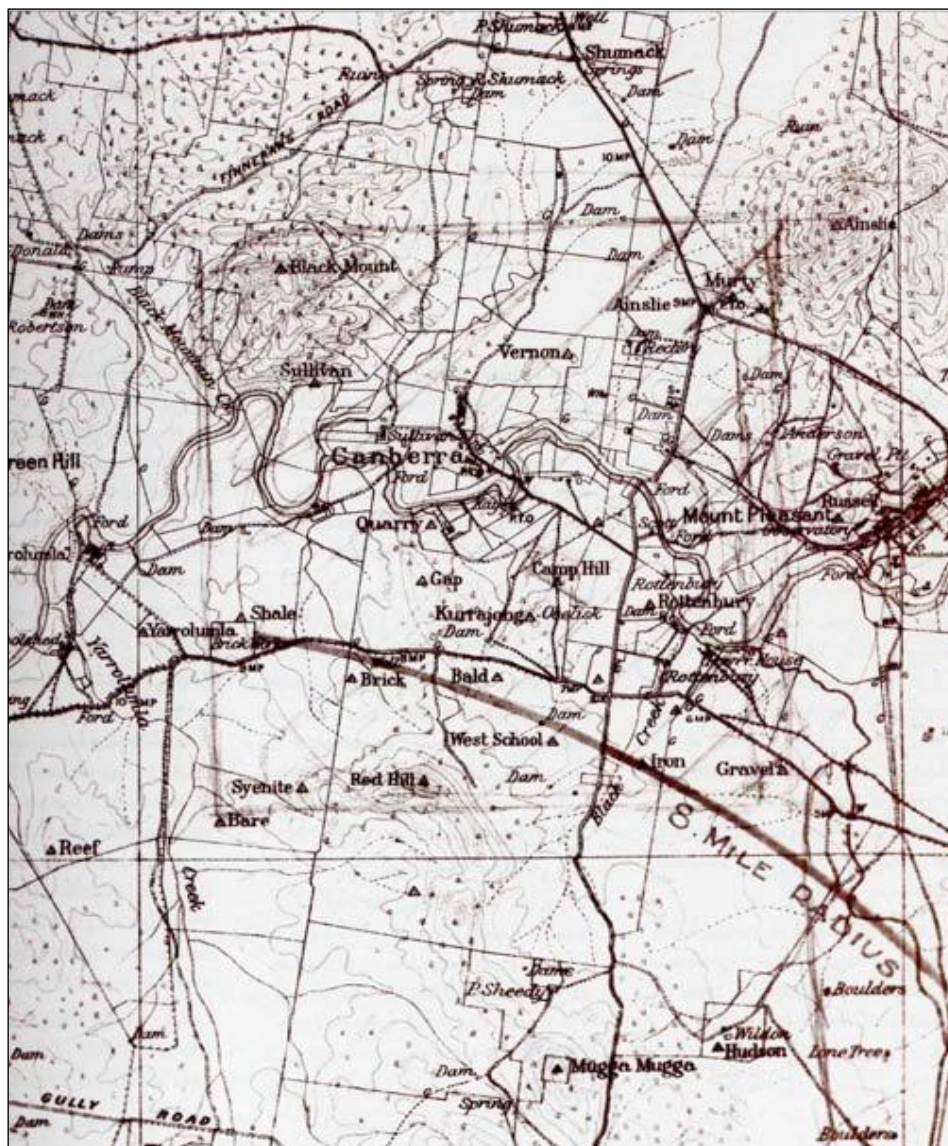


Figure 5: Map of Canberra Region, 1916.

Source: NAA, CP277/1, part, reproduced in Reid 2002, p19
Location of House added by EMA, 2009

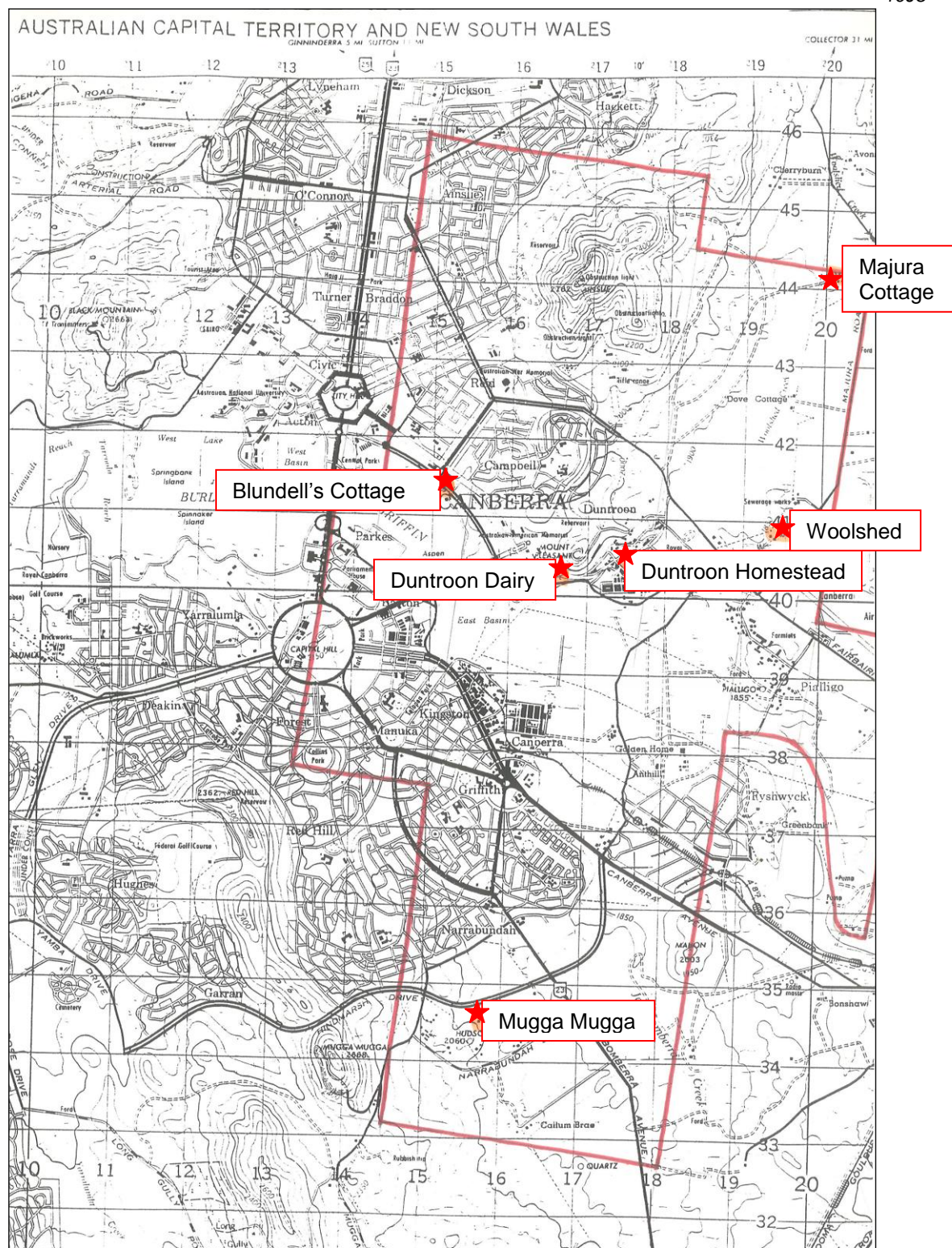


Figure 6: Plan of Canberra Showing Campbell's Estate.

Source: EMA 2011

2.3 Mugga Mugga

The following chronologies are key dates and activities related to the history of Mugga Mugga extracted from Attachment 3.

2.3.1 Ownership

In 1825 Robert Campbell was granted 5000 acres of land on the Molonglo as compensation for the loss of his ship the Sydney.¹⁰ An additional 5000 acres looking across to Mugga Hill was granted in 1827.

The Lands Acquisition Act 1906 Seat of Government Acceptance Act 1906 passed which acquired land for establishment of the National Capital¹². Mugga Mugga was acquired by the Commonwealth on 11 April 1911 and landholders offered tenancy agreements. Rents were to be paid to Col JER Campbell until 26 July 1913.¹³

The site was surveyed in 1912 with ownership attributed to Robert Campbell of Duntroon.¹⁴ Percival's survey of 1912 notes that the property was occupied by A. Weldon.¹⁵ The Federal Territory Feature Map c1913 shows Mugga Mugga within Campbell's holdings of Portion 36.¹⁶

Mugga Mugga paddock was offered for lease in 1913 with a five year lease¹⁷ granted to Alex McDonald of Hill Station.¹⁸

Patrick Curley and his family took up residence at Mugga Mugga in 1913 and his first rent payment was to the Commonwealth on 13 August 1913.¹⁹ The Curley family rented the land till 1920 and then leased Mugga Mugga till its return to the Commonwealth in 1995.

In February 1920 Patrick Curley was granted the initial lease for 307 acres which includes Mugga Mugga cottage, Hudson trig point and the former cultivation and horse paddocks. This lease and subsequent leases to 1948 were for a 12 month period with quarterly advance rental payments. The leases were to be renewed annually until the land was required for other purposes. This lease was officially signed on 30 May 1921.²⁰ In 1925 the lease was reduced to 28 acres as part of a government proposal to create commercial farms.²¹

The lease (now Block 3 Section 103) was passed to Annie Curley on 31 March 1937 following the death of Patrick Curley.²² Following Mrs Curley's death on 1 April 1948²³ the lease was passed to her daughter Evelyn Ida Curley with the 30 June 1958 expiry date (as for all rural leases at the time).²⁴ In 1956 Evelyn Curley took up an offer to purchase the buildings on Mugga Mugga.²⁵

¹⁰ Ada Coster, 1988

¹² **Commonwealth Gazette** No 12 of 1911

¹³ Freeman et al, **Illustrated Chronology (IC)**, July 1994 p39 hereafter cited as **IC** July 1994

¹⁴ John Armes and Associates, **Conservation Management Plan (CMP)**, 1989, Appendix 3.1, hereafter cited as **CMP** 1989

¹⁵ **CMP**, 1989 Figures and Plates, Figure 3.

¹⁶ **CMP**, 1989, Figures and Plates, Figure 5.

¹⁷ **IC** Oct 1994 p 37

¹⁸ **History of Mugga Mugga**, Sylvia Curley, undated.

¹⁹ Sylvia Curley, **A Long Journey**, 1998, p56

²⁰ Freeman et al, **Illustrated Chronology (IC)**, Oct 1994 p 44 hereafter cited as **IC** Oct 1994

²¹ **Mugga Mugga A Guide** p 28

²² Original Lease Documents, ACT Historic Places Mugga Mugga Files

²³ **CMP** July 1994 p 37

²⁴ Correspondence, J Cox 29/6/94 p4

²⁵ Freeman et al, **Conservation Management Plan (CMP)**, October 1994, p 39 hereafter cited as **CMP** Oct 1994

Following Evelyn Curley's death on 5 August 1985 the lease was taken up by Ms Sylvia Curley when the flat was let and land agisted for horses.

Ms Curley offered the property as a gift to the ACT Government in May 1993 with the handover occurring in 1995.²⁶

2.3.2 Structures

Sylvia Curley recollected that the first structures on the property as a *"single rough slab hut built by superintendent James Ainslie in 1827-28 for the shepherds' day and night quarters."*²⁷ However there is no mention of structures on the site in either Hoddles survey (1832) or Mitchell's map of the area in 1834.

There is a suggestion that the Cottage was built in 1838, although no direct evidence for this has been found. Sylvia Curley recalls:

"A well that was dug for water for the early settlers in 1838 on the banks of the creek supplied water to the cottage and animals at Mugga Mugga until 1902 when the manager of the Duntroon estate had iron placed over the shingles on the slab cottage buildings. Tanks, mainly ships tanks, were used to retain water from the roofs – the only one remaining today is in the cottage Yard. My mother ordered a large ready-made tank with frame stand from Hayes and Russell, general merchants in Queanbeyan and this tank was delivered by low lorry drawn by two horses, to Mugga Mugga, shortly after our arrival... We used the well water for washing, cleaning, animal and garden use."

*"The families who lived at Mugga Mugga in the years before the tank water period used a cask on a sleigh drawn by a horse and the track could be seen in recent years. I had trees planted with guards to give the correct route of this track. I also planted trees with guards along the side of the original Road for all traffic (not a stock route) past Mugga Mugga Cottage and kitchen and link between these buildings and where an old acacia tree is still standing."*²⁸

Rations issue to Richard Schumack in 1856 for use at Mugga Mugga:

*"Mouse proof storage for quarterly rations, a kitchen and an oven would have been necessary at Mugga Mugga, in addition to a dwelling and rudimentary, probably communal sleeping quarters for the shepherds. A timber dwelling with a fireplace, of the kind generally available to rural workers in the mid 19th century and an external oven would probably have sufficed. In addition a small garden, fowl shed, post and rail stockyards and one or two small huts would have been necessary."*²⁹

It has been suggested that the stone cottage was completed in the late 1850s or 60s, and probably built by George Henry Rottenbury, stonemason/limeburner/bricklayer for the Campbell family.³⁰ However in his 1912 survey, Moriarty assessed that the house was erected in 1860-70.³¹

The first fences were built in 1881 along with sheep drafting yards (to the value of £40).³³

The following account identifies what existed on the property in 1893:

²⁶ IC, July 94 p71

²⁷ Sylvia Curley, *A Long Journey*, 1998p 130

²⁸ Sylvia Curley, *A Long Journey*, 1998p55

²⁹ Schumack, S, *Tales and Legends of Pioneers*, 1967,p1.

³⁰ CMP Oct 94, p18

³¹ IC, Oct 94 p 27

³³ CMP Oct 94, p 21

"The summit of Mugga Hill partially cleared when the hill was notified as a Trig Reserve...The cottage was enclosed within Mugga Mugga House N Horse Paddock, north of which a cultivation paddock followed the nearby watercourse. South of the house stock and calf yards sheltered below the small hill. Following fencing, by Frederick Campbell, the cottage sat on the boundary between Mugga Mugga Yard Paddock and Mugga Mugga Paddock to the south of Uriarra Road, with clearly defined access. The boundary of Mugga Mugga Yard Paddock reflected the access track and included the sheep yards recorded in 1881, The track recorded in 1843 by Larmer linked Duntroon and Mugga Mugga with Woden to the south, now also a Campbell property."³⁵

Percival's survey of 1912 identified a cow bail and fowl house attached to the east end of the stock yard with calfpen close to the dairy. There was also a stone cottage and newly³⁶ partitioned kitchen. The arrival of the Wilden family in 1913 saw the slab skillion on the south end of the cottage used as a bedroom and store.³⁷ Charles Scrivener's survey on 20 September 1913 valued the buildings as follows:

- Main House £100
- Kitchen £35
- Outhouses £ 5
- Dairy £7/10

The survey also noted two sheds and assigned rent of £2/3/4 per month.³⁸

The dam was dug for the Curley's by Murty and Maloney of Ginninderra in 1920.³⁹

In 1926 a garage was built to house Evelyn Curley's new Chevrolet car.⁴⁰

The property was again valued on 30 April 1930 by RA Cuir.

- House £50
- Kitchen £15
- Shed £10
- Iron garage £10⁴¹

In 1932 the rain tank was removed and the Curleys connect to Red Hill Reservoir⁴² and in September 1937 the water supply to the trough was extended to the Cottage.⁴³

The old shepherds hut was demolished in the 1940s.⁴⁴

The telephone was connected in 1946 with the erection of 5 telegraph poles by the Curley family.⁴⁵ This was subsequently replaced with an underground cable in the 1970s.⁴⁶

In 1949 Ms Curley arranged for the construction of a flat on the northern side of the Cottage.⁴⁸ The flat was designed by Ken Oliphant.⁴⁹ Following completion of the flat the

³⁵ CMP Oct 94, p 29-30

³⁶ CMP July 94, p 28

³⁷ CMP Oct 94, p 29

³⁸ IC Oct 94 p 30

³⁹ Sylvia Curley, *A Long Journey*, 1998p 65

⁴⁰ CMP July 94, p 34

⁴¹ IC Oct 94 p 54

⁴² CMP July 94, p 36

⁴³ Footnote: AA Series A192 Item FCL1921/ 842, letter 24/9/37 Surveyor General

⁴⁴ Curley sisters Conversation with JArmes, 9 February 1989

⁴⁵ Footnote: AA Series A192 Item FCL1921/ 842, Mrs E Curley10/7/1946

⁴⁶ Cox, J, MM5/93, 29 June 1994, p4

old cottage was locked up and never used although it was maintained and kept in good condition.⁵⁰

In 1952 a bushfire destroyed the wooden yards and adjoining sheds and damaged the sulky and harness shed. The pepper trees and 1926 garage were removed in the cleanup.⁵¹

A sunroom was added to the flat in 1975.⁵²

Extensive vandalism resulted in much of the flat being rebuilt in 1982⁵³ and bushfires destroyed many of the outbuildings and fences in 1985 with a carport, steel fence and garage (on the original site) built to replace them.⁵⁴

The next 7 years saw the preparation of two Conservation Management Plans (1989 and 1994) and ongoing stabilisation and conservation works through to 1995 were undertaken by the ACT Government and volunteers. Work on the interiors continued into 2001.

The Education Centre was built on the perimeter of the site in 1995 through voluntary labour and the donation of goods and services by local businesses and private individuals.⁵⁵

2.3.3 Residents

The first residents were Ewan (Hughie) McPherson, his wife Isabel, daughter Catherine and son John who lived at Mugga Mugga from 1839-43.⁵⁶

From 1841 Johnny McPherson and his cousin Lachlan (Lockie) were shepherds based at Mugga Mugga and Lockie's sister, Kitty McPherson lived there to look after them.

In 1844 Donald McDonald with his wife Anne and son Alex are noted as living at Mugga Mugga.⁵⁷

Lachlan and Kitty McPherson (then 17) lived at Mugga Mugga in the 1850s⁵⁸ until 1874. Patrick Curley, then 13, lived with the McPhersons from 1856-57 as a junior shepherd. The boys were supervised by Charlie Masters who lived in the rough slab hut.⁵⁹ It is thought that Alfred Mayo a timber splitter also lived at Mugga Mugga while fencing and constructing of stockyards and slab huts in the 1950s.⁶⁰

In 1856 rations were issued for Richard Schumack to use at Mugga Mugga.⁶¹

In 1880 Joseph Mayo and family moved from nearby Stoneyhurst Cottage to Mugga Mugga. The family lived at Mugga Mugga till 1895 when Joseph Mayo was killed in a riding accident and his widow and children were moved to Duntroon.⁶² The 1881

⁴⁸ **Mugga Mugga A Guide**. P29

⁴⁹ Sylvia Curley, **A Long Journey**, 1998, p73

⁵⁰ Sylvia Curley conv notes 17/5/93 p5

⁵¹ Sylvia Curley, **A History of Mugga Mugga**, July 1993

⁵² **Mugga Mugga – A Guide**, p 29

⁵³ **CMP** July 94, p 39-30

⁵⁴ **CMP** July 94, p 40

⁵⁵ **Mugga Mugga – A Guide**, p 29

⁵⁶ **CMP** July 94 p11-12

⁵⁷ **History of Mugga Mugga**, note signed SC, July 1993

⁵⁸ **CMP** July 94 p17

⁵⁹ Sylvia Curley, **A Long Journey**, 1998, p11

⁶⁰ **Biographical register** p109; **CMP** July 94 p17

⁶¹ Schumack, S, **Tales and Legends of Pioneers**, 1967, p1.

⁶² **History of Mugga Mugga**, note signed SC, July 1993.

Census identified Joseph Mayo, wife Elizabeth Mayo, children Janet Mayo and Edith Mary Mayo and two other women as resident at Mugga Mugga.⁶³

The next family to live at Mugga Mugga were Frederick Warwick, his wife Alice Mary Austin and their 7 children all of whom were born in the Queanbeyan district. Warwick was a boundary rider and from Mugga Mugga managed a number of paddocks in the area.⁶⁴ The Warwicks arrived in 1895 and left Mugga Mugga in 1908.⁶⁵

From 1908-1913 Mugga Mugga was occupied by Arthur Wilden, his wife Celia (nee Tong) and daughters Ruby, May and Iris.⁶⁶ A Defence Department Survey Map of 1913 identifies the properties as Wilden's but there is also some evidence that Patrick Curley was already resident at the time.⁶⁷

The Curley family, Patrick Curley his wife Ann Elizabeth (Annie) (nee Tong born 1869) and children Ada (1894), Sylvia (1899) and Evelyn Ida (1902) moved to Mugga Mugga in 1913 and were resident there until 1982. The Curley's rented the property until 1920 when they were granted the first lease.⁶⁸

Ada Curley left Mugga Mugga to train as a teacher at Blackfriars College Sydney in 1914.⁶⁹ Sylvia left Mugga Mugga to begin her nursing training at Goulburn Hospital in 1918.⁷⁰ Evelyn remained at Mugga Mugga until 1982.

Patrick Curley signed the lease for Block 110E on 30 May 1921⁷¹ which he held till his death on 29 November 1936 at age 83.⁷² Annie Curley officially took over the lease on 31 March 1937⁷³ and continued to manage Mugga Mugga with Evelyn. Sylvia Curley returned to Canberra to work at the Royal Canberra Hospital in 1938 but did not live at Mugga Mugga.

When Annie Curley died on 1 April 1948⁷⁴ and Evelyn took over the lease valid from 13 April 1949 till 30 June 1958.⁷⁵ Evelyn purchased the buildings, sheds and portion of the boundary fences in 1956.⁷⁶

In 1963 Ada Coster went to live in the flat at Mugga Mugga with Evelyn.⁷⁷

Ada and Evelyn left Mugga Mugga in 1982 after serious vandalism to the property⁷⁸. Following Evelyn's death on 5 August 1985, Sylvia Curley took over the lease, but did not live there.

The property remained vacant until the flat was tenanted in 1995.

Ada Coster died in 1990.⁷⁹ Sylvia Curley died in 1999.

⁶³ NLA, NSW 1891 Census, mfm G22624, location 2/8413

⁶⁴ IC, July 94 p31. 36

⁶⁵ CMP July 94 p27

⁶⁶ S Curley, **A History of Mugga Mugga**, 1993

⁶⁷ IC V 3 p 36

⁶⁸ **Mugga Mugga A Guide** p 4

⁶⁹ **Mugga Mugga A Guide** p 28

⁷⁰ **Mugga Mugga A Guide** p 28

⁷¹ IC July 94 p 43 (map of lands available for lease)

⁷² **Biographical register** p 37

⁷³ Copy of lease, Canberra Museum and Galleries records..

⁷⁴ IC July 94 p

⁷⁵ IC July 94 p 56

⁷⁶ **Mugga Mugga A Guide** p 29

⁷⁷ Conversation with Curley sisters 9 February 1989

⁷⁸ CMP July 94 p 39

⁷⁹ **Mugga Mugga A Guide**, p 29

2.4 The Curleys

The Curley family Patrick Curley Jnr, his wife Ann Elizabeth (Annie) (nee Tong born 1869) and children Ada (1894), Sylvia (1899) and Evelyn Ida (1902) lived at Mugga Mugga from 1913.

Patrick Curley was born at the Curley farm, Cotta Walla, Crookwell in October 1853. He first came to Duntroon in 1858 when his father Patrick Curley Snr came to transport wool for Robert Campbell.⁸⁰ He grew up on Duntroon and at the age of 13 and went to live at Mugga Mugga as part of his training as a Junior Shepherd.

Patrick Curley married Annie Elizabeth Tong in August 1893 and lived at Duntroon with their three daughters all being born there.

The family moved to Mugga Mugga in 1913.⁸¹

By the 1920s only Evelyn was resident at Mugga Mugga and she gradually took over management of the farm.⁸²

Ada Coster (nee Curley) returned to Mugga Mugga as a widow while Sylvia did not return to live at Mugga Mugga, although she was prominent in the Canberra community, first through her nursing career at Royal Canberra Hospital, and later as proprietor of the Sylvia Curley Employment Agency opened in 1967.⁸³

2.5 The Landscape

The purpose of this review of documentary material is to determine, as much as possible, what the place was like in its earlier phases and then, by comparing these characteristics with current evidence, establish a basic site development chronology that then helps to inform the assessment of significance. To do this selected key archival records are analysed below and obvious site developments are noted.

The archival material that is readily available constitutes plans and documents mostly from the early 20th century indicating the site at the end of its Duntroon estate period. Almost all of the archival documents used were included in the 1994 Conservation Analysis of Freeman Collett and Partners.



Figure 7: Annie and Patrick Curley, 1858

Source: *Mugga Mugga a guide*, April 1995, p4

⁸⁰ History of Mugga Mugga, Sylvia Curley, undated.

⁸¹ Mugga Mugga A Guide p 4

⁸² Mugga Mugga A Guide p 5

⁸³ Mugga Mugga A Guide p 29

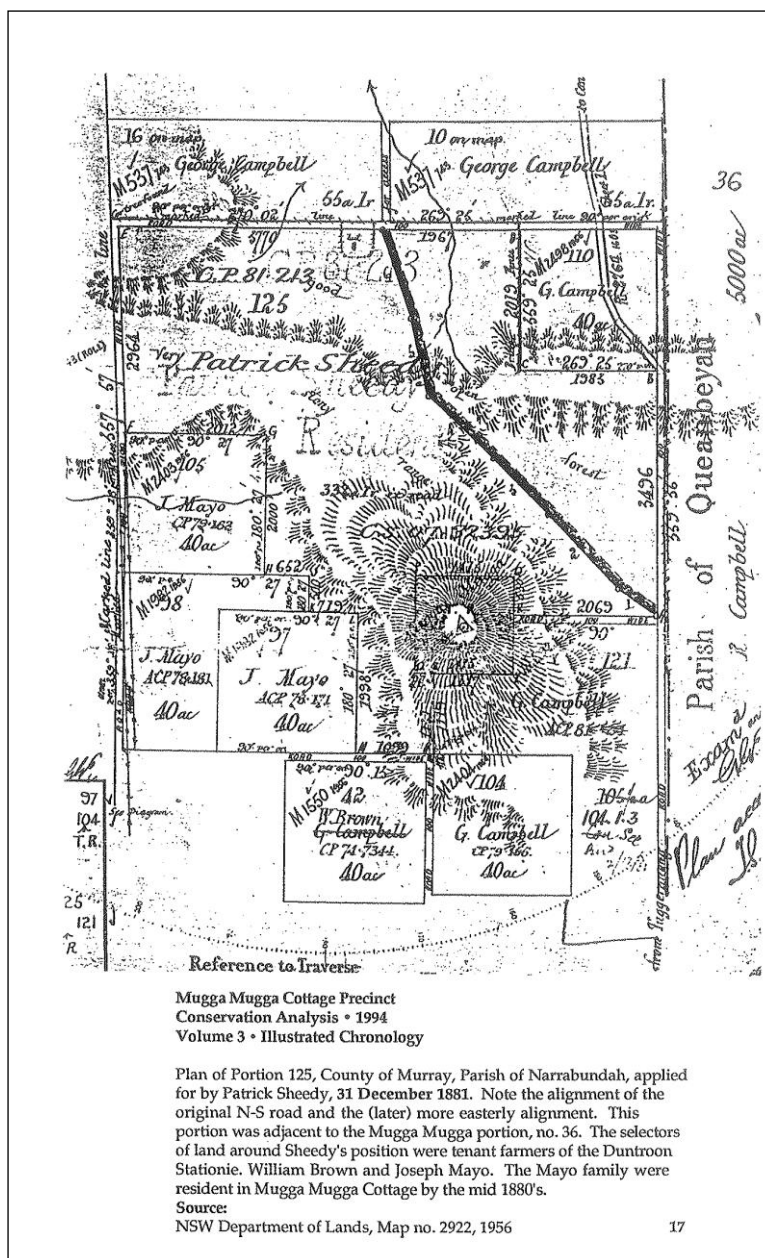


Figure 8: 1881 Detail of Plan of Parish of Narrabundah

Source: FC & P Vol. 3, p17

Drawn at a time when the tenant farmer Joseph Mayo and his family had begun living at Mugga Mugga cottage, this plan shows the topographic form known as Mount Hudson with its trig station and an easement reserved for a farm access road from the east off a north-south road easement linking Tuggeranong and Canberra. The land around the cottage site is described on the plan as a "very stony range" and, further to the north and northeast and lower in elevation, there was "good open forest".

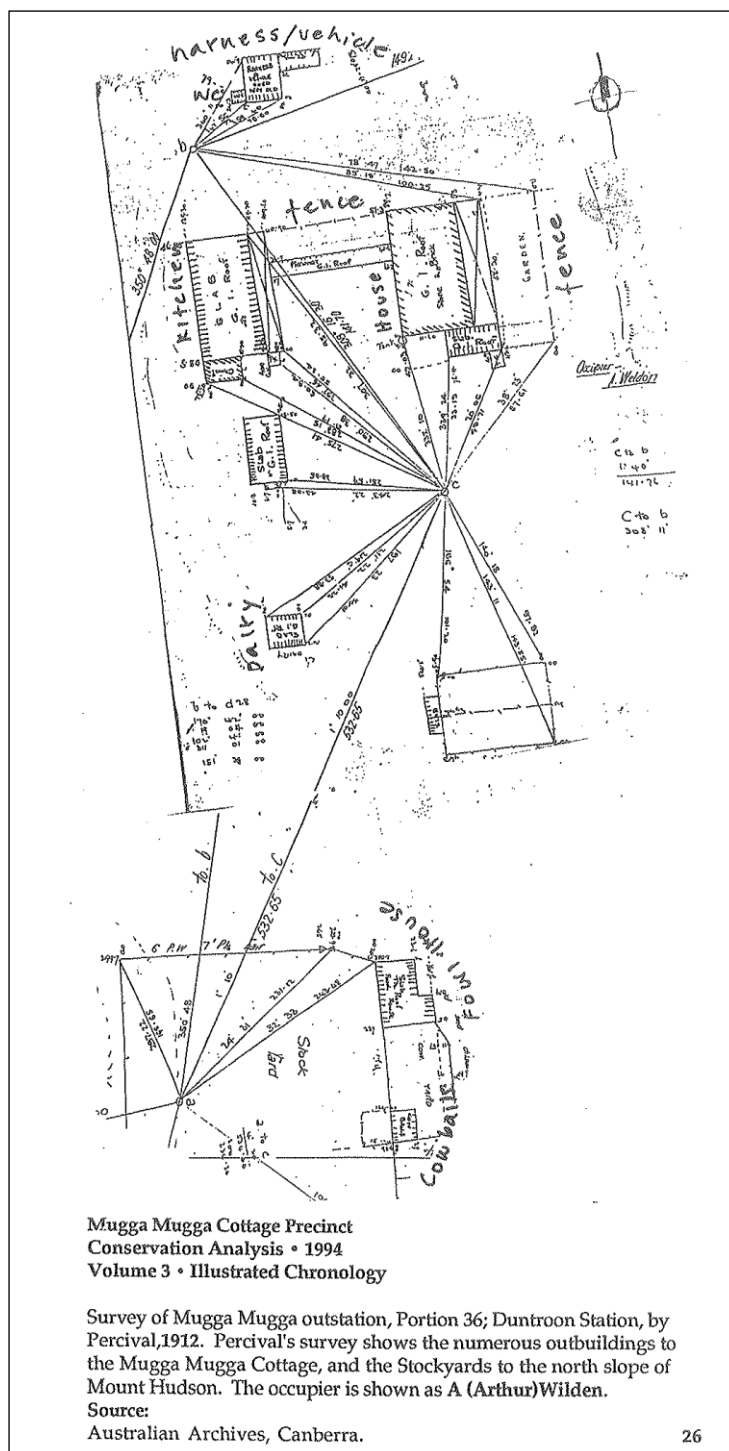


Figure 9: 1912 Survey of Mugga Mugga Outstation, Arthur Percival.

Source: FC & P Vol. 3, p26

This important survey represents a key resource in understanding what structures were present at the Mugga Mugga outstation, their layout as well as the extent of fencing and garden in the immediate house area. Boundary rider Arthur Wilden is noted as the occupier of the cottage.⁸⁴

⁸⁴ Wilden (variously misspelt as Wildon, Weldon etc.) was resident at Mugga Mugga cottage from 1908 to 1913 following Frederick Warwick and his family and prior to the arrival of the Curley family.

Mugga Mugga
Conservation and Management Plan

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The front garden – shown as the full width of the cottage with its southern accretions – is shown as being fenced.

Additionally the survey highlights those structures and fences now missing from the outstation group and provides descriptions of the materials used for the structures, thereby giving some indication as to the age of the buildings (eg. 'slab' used for numerous structures suggesting 19th century origins).

Of these currently missing buildings is a small group used as harness/wagon sheds with a WC attached that were near the surviving old Black Locust (*Robinia pseudoacacia*) in the northwestern corner; the former early shepherd's hut to the south of the kitchen block; the dairy further to the south; and a slab shed attached to yards to the south of the house.

[illegible]

Figure 10: 1912 Letterbook Valuation of Mugga Mugga Outstation. AW Moriarty.

Source: FC & P Vol. 3. Appendix 3.1

A page from valuer AW Moriarty's letterbook for Mugga Mugga outstation meticulously describes the site's agricultural assets and includes a considerable amount of fencing using "plain black No. 8 wires" noted as being installed from 1895 to 1910 and in good condition and the various buildings with the cottage noted as "stone and brick, iron roof, hessian ceiling, hardwood floor, slab skillion & verandah" and an erection date of "1860 or 70".

A dam is also recorded with the dimensions of 100 yards (presumably area), in "fair" condition and this may accord with either of the two small dams to the west and north, respectively, of the cottage group. There are other, larger, dams also in the vicinity but these appear to be of a much later construction.

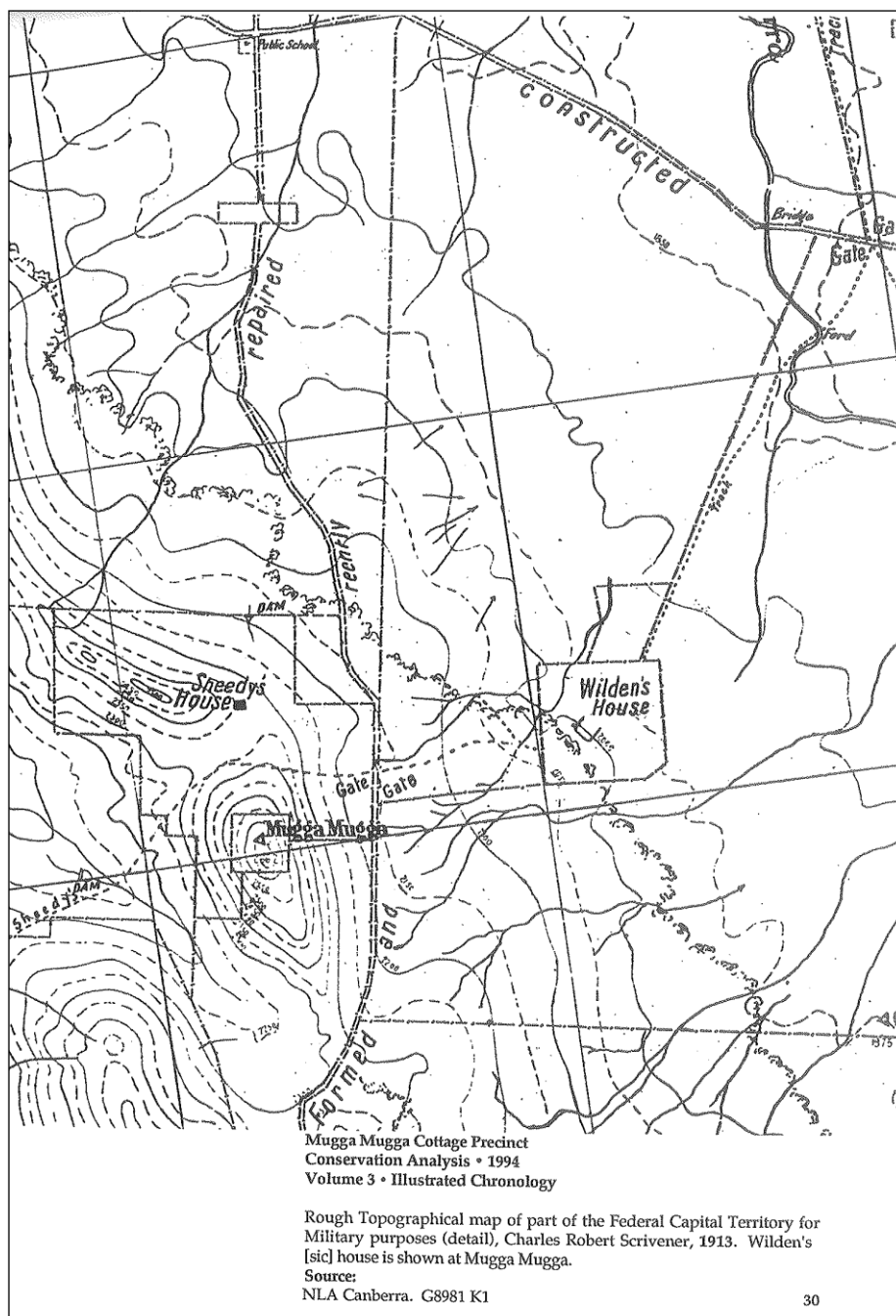


Figure 11: 1913 Rough Topographical Map (pt. of FCT for military purposes), Charles Robert Scrivener.

Source: FC & P Vol. 3, p30

Scrivener's 1913 survey indicates the square area enclosing the Mugga Mugga cottage site (indicated as "Wilden's House") and an irregular fenced area to the north being the cultivation paddock. The eastern side of this paddock is shown with an oblique fenceline projection and an access track beside it linking the Mugga Mugga cottage site with the 'constructed' Queanbeyan road further to the north. A ford is shown where the access track crossed Jerrabomberra (formerly Mill) Creek.

Patrick Sheedy's house – the site of which is presumably in the vicinity of the intersection of Hindmarsh Drive, the Red Hill reserve and behind the Red Hill residential area - is shown to the west along with an access track from Mugga Mugga cottage.

Hindmarsh Drive now cuts across the southern side of the former cultivation enclosure and the Capital Golf Club course has subsumed the remainder of this former northern paddock.

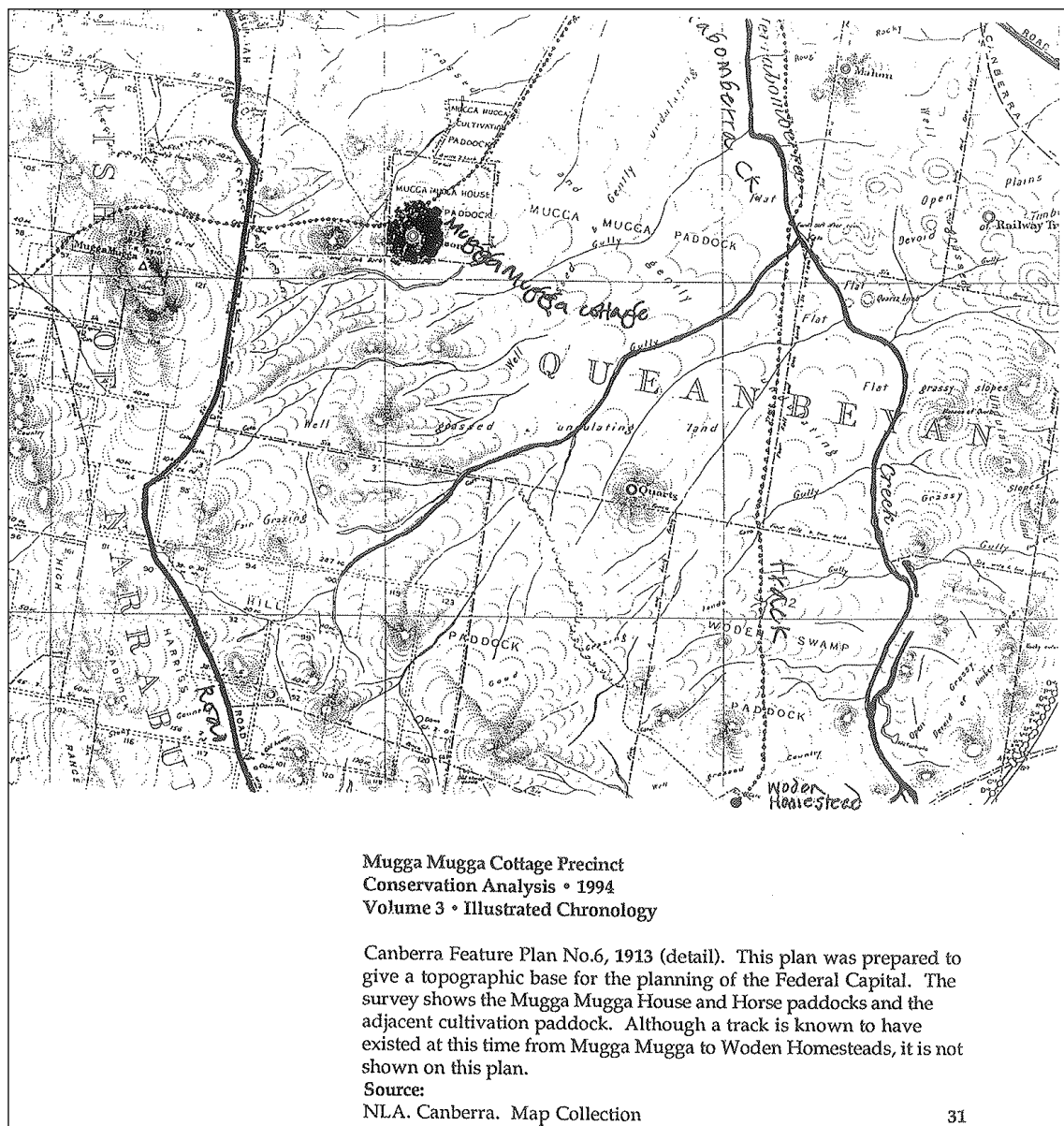


Figure 12: 1913 Canberra Feature Plan No 6 (detail)

Source: FC & P Vol. 3, p31

This plan confirms the distinctive square site area with its truncated southeastern corner, northerly cultivation paddock and Mount Hudson to the southwestern corner. The access track linking Mugga Mugga cottage with Duntroon homestead and land further west of the Mugga Mugga trig station is clearly shown though another track linking the cottage with Woden homestead to the southeast, and known to have existed at this time, is not shown. The general area is described on the plan as being "well grassed and gently undulating".



Figure 13: 1913 Department of Defence Survey, Map No G39.

Source: FC & P Vol. 3, p36

The distinctive square house/horse paddock and its attached cultivation paddock are again confirmed on this plan along with key topographic features and access tracks, including those to Woden homestead, Duntroon homestead and Queanbeyan. Particular features are also noted on this plan, some of which fall within areas currently undeveloped such that they may still remain. Along with part of the access track to Woden homestead, possible extant features noted on the plan may include a “quartz” hill and distinctive groups of “boulders” to the east and southeast.

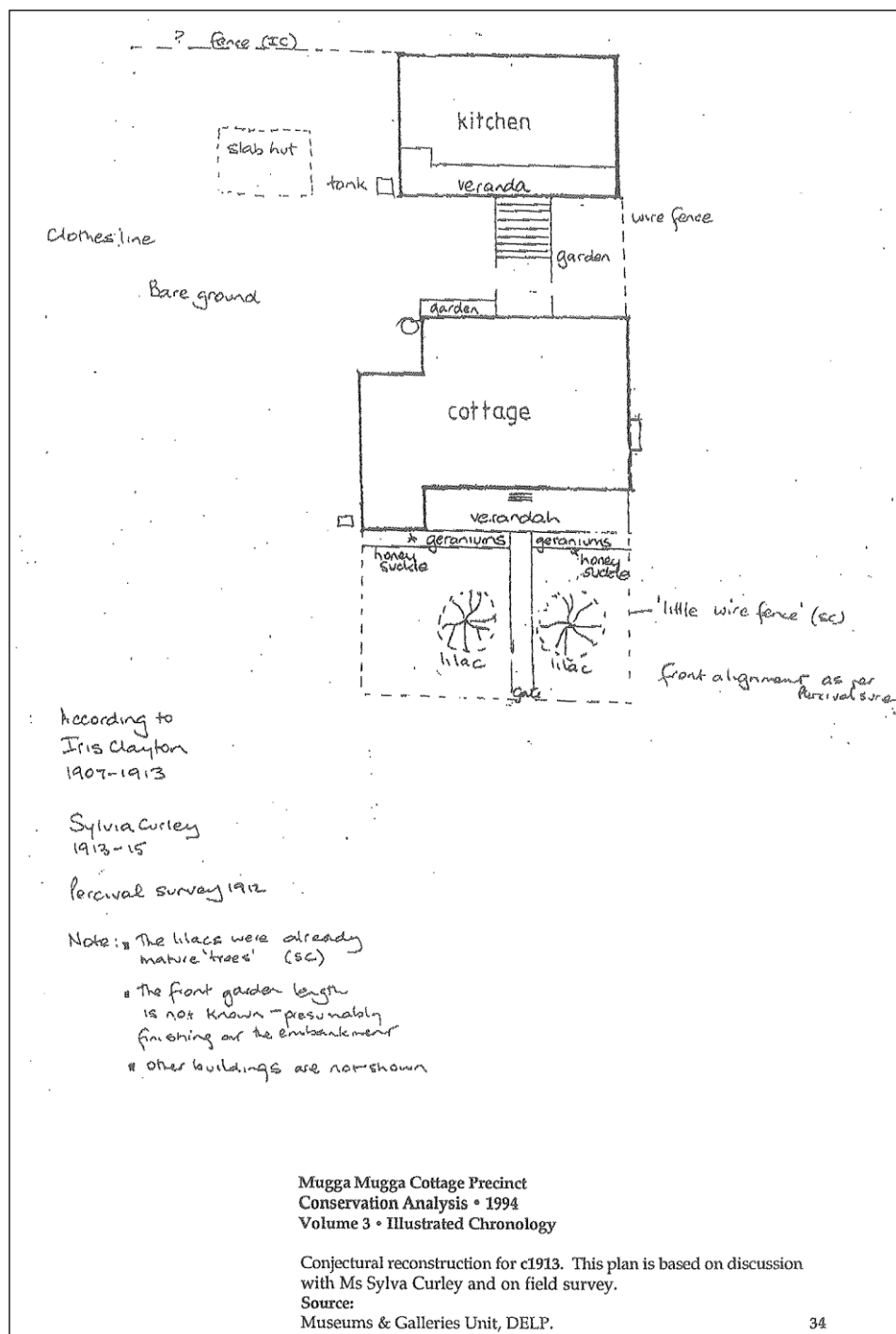


Figure 14: c1913 'Conjectural Reconstruction' Plan from interview with Iris Clayton and Sylvia Curley

Source: FC & P Vol. 3, p34

As part of a valuable oral history record this basic plan conveys a considerable amount of important information about the immediate cottage environment at about the time Patrick Curley and his family moved to Mugga Mugga.

Information revealed on this plan includes:

- A front garden as part of the immediate cottage curtilage probably existed from the 19th century and that shown on the plan reflects the area shown on the 1912 Percival survey;
- Within the front garden, symmetrical plantings of Lilac (*Syringia vulgaris* cv.) were noted by Sylvia Curley as being already mature by 1913 (one of these old plants survives) and, elsewhere, Ms Curley noted that the Lilacs came from the Duntroon garden;
- The simple orthogonal and symmetrical layout represents a typical early cottage garden form;
- Other species noted include “Honeysuckle” (elsewhere Ms Curley notes this as climbing honeysuckle so possibly *Lonicera japonica*) – one Jasmine (*Jasminum mesnyi*) of unknown age remains at the southeastern verandah (refer Figure 15) and Geraniums (within a narrow bed along the edge of the verandah);
- A straight path runs along the house axis to a gate from which a “little wire fence” (possibly rabbit-proof netting on strained wire) encloses the front ‘yard’;
- Another wire fence is noted between the cottage and kitchen block enclosing a small garden to the north of the steps and covered way (elsewhere Ms Curley notes this fence as being covered by ivy);
- A small bed is shown immediately behind the cottage enclosing the covered way;
- A back fence was noted by Iris Clayton (knowledgeable about the 1907 – 1913 period) as possibly running off the rear wall of the kitchen block or, at least, a rear fence was once somewhere in this vicinity;



Figure 15: Detailed view of front garden showing an old *Jasminum mesnyi* in front of the much-amended cottage verandah and a vacant stone-edged ornamental bed.

Source: G Britton, 2011

The location of the former shepherd's hut is also confirmed to the south of the kitchen block.

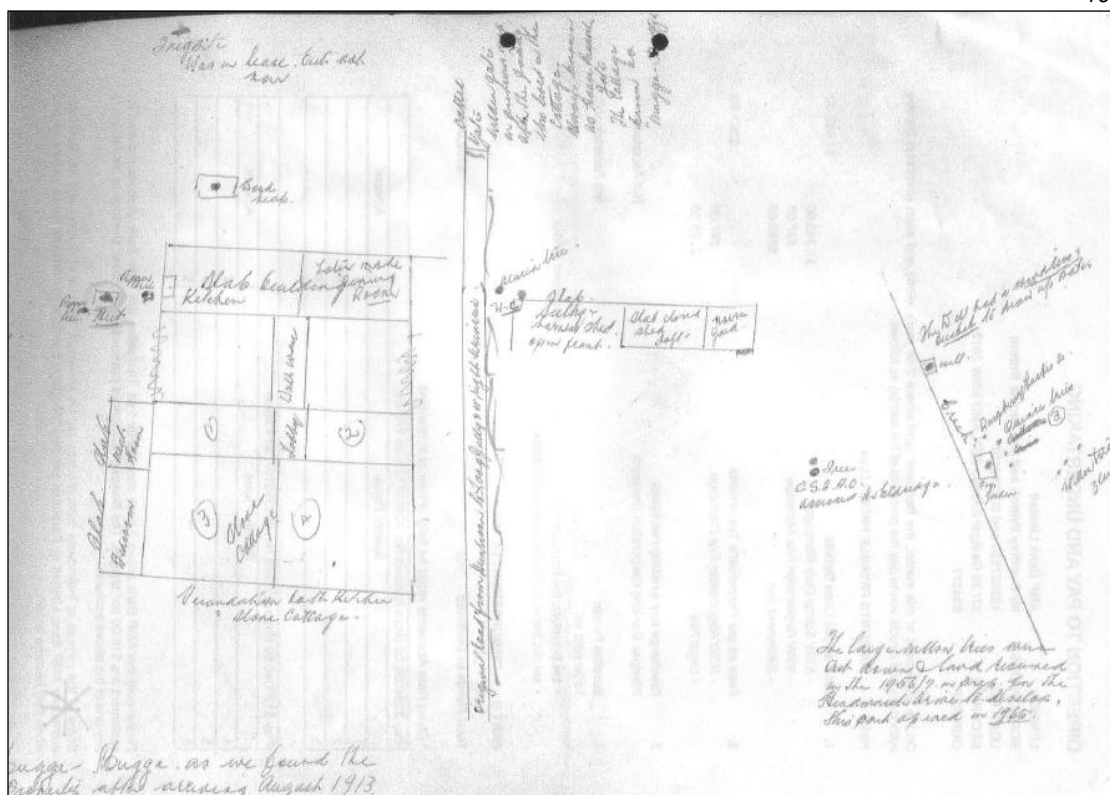


Figure 16: August 1913 'Conjectural Reconstruction' Plan drawn by Sylvia Curley

Source: ACT Historic Places file material under Mugga Mugga Garden/Landscape Conservation

This important plan documents Ms Curley's recollections of site elements that existed when the Curley family moved to Mugga Mugga in August 1913 from Duntroon. The hand annotations extend from the southern stockyard enclosures through to the well and vegetable garden along the creek to the north or northwest of the cottage.

Between the southern stockyard and the cottage, a fowl shed is noted then a clothesline. To the south of the kitchen block the former shepherd's hut is shown with two Peppercorn Trees⁸⁶ either side. One of these trees is shown close to the kitchen block chimney and, elsewhere, Ms Curley notes that her mother was concerned about the tree roots affecting the structure.

To the immediate north of the cottage group the plan notes the "original road from Duntroon to Long Gully..." and, close by, an "Acacia tree" (existing *Robinia pseudoacacia*) next to former structures labelled as "WC, Slab Sully & harness shed [with] open front" for which archaeological evidence remains. The former road is shown with a gate – noted as Wilden Gate (after the former resident) on earlier maps – known as "House Paddock Gate" to the Curleys.

Ms Curley indicates a lone tree between the cottage group and the well/vegetable garden area and simply notes it with "CSIRO, assessed Dr Eldridge". This is presumably the existing old yellow box to the north of the cottage group. Further away the well site is indicated at the creek and an enclosure for a vegetable garden nearby. Next to the latter three quince trees (*Cydonia oblonga*) and raspberry bushes are shown with several large willow trees adjacent. The willows are noted as having been removed "between 1956 and 1957" for the construction of Hindmarsh Drive although the latter did not actually happen until the 1960s.

⁸⁶ Presumably *Schinus areira* although *S. terebinthifolius* is also known to have been used in the 19th century – notably those planted at Cumberland Hospital, Parramatta in 1871.

This vegetable garden, begun as such in the 19th century, is noted elsewhere by Ms Curley as being further developed by her father shortly after the family moved to the site. She provided a more detailed plan annotating its features and this is described under the following item.

A further note on the plan stresses that the "House/Horse Paddock has never been ploughed" but fertilized as required. The note mentions that "natural grasses" were present around this immediate Mugga Mugga paddock but that the adjacent Cultivation Paddock had been ploughed.

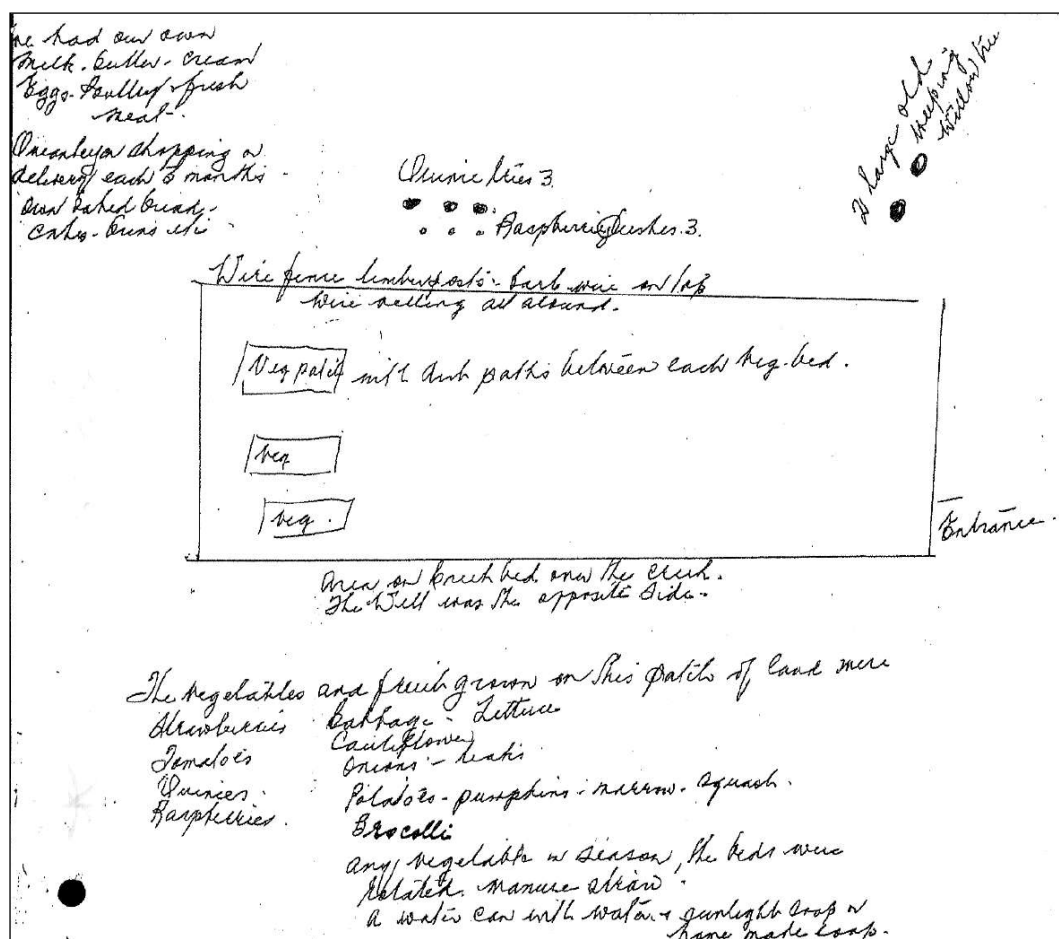


Figure 17: 1913-1914 'Conjectural Reconstruction' Plan of Vegetable Garden drawn by Sylvia Curley

Source: ACT Historic Places file material under Mugga Mugga Garden/Landscape Conservation

The vegetable garden enclosure is drawn as a long rectangular area fenced with wire (barbed wire along the top), timber posts and netting all around. An entrance is shown at one end and there are three vegetable "patches" drawn with "ash paths between each [of the] vegetable beds". Outside the enclosure three quince trees are drawn with three raspberries next to them. Further away there are two "large old weeping willow trees". Note that these apparently refer to *Salix babylonica* not other more problematic *Salix* subspecies.

Vegetables and fruit listed as being grown there include strawberries, tomatoes, quinces, raspberries, cabbage, lettuce, cauliflower, onions, leeks, potatoes, pumpkin, marrow, squash, broccoli and "any vegetable in season".

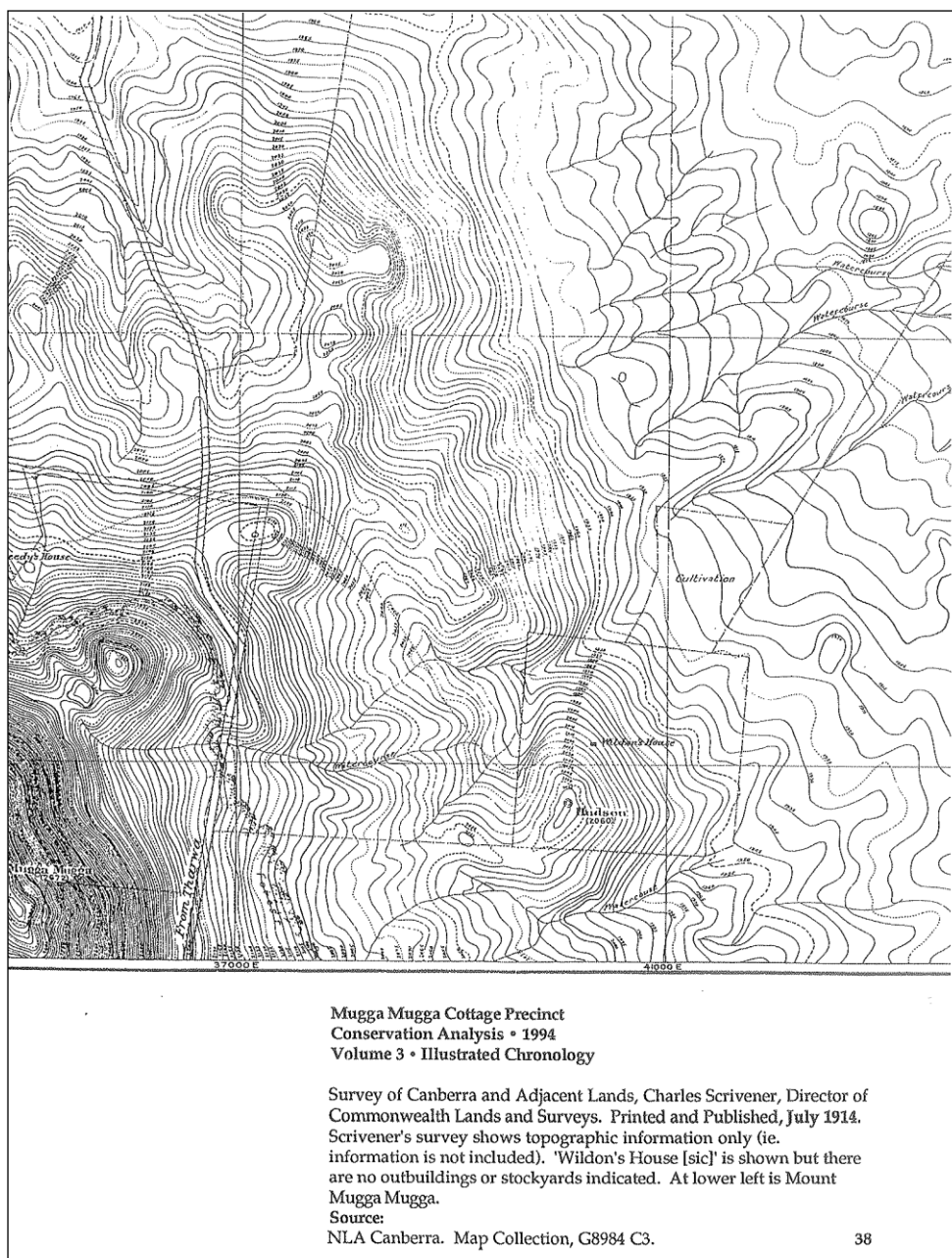


Figure 18: 1914 Survey of Canberra & Adjacent Lands, Charles Robert Scrivener

Source: FC & P Vol. 3, p38

This plan provides a very detailed record of the local topography with Mount Hudson within the former square site enclosure to the southwest of the cottage (noted here as "Wildon's House" even though the Curley family was in residence by this time). The survey also records the irregularly shaped cultivation paddock to the north of the site area, the road to Tharwa, to the west, traversing the Mugga Mugga ridges and "Sheedy's House" further to the west.

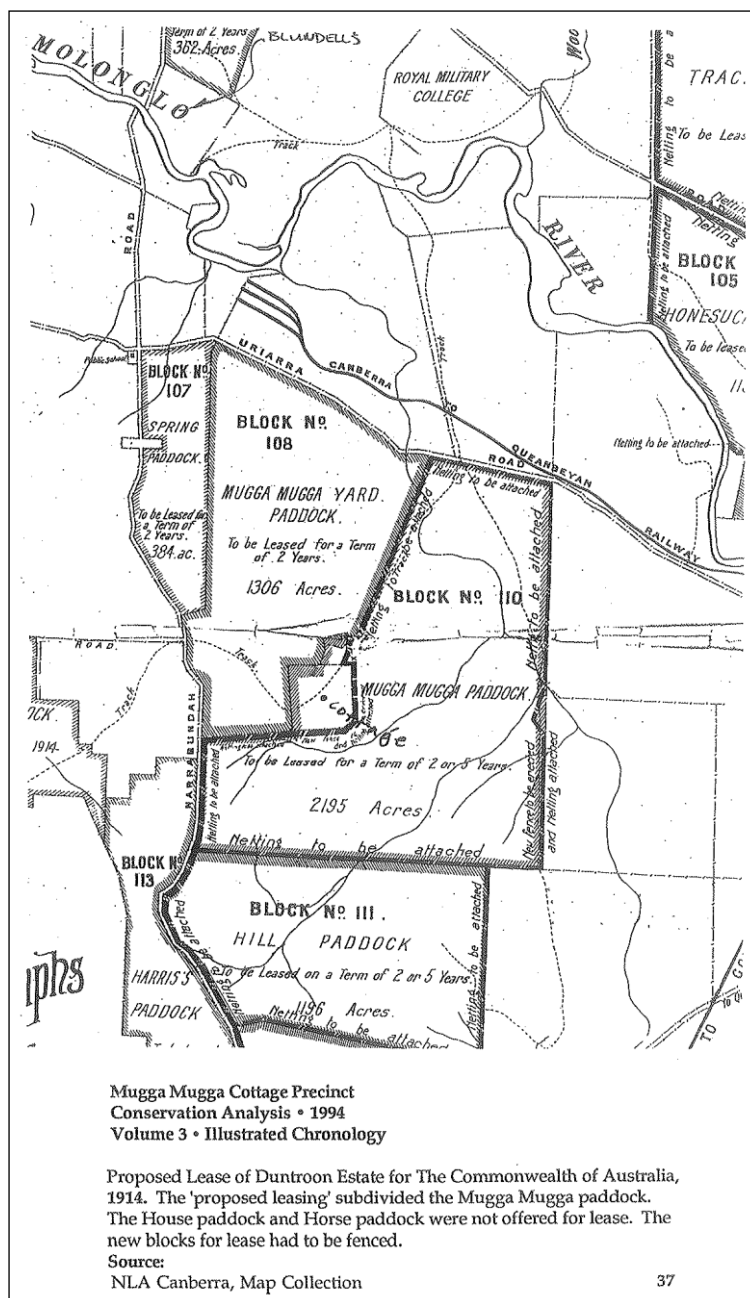


Figure 19: 1914 Proposed Lease of Duntroon Estate

Source: FC & P Vol. 3, p. 37

During this period the Commonwealth of Australia determined to lease various paddocks in the vicinity of Mugga Mugga cottage though to do this, the paddocks had to be fenced with wire netting. This plan indicates the areas to be leased along with instructions for future netting of fences. One of the fences is that to the immediate north of the old track linking the cottage with Duntroon. The same track is shown continuing on past the cottage and winding around and past the former Sheedy land to the west.

The Tharwa Road (between Mugga Mugga and Mount Hudson trig stations) is shown as "Narrabundah Road" and the present Canberra Avenue is shown as "Uriarra Road". To the east of the cottage site area is shown the track linking Duntroon and Woden homesteads. However, only part of the known track linking Mugga Mugga outstation with Woden homestead is shown.

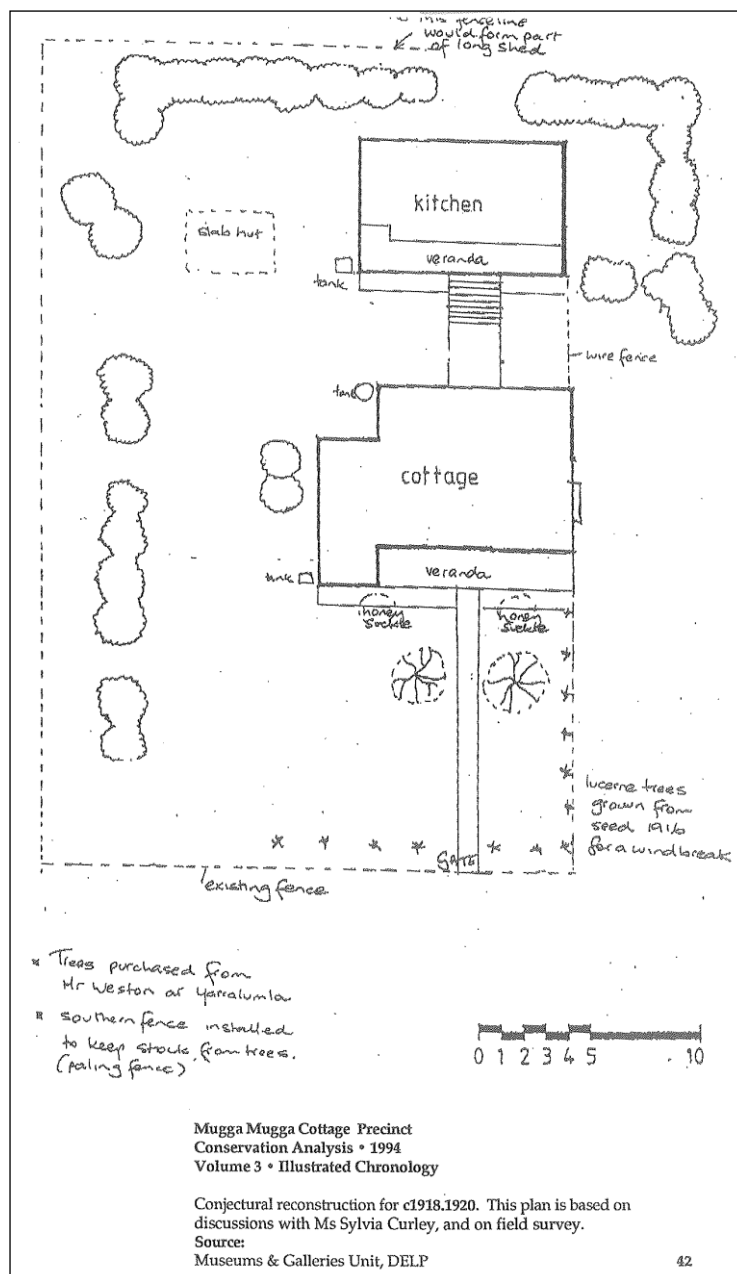


Figure 20: c1918/1920 'Conjectural Reconstruction' Plan from interview with Sylvia Curley

Source: ACT Historic Places file material under Mugga Mugga Garden/Landscape Conservation and FC & P Vol. 3, p. 42

As with the earlier documentation from the oral history information, this plan also provides considerable detail about key surviving features within the grounds of the cottage. Pertinent details include:-

- The original Tree Lucerne (*Chamaecytisus palmensis*) plants were "grown from seed 1916 for a windbreak";
- The extent of the front garden area is shown extended past that on the 1912 Percival survey;

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- Enclosing lines of trees are shown around the cottage and kitchen block with a note that they were “purchased from Mr Weston at Yarralumla”⁸⁷ and accord with the Roman Cypress (*Cupressus sempervirens*) and Desert Cypress (*C. arizonica*) plantings presently in these locations;
- Fencing is shown beyond the lines of trees with a note below indicating that the “southern fence installed to keep stock from trees (paling fence)”;
- The line of fence to the rear of the kitchen block is noted as forming the line of the later (and existing) long shed (timber stables);
- Fencing shown on the sketch indicates that a line along the former northern facades of the cottage and kitchen block represented the extent of immediate curtilage to the north whereas fences to the east, south and north were pushed back much further from the main buildings hence enclosing a larger area of grounds on these sides.

On another annotated plan Ms Curley recorded that “all flower beds were developed then supported by pieces of the blue stone rock from the creek area” suggesting that the existing rock edging had early origins as flower bedding was commenced from the 1920s at least.

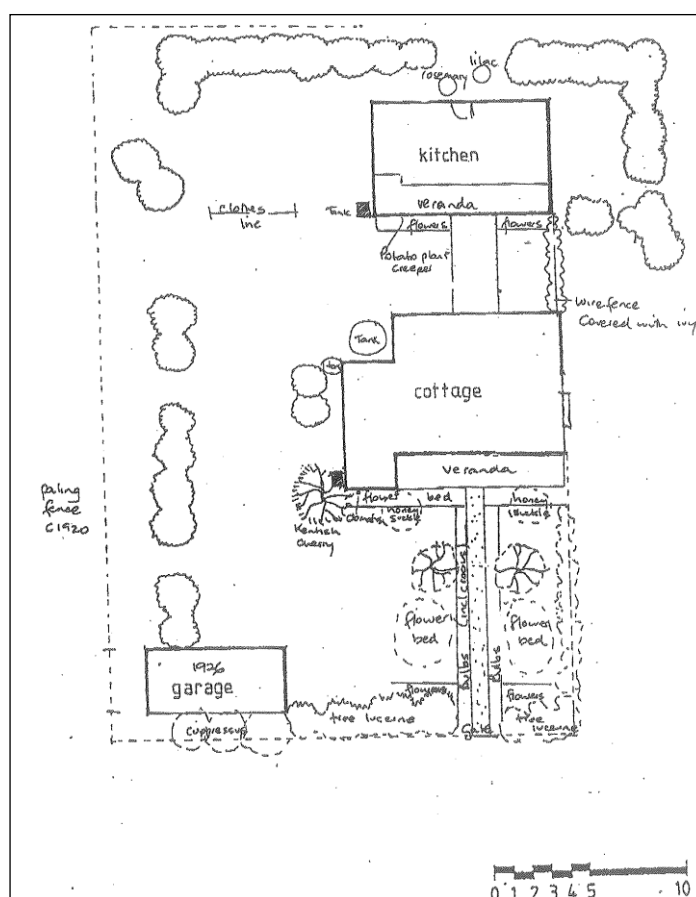


Figure 21: 1926-1930s ‘Conjectural Reconstruction’ Plan from interview with Sylvia Curley

Source: ACT Historic Places file material

⁸⁷ Yarralumla Nursery was commenced in 1915 and the present older species at the cottage (mostly cypresses) are represented on a Yarralumla species list from 1925. Charles Weston retired and left Canberra in 1926.

Pertinent information contained on this annotated plan includes the following:-

- A 'Kentish Cherry' tree, presumably Kentish Red Cherry (*Prunus cerasus* [syn. *P. caproniana*]), was planted by the Curleys at the southeastern corner of the cottage and, elsewhere Ms Curley noted that this tree was removed about 1978-1980 after it had died.
- The fence linking the kitchen block and the cottage was covered with ivy;
- A rosemary and another lilac are shown at the rear (western) entry to the kitchen block which, from Sylvia Curley's oral evidence, were planted by Ms Curley's mother;
- Lines of bulbs (including *Crocus*) ran either side and the entire length of the main entry pathway;
- Various flower beds are shown though not necessarily according with the present stone-lined circular beds;
- A clothesline is shown in the vicinity of the former shepherd's hut though another sketch has a hand-annotated correction that this structure was further to the south and on the other side of the conifers.

A second similar plan from the ACT Historic Places files also records much of this information in a different hand though with the additional annotation of "Potato plant creeper" indicated next to the southern verandah of the kitchen block. This accords with the existing Madeira Vine (*Anredera cordifolia*) – a prolific climbing plant - in the same location and is otherwise known as "Potato Vine". Elsewhere Ms Curley notes the plant as being introduced by her mother.

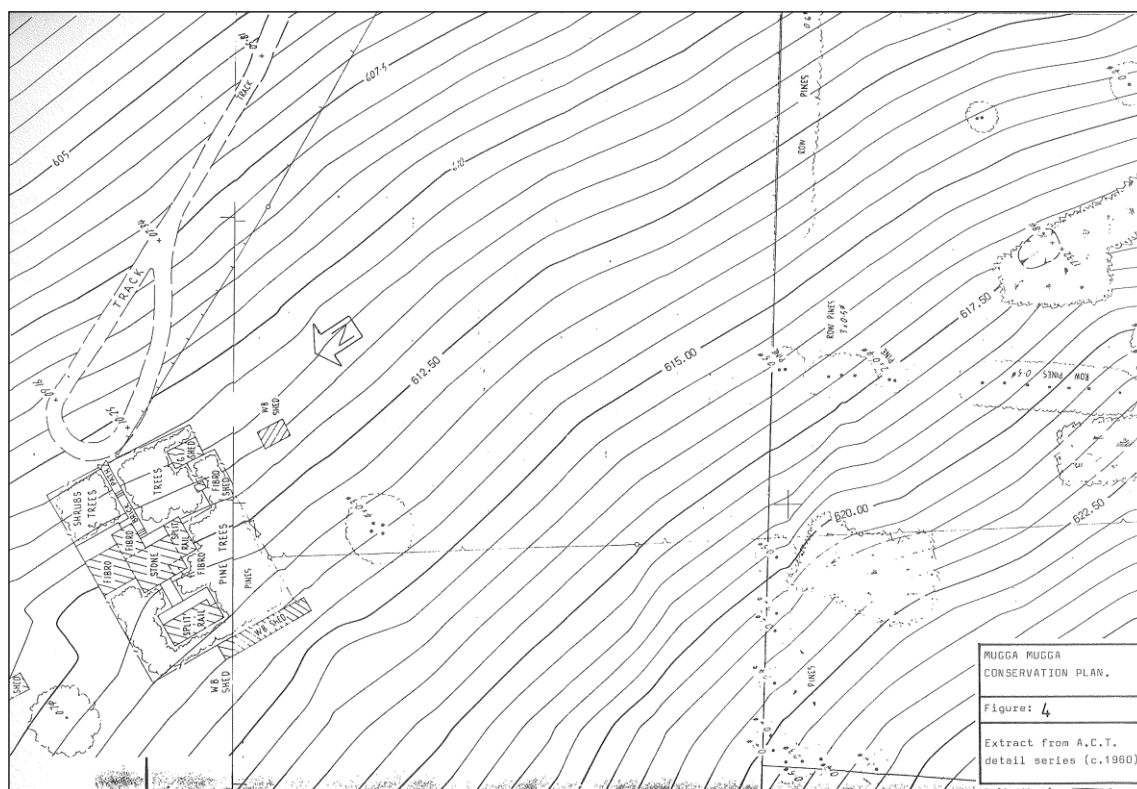


Figure 22: c1960 Mugga Mugga Conservation Plan, Extract from ACT detail series (Figure 4)

Source: 1989 Conservation Plan

An extract from a survey dated as c. 1960 from an earlier conservation plan for Mugga Mugga provides important details of the layout of the cottage group as well as fencing alignments, access tracks and plantings.

The survey shows the existing long shed (timber stables) at the rear of the group, a galvanised iron shed in the location of the present garage, a weatherboard shed further to the south and another galvanised iron shed to the northwest (near the existing Black Locust). The three latter structures have since been removed while, within the immediate fenced cottage grounds, fibro accretions are shown built onto the cottage and a fibro shed/WC is shown to the southeast of the cottage. The earlier shepherd's hut to the south of the kitchen block (and noted in the plans accompanying the oral records) has gone though a 1956 aerial photograph shows this structure as still being present.

An access track is shown approaching the cottage group from the southeast as is presently the case though the track ends in an elongated drive loop with a long fence from the front gate extending back along the entry track.

A large tree is shown to the northwest that accords with the present old Black Locust (*Robinia pseudoacacia*) and a clump of trees is shown to the south of the fenced cottage group that accords with a remaining English Elm (*Ulmus procera*), recently defunct Desert Cypress and another removed tree of unknown species. Earlier records indicate that a dairy structure was also in this vicinity.

The fencing layout around the cottage group differs from that today. A rear fence is shown running off the long shed alignment (as suggested in the oral evidence) with a return along the northern side in line with the end of the fibro house extension. The eastern side is largely consistent with that drawn for the oral evidence although there is a short return following the southern edge of the southeastern shed then projecting out before a return along the southern side but meeting the rear long shed part way. Few of these fences remain.

A short 'internal' fence is shown linking early cottage accretions (to the south) with the WC and the southeastern shed. The existing coarse picket fence in this location is consistent with this fence.

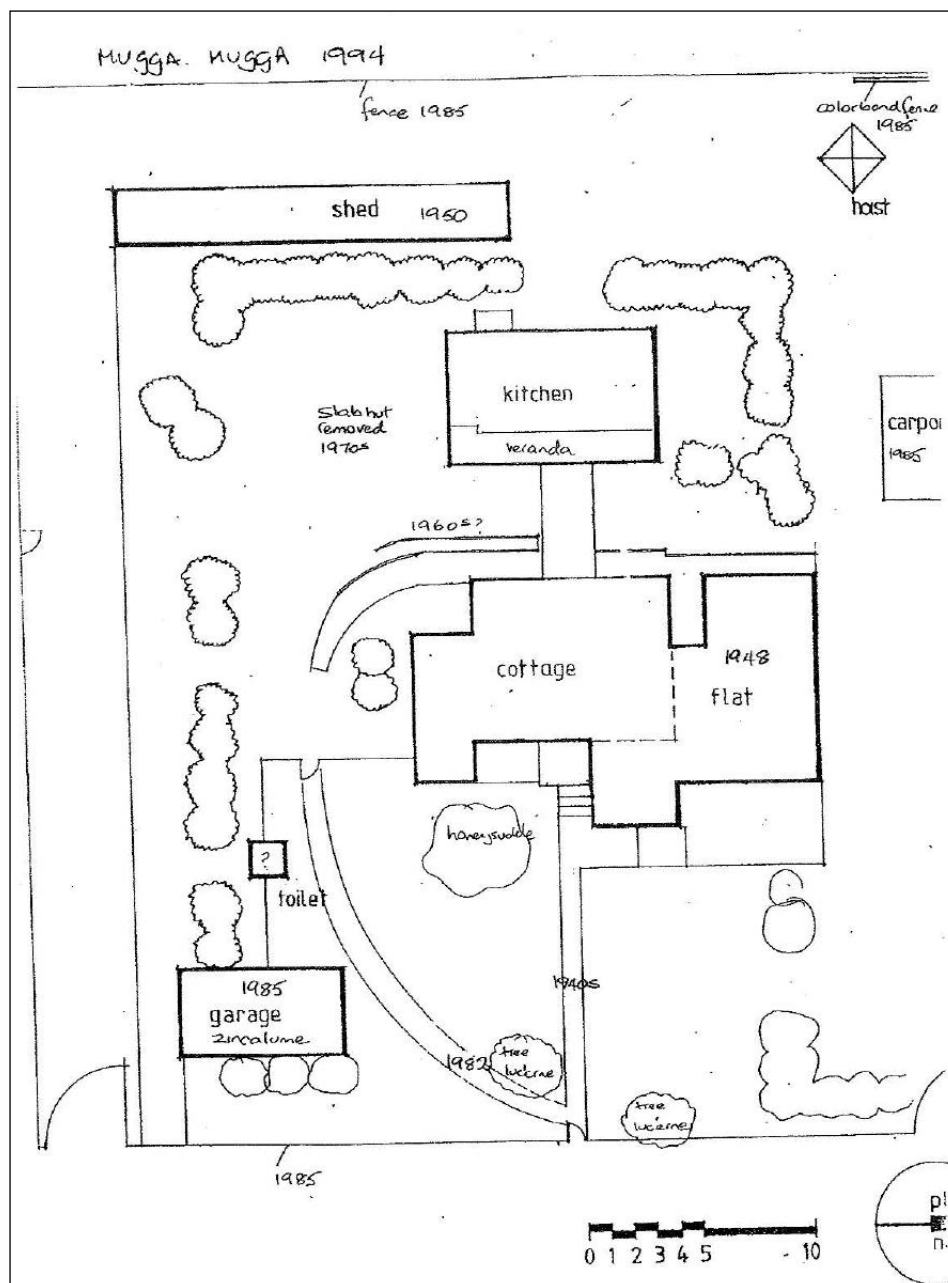


Figure 23: 1994 Plan Indicating Dates of Later Structures

Source: ACT Historic Places file material

A 1994 plan with hand-annotated dates is held by ACT Historic Places indicating dates for structures after the mid-20th century. 1985 is given as the time the present garage was introduced along with the northern carport, metal panel fence to the northwestern corner and the western wire fence. The flat is shown with a 1948 date, the long timber shed to west with 1950, the main front entry path (brick paving surface) as 1940s and the curved side entry path as 1982.

The former shepherd's hut is noted as being removed in the 1970s however this conflicts with the evidence in the c. 1960 survey where the slab structure has already been removed.

3.0 PHYSICAL EVIDENCE

3.1 Setting and Landscape

Mugga Mugga Cottage and its associated outbuildings form a small, compact farm group punctuated by an enclosing rectangle of mature cypresses. In the context of Canberra this is now a rare occurrence (refer Figures 24-27). Yet, the present general context of the Mugga Mugga Cottage Group is also remarkable for the 21st century as it is unusual for such a generous area of rural landscape - unencumbered by urban development - to remain around it. The cleared, open paddocks around the Cottage Group provide an essential traditional setting and serve to emphasise the dense cluster of plantings immediately enclosing the farm buildings – also a traditional characteristic.



Figure 24: Cottage group from the front where the enclosing cypresses dominate the composition and the Tree Lucerne hedges form a screen for the front cottage elevation. Note also the Desert Cypress to the extreme left that has since been removed.

Source: G Britton, 2010



Figure 25: View of the cypress windbreak from the southwest.

Source: G Britton, 2010



Figure 26: View of cottage group from the north

Source: G Britton, 2010



Figure 27: View from the west showing the 1985 metal panel fence around the 'service corner' of the cottage group. Note also the granodiorite rock outcrops to the right and the line of Monterey Pines along the southern boundary behind the horse trailer.

Source: G Britton, 2010

The traditional open landscape also enables extensive views out from the cottage group to various distinctive landmarks such as Mount Hudson and Mugga Mugga close by and, further afield, Mount Pleasant, Mount Ainslie, Mount Majura and, to the southeast, Jerrabomberra Mountain. A direct sightline is also maintained between the Mugga Mugga site and its former estate core, Duntroon. Panoramic views across the Molonglo floodplain were likely even more extensive before recent shelterbelt plantings and various other scattered plantings obscured the views (refer Figures 28 & 29).



Figure 28: Panoramic view out from the site to the eastern ranges with Mount Majura and Mount Ainslie prominent to the north. The line of remnant pine plantings is visible to the right along the present southern site

Source: G Britton, 2011



Figure 29: A northern panorama showing the traditional grassland setting of the cottage group and the relative lack of intrusion of adjacent residential areas although some development at the edges of Red Hill is just visible. The olive grove in the middleground to the right will remain low enough not to be intrusive, however the pine windbreaks beyond have already obscured important traditional visual connexions between Duntroon and the cottage group. The Red Hill ridge is visible behind the Black Locust to the left.

Source: G Britton, 2011

The entire eastern horizon is contained by a succession of distant ranges that form a broad enclosure for the inner Canberran plain visible from the higher Mugga Mugga elevations. The most distant range appears to be that associated with the long horst escarpment running from Captain's Flat Road in the south to near Collector in the north. The extensive panoramic views encompassing diverse landscape types provide the Mugga Mugga site with considerable scenic distinction.

Part of the rationale for siting the early Mugga Mugga buildings seems to have been to exploit this scenic prospect by addressing both the Molonglo River floodplain and the former Duntroon estate core. The positioning of the cottage group on elevated land though just below the hill top seems to have been a deliberate attempt to seek shelter from the winter westerlies – the later planting of a dense line of conifers would have further reinforced this sensible strategy (refer Figures 30 & 31).



Figure 30: Panoramic view across the 'service court' behind the 1940s additions. The tight lines of cypresses probably indicate the alignment of earlier fences enclosing the plantings.

Source: G Britton, 2011



Figure 31: Cottage group from the east showing, behind the Roman Cypresses, the 1980s interpretive shed that replaced the interwar period motor garage. The short section of picket fencing and timber gate next to the shed preserves an earlier fence alignment shown on the c1960 site survey. Mount Mugga Mugga is visible in the background to the left.

Source: G Britton, 2011

While the site remains largely cleared of taller vegetation, some of the locally indigenous flora is still evident. The original vegetation of the site would have been yellow box (*Eucalyptus melliodora*) red gum (*E. blakelyi*) grassy woodland. One specimen of the former exists on site which may have been part of the original native vegetation.

A subordinate small tree layer would have existed, probably dominated by silver wattle, *Acacia dealbata*, hickory wattle, *A. implexa*, drooping sheoak, *Allocasuarina verticillata* and native cherry, *Exocarpos cupressiformis*. Scattered plants of *Cassinia quinquefaria* (extant) and southern indigo *Indigofera australis* formed a loose shrub layer.

The ground layer would have been dominated by the grasses, kangaroo grass *Themeda australis*, *Austrodanthonia* species (extant), and *Poa* species; the common forbs such as daisies *Xerochrysum viscosum*, *Chrysocephalum semipapposum*, *Vittadinia cuneata* (extant), *V. muelleri*, and *Calotis* sp.. Other forbs include creeping saltbush *Einadia nutans*, flax lily *Dianella revoluta*, rock fern *Cheilanthes tenuifolia* (extant), *Convolvulus erubescens* (extant), *Glycine tabacina* (extant), and an extant matrush, *Lomandra bracteata*.

There are various older plantings remaining at the site and at the immediate southern boundary. In close proximity to the cottage group are several cypress species (*Cupressus arizonica*, *C. sempervirens* and a much more unusual species, possibly *C. lusitanica*) (refer Figure 32). Black Locust (*Robinia pseudoacacia*) (refer Figure 33). English Elm (*Ulmus procera*) (refer Figure 34). Tree Lucerne (*Chamaecytisus palmensis*) (refer Figure 35). and Lilac (*Syringia vulgaris* cv.) (refer Figure 35). To the south of the cottage group is a similar-aged Monterey Cypress (*Cupressus macrocarpa*) (refer Figure 36) and Monterey Pines (*Pinus radiata*).



Figure 32: Unidentified cypress species behind kitchen block, possibly Mexican Cypress (*Cupressus lusitanica*) which appears on the Yarralumla Nursery's 1925 species list but under three other names (not *C. lusitanica*).

Source: G Britton, 2010



Figure 33: Old Black Locust (*Robinia pseudoacacia*) near location of early access track and former outbuildings. Various old concrete footings remain in the vicinity of the tree.

Source: G Britton, 2011



Figure 34: English Elm (*Ulmus procera*) struggling in the harsh conditions but marking the location of the former dairy.

Source: G Britton, 2011



Figure 35: Detailed view of the front cottage garden on the southern side showing the field stone-edged beds, the old lilac to the right, Tree Lucerne hedges and the narrow curvilinear path with its fine water pipe handrail.

Source: G Britton, 2011



Figure 36: Senescent Monterey Cypress (*Cupressus macrocarpa*) at the southern site boundary.

Source: G Britton, 2011

Just to the south of Hindmarsh Drive there appears to be the remains of the former vegetable site as various seedlings of two *Prunus* species persist in only this location (refer Figure 37). Nearby – at the point where the western creek descends into a culvert under Hindmarsh Drive – there several Weeping Willows (*Salix babylonica*) (refer Figure 38). Further along the creek, and on the cottage side, is a well site currently enclosed by mesh fencing. The well is defined by fieldstone and has a tripod windlass erected over it.



Figure 37: *Prunus* sp. (Plum) in fruit near the former vegetable garden site to the south of Hindmarsh Drive.

Source: G Britton, 2011



Figure 38: Weeping Willow (*Salix babylonica*) group to the immediate south of Hindmarsh Drive.

Source: G Britton, 2011

An earlier access road – among ubiquitous granodiorite outcrops - is faintly discernible across the site though the present access track, from Narrabundah Lane, has existed since the interwar period.

3.2 Structures

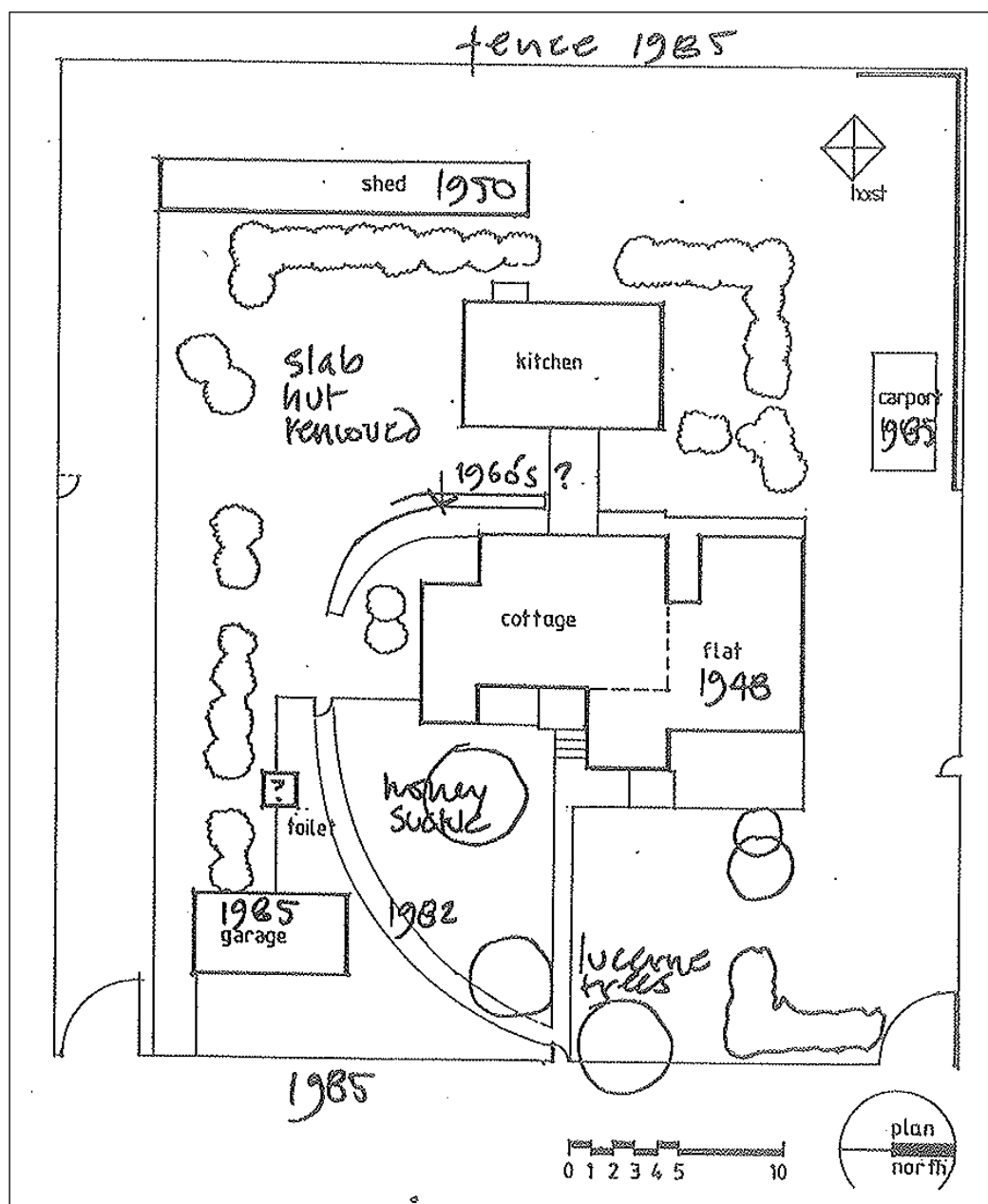


Figure 39: Site Plan

Source: **CMP** Oct 1994 p2

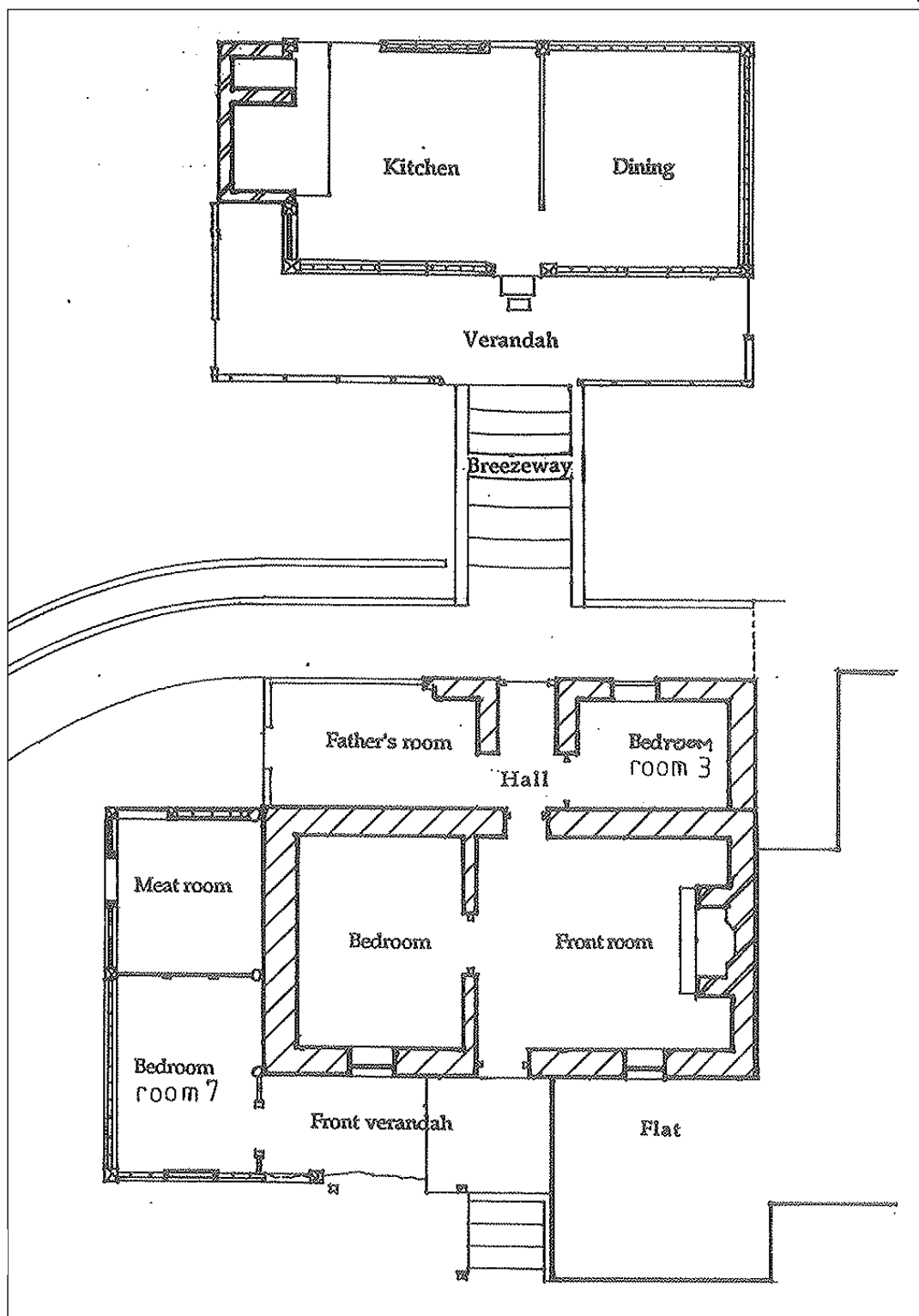


Figure 40: Floor Plan, Cottage

Source: **CMP** Oct 1994 p3

These are fully detailed in Volume 2 which includes a site and Building Inventory (Attachment 7) and Condition Audit (Attachment 8) plus additional photographs (Attachment 6). A brief overview is provided below.

3.2.1 Cottage

The Cottage has a stone core, slab section to south and timber framed asbestos cement sheet clad section to the south west. There is a verandah to the east side. A fibro clad flat with sun room on the east is constructed to the north. A free standing carport is near the flat.

The roof is lined with corrugated metal with gable form over the main stone section and skillion roof over the other sections. The father's room has pit sawn battens and split timbers to roof and the main house has some sawn rafters. The stone walls have brick gable ends. The top plate is below the springing point of the ceiling.

The interior includes a front room with fireplace; bedroom with false walls to 3 sides to protect original frail fabric; Bedroom 3; Hall, Father's Room; Meat Room; and Bedroom 7. Most have timber floors with hessian ceilings and timber framed doors and windows. With the conservation work over the past few years of the building is in quite good condition.



Figure 41: Cottage from South West



Figure 42: Cottage from South East

3.2.2 Kitchen

The Kitchen is a slab building with a corrugated metal gable roof. A series of steps and corrugated metal roofed, timber framed walkway connect the Kitchen to the Cottage. A verandah with a skillion roof extends along the east side. The south side has a brick chimney and oven.

Internally the walls are painted, the Kitchen ceiling is tar papered and the dining area hessian. The floors are timber and doors and windows are timber framed.

The building is in quite good condition.



Figure 43: Kitchen from North West



Figure 44: Kitchen Interior

3.2.3 Shed

This is a long timber shed with skillion corrugated iron roof. It is divided into sections for feed store, general store and chook shed. Its improvised and rustic condition has evolved to meet Curley's requirements.

The floor is mainly dirt.

The shed is in poor/fair condition.

Internally there remains a collection of material collected by the Curleys but content has not been assessed.



Figure 45: Shed from South West



Figure 46: Shed from North West

3.2.4 Toilet

A small fibro clad timber framed freestanding toilet with a corrugated iron skillion roof.

The building is now used as a store and is in quite good condition.



Figure 47: Toilet Exterior



Figure 48: Toilet Interior

3.2.5 Garage

A standard metal clad garage with metal gable roof which replaced an earlier garage on the site. The floor is concrete and is now used for interpretation and displays.



Figure 49: Garage from North West



Figure 50: Garage from South West

3.2.6 Education Centre

Building remote from the Cottage which is metal and fibre cement sheet clad with corrugated metal pitched roof.

There is a covered timber deck to the north and east side.

Windows are clear anodised aluminium.

Internally floors are timber and walls are lined with plasterboard. The building includes a large room, kitchen and toilet.

A prefabricated garden shed is on the south side.



Figure 51: Education Centre



Figure 52: Education Centre from Deck

3.2.7 Contents

These are extensive and directly relate to Mugga Mugga. They are not part of the CMP scope but are part of the interpretive value.

3.3 Landscape

3.3.1 Vestiges of Pre-European Landscape

Despite about 100 years of extensive city development it is still possible to appreciate the ancient landscape of the Limestone Plains where landmark topographic features remain conspicuous from the Mugga Mugga cottage site. These include the chain of high ridges from Mount Mugga Mugga along to the Red Hill ridge further northwest, the foreground rise of Mount Hudson as well as the more distant peaks of Mount Ainslie, Mount Majura, Mount Pleasant and Jerrabomberra Mountain and enclosing distant ranges that define the broad Molonglo floodplain.

Within this extensive landscape the numerous undulating slopes and flood-labile flats are also appreciable. At a much more detailed level the present site also reveals a considerable number of granodioritic rock outcrops. Such stone formerly provided one of the basic building materials for the place. To the west and northwest of the cottage site is a creek system that was likely exploited at an early stage for water and, in Sylvia Curley's numerous records of oral and graphic evidence, this is confirmed by the existence of the well.

A brief survey of the paddocks surrounding the immediate cottage group revealed that a surprising number of locally indigenous species remain within the study area. An old yellow box (*Eucalyptus melliodora*) remains to the north of the cottage group and this tree appears to be the same tree recorded at about the same size on 1948 aerial photography⁸⁸.

Other locally indigenous species that are known to remain on site include *Cassinia quinquefaria*, an *Austrodanthonia* species, *Vittadinia cuneata*, rock fern (*Cheilanthes tenuifolia*), *Convolvulus erubescens*, *Glycine tabacina* and a matrush (*Lomandra bracteata*). A more detailed survey over a larger area and across seasons would likely reveal even more species.

⁸⁸ Noted on the "Sequential Plan No. 2" reconstructing site features of c. 1945 contained in the FC & P Conservation Analysis of 1994.

3.3.2 Duntroon Estate Period (1830s-1913)

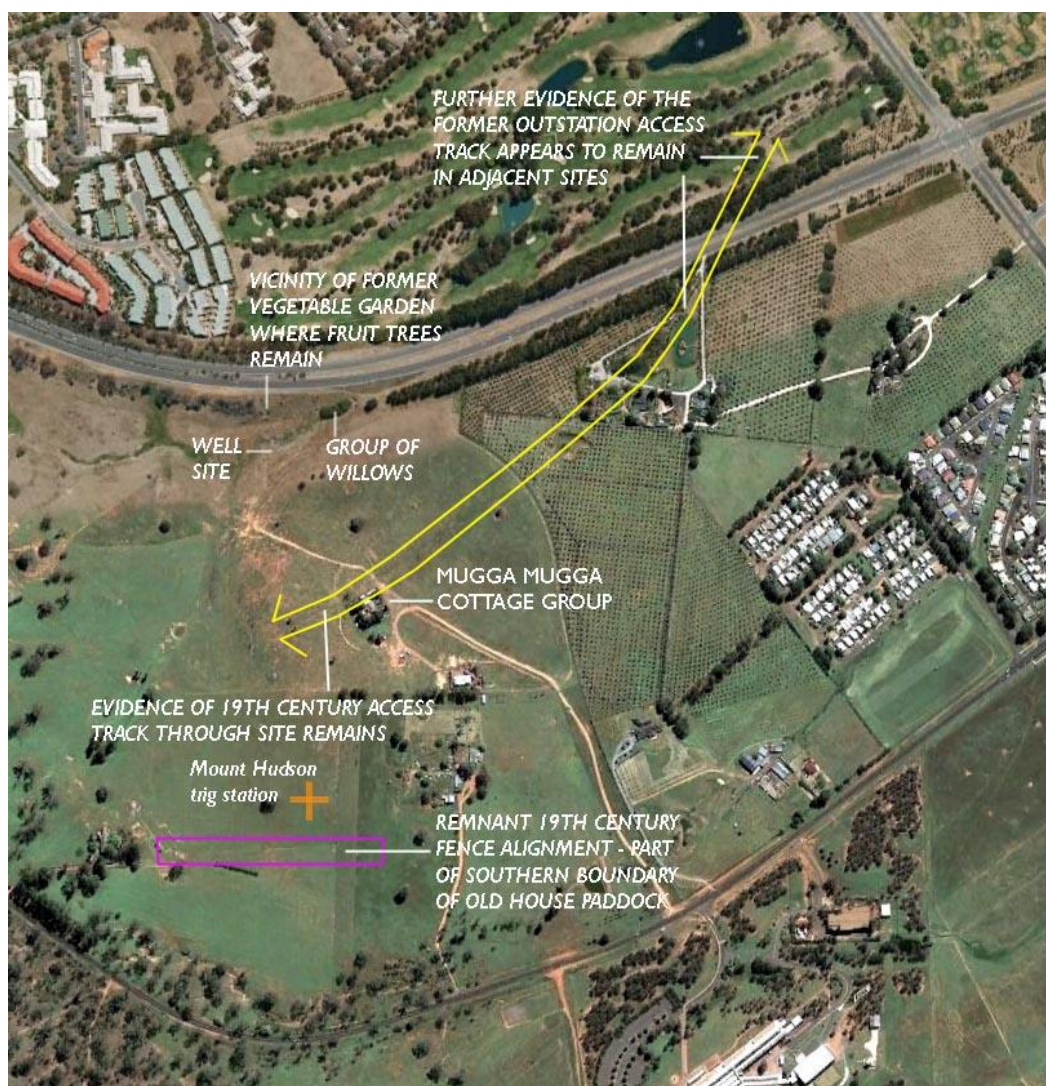


Figure 53: Surviving 19th Century Elements

Source: Google Earthimage annotated by G Britton, 2011

The archival record, oral evidence as well as physical evidence suggest that a number of existing features may have their origins in the period predating the acquisition of the area by the Commonwealth of Australia prior to the development of the National Capital. Some of these features are now outside the study boundaries and include fencelines, access tracks and, possibly, water features. Other features include plantings, layout and, potentially, archaeological resources.

At least one small dam remains along the creek to the west of the cottage group although this appears to have been reformed since the 1956 aerial photography. (A dam is noted on the 1912 inventory of agricultural assets by AW Moriarty.) Although outside the current legal boundary of the Mugga Mugga cottage site, it is certainly within a broader rural landscape that should be considered part of the traditional curtilage of the site.

The old well site remains along the creek to the south of Hindmarsh Drive within a small fenced enclosure (refer Figure 54). Stone lining the upper well has been repaired in recent years and, for safety reasons, a galvanised mesh fence has been erected around the site. A timber tripod windlass has been installed to interpret the former use of the feature as a vital source of water. Both the well and the adjacent former vegetable garden are noted in Sylvia Curley's accounts as having origins before her family moved to live at Mugga Mugga in 1913.



Figure 54: Well site at creek to the west of the cottage group. Note the use of field stones to form the well access.

Source: G Britton, 2011



Figure 55: Panoramic view including the former vegetable garden site across the slope to the left, willows (in yellow leaf) beyond, well site with enclosing mesh fence and tripod windlass in middle with cottage behind in the distance and the Mount Hudson trig station at the crest.

Source: G Britton, 2011

Evidence of the former vegetable garden remains nearby on the opposite side of the creek and just to the south of Hindmarsh Drive (Refer Figure 55). Seedlings of two fruiting trees – both *Prunus* spp. with one in small yellow fruit in June – remain within this area although no evidence was found of the quinces that Ms Curley described. Several bushes of a profusely red-hepped, deciduous *Rosa* sp. are also present within this area as are two *Celtis* sp. seedlings.

Further downstream of the creek and immediately to the south of the Hindmarsh Drive embankment is a line of Weeping Willows (*Salix babylonica*) with several trees demonstrating a few decades' age. Ms Curley noted that several old willows were located in this vicinity but removed with the construction of Hindmarsh Drive.

The path of the earlier access track from Duntroon is also discernible across the site and into the adjoining property to the west. This track is noted on numerous plans and surveys from the 1913/1914 period. The 1994 FC & P study also documented this early access track on a set of sequential plans based on various sources cited from the 1910s, 1920s and 1948 aerial photography.

Using a combination of current and archival (1956) aerial photography with ground checking the early track appears to emerge at the northeastern site boundary fence (where there is an olive plantation) and ascend the slope passing the cottage group to the north (and close to the existing old *Robinia pseudoacacia*) but parallel to the main house axis. It then continues past the group towards the existing southwestern site boundary where it crosses the creek and ascends the next ridge to the northwest.

The current aerial photography also shows a distinct line of remnant vegetation either side of Hindmarsh Drive in adjacent properties that is consistent with the location and alignment of part of the oblique fenceline forming the eastern edge of the former cultivation paddock and the associated access road linking Mugga Mugga and Duntroon. Part of this line forms the initial driveway to the property to the northeast of the Mugga Mugga site (and immediately south of Hindmarsh Drive) and part extends into the golf course site separating two fairways near the intersection of Jerrabomberra and Hindmarsh Drives.

Evidence of the remainder of either the former oblique fenceline or the old access road between Mugga Mugga and Duntroon is less obvious although some archaeological evidence may remain in the vicinity of Mill Creek Oval to the east of Matina Street, Narrabundah. A reconciliation of Robert Scrivener's 1913 military map and the 1956 aerial photography suggests that part of Matina Street was built over the former access road while the southern line of poplars marks the alignment of the former road before it traversed the ford at Jerrabomberra (Mill) Creek. The site of the old ford has since been lost to the construction of the Monaro Highway and associated access lanes also necessitating the diversion of the creek at this point.

On the northeastern side of Canberra Avenue the course of Jerrabomberra creek has been altered and the alignment of the former road to Queanbeyan almost expunged. However traces of the old road remain either side of the Monaro Highway where large-plate industrial buildings haven't been built over it. The former main intersection of this early road and the access road between Mugga Mugga and Duntroon, where there was a series of gates, was almost exactly at the bend in Wiluna Street, Fyshwick.

Focussing again on the Mugga Mugga site, another distinctive feature of the early archival documents – at least from the Parish map of 1881 onwards - is the squared enclosure around the cottage group (the house/horse paddock) with its later truncated southeastern corner. Although this shape is now difficult to read on current aerial photography there is a fenceline to the south of the Mount Hudson trig station that appears to be a remnant of this early fenced enclosure. The fence is now completely within the adjoining property to the southwest of the cottage group as is the trig station which marks a significant landform element.

There also remain several other cultural landscape elements that likely have origins in the 19th century. The oral evidence indicates that two former symmetrical plantings of lilac (*Syringia vulgaris* cv.) were already mature by about 1913. There are currently two lilac cultivars on site though one is appreciably older and is likely to be one of the two mentioned in the oral account as having been propagated from a Duntroon garden source.

Before micro-propagation it was common to graft lilac cultivars onto privet (*Ligustrum* sp.) rootstock (both genera are within the *Oleaceae* family) and, in the case of this old lilac, the privet rootstock is reshooting potentially threatening the viability of the more important lilac cultivar graft.

While the mature Black Locust (*Robinia pseudoacacia*) to the immediate northwest of the cottage fence is a species that appears on the 1925 Yarralumla Nursery list and may have been purchased at the same time as the other trees, it is more likely that it was an earlier planting as the species was used commonly in the 19th century. It is also referred to as an old tree by Ms Curley when recounting the former (pre-1913) structures in this vicinity. In the case of the two Peppercorn Trees that were noted in Sylvia Curley's recollections as having been either side of the former shepherd's hut she specifically indicates that these particular trees were already old when her family moved to Mugga Mugga in 1913.

The oral record also indicates the basic front garden layout to the cottage as a simple symmetrical arrangement (confirmed by the 1912 Percival survey) with a central path, extending the main house axis, to a small front gate. This was a formula that appeared in countless layouts for many 19th century cottages and unpretentious homesteads across Australia. Although the brick surfacing was introduced in the 1940s, the existing front entry path preserves something of this early layout and, with evidence of level changes and, possibly, edging materials, some evidence of the former reduced extent of garden enclosure may remain (refer Figure 56).



Figure 56: Main front entry path with framing tree lucerne hedging.

Source: G Britton, 2011

Related to the front garden layout is the more obvious arrangement of early structures where the parallel layout of the original cottage, kitchen block and former outbuildings (shepherd's hut, dairy and harness/wagon sheds) was established in the 19th century.

Although outside the scope of this study, it is likely that archaeological resources within the study area would also provide further evidence of the earlier development and use of the site.

3.3.3 Curley Period (1913-1994)

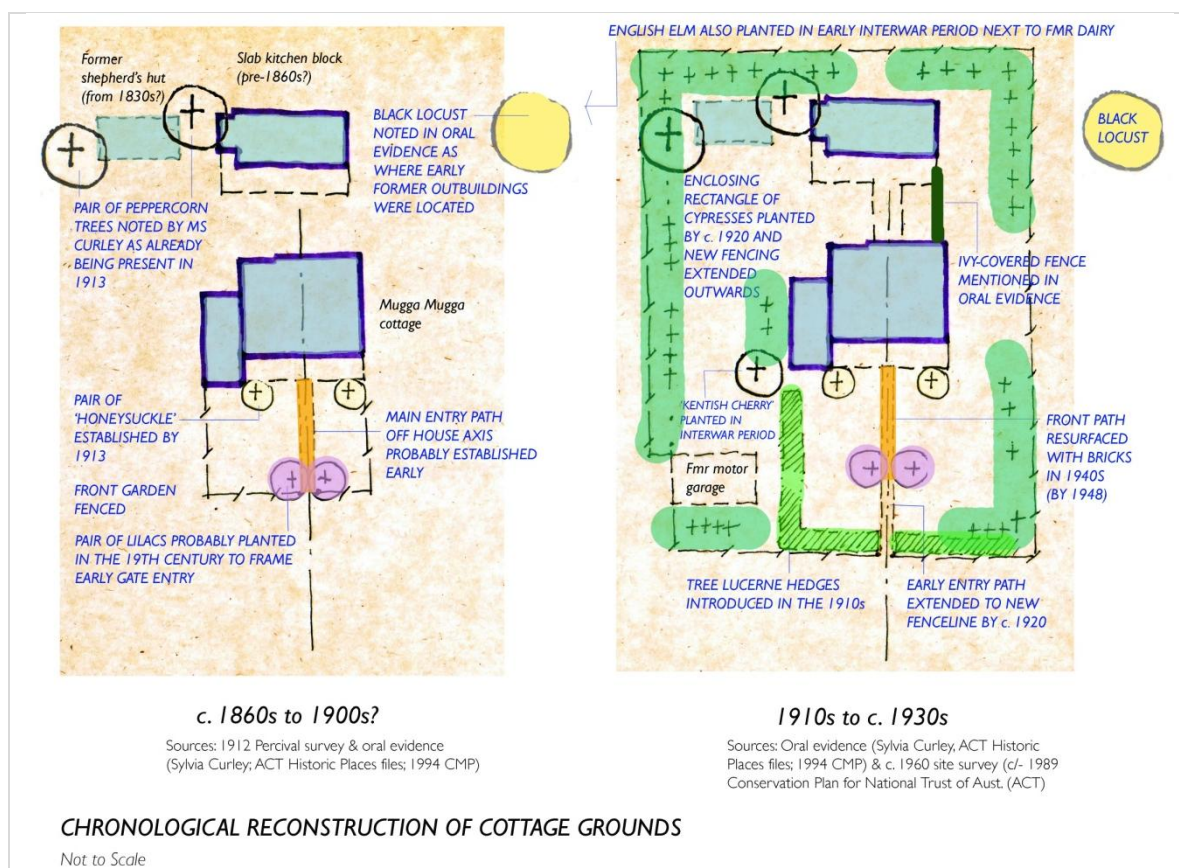


Figure 57: Grounds Chronology Plan

Source: G Britton, 2011

The next major phase of site development fell within the long period of residency of the Curley family – Patrick (d. 1936) and Annie Elizabeth (d. 1948) and their three daughters, Evelyn (d. 1985), Ada (d. 1990) and Sylvia (d. 1999). On the basis of the oral and graphic records provided by Sylvia Curley, early within this period various plantings were introduced and much of this vegetation continues to dominate and characterise the cottage environment.

At interview in 1994 Sylvia Curley indicated that Tree Lucerne or Tagasaste (*Chamaecytisus palmensis*)⁹⁰ had been grown from seed then planted as a windbreak at the front of the cottage about 1916 but had died out by the 1930s and been replaced by a paling fence. The paling fence was later destroyed by fire and replaced by a wire fence with timber posts that was subsequently damaged by fire then replaced with a wire fence and metal posts.

A NSW Agriculture publication⁹¹ notes that Tagasaste has been grown in Australia since at least 1879 when the Director of the Adelaide Botanic Gardens, Richard Schomburgk, recommended it as a drought-proof fodder plant. Its cause was subsequently taken up in NSW in the 19th century by G. Valder and Joseph Henry Maiden (Government Botanist and Director of the Royal Botanic Gardens, Sydney). A particularly enthusiastic review by Maiden was published in a 1915 issue of the Agricultural Gazette of NSW. It is possible that Patrick Curley's introduction of this plant to Mugga Mugga shortly after this publication was in direct response to its robust endorsement by one of Australia's most respected botanists.

⁹⁰ Tree Lucerne was formerly known as *Cytisus proliferus* and is also synonymous with *Chamaecytisus proliferus* and *Chamaecytisus proliferus* var. *palmensis* (cf. the International Plant Name Index).

⁹¹ NSW Agriculture, *Agfacts: Tagasaste (tree lucerne)*, Agfact P2.1.7, first edition 1986 (Reviewed May 2003), AGDEX 431/622

The drawing accompanying the oral evidence for this windbreak notes that the plants were set out in a line extrapolated off the northern side of the cottage then returning across the front of the cottage. Physical evidence shows Tree Lucerne planted across the front beyond the width of the original stone cottage and also returning on the southern side in line with the accretions to the south of the cottage.

Current Tree Lucerne plantings are of mixed ages with some recent replacement plantings and while not wholly reflecting the original hedged layout this feature is nevertheless an important one as it maintains a distinctive cottage planting with a known early link to the Curley family.

Another highly significant introduction by about 1920 was the purchase and planting of numerous trees to enhance the environmental and aesthetic context of the cottage group. The trees are noted in the oral evidence as coming from Charles Weston at Yarralumla Nursery which, while this was a principal source for most early Canberra gardens and farms, establishes a connection with an important establishment and its famous director that certainly enhances the value of the Mugga Mugga plantings.

It is assumed, from this evidence, that all of the mature cypresses were from this 1910s, or slightly later, acquisition. Among the cypresses around the cottage and kitchen block is a cypress that is different to the two common species (*C. arizonica* and *C. sempervirens*) and is, to date, without positive identification though is tentatively suggested as Mexican Cypress (*C. lusitanica*). The 1925 Yarralumla Nursery catalogue lists thirteen cypresses as being available at this time though, in fact, several listed species are taxonomically the same yet their different earlier names suggest provenances of particular scientific interest⁹². On the basis of this information the unidentified cypress behind the kitchen block should be regarded as having botanical value that deserves further investigation.

Ms Curley noted that the surviving English Elm (*Ulmus procera*) to the south of the cottage group (in the vicinity of the former dairy) was planted by her parents and, on this basis, the tree would have been received from the Yarralumla Nursery. The Monterey Cypress (*Cupressus macrocarpa*) and the row of senescent Monterey Pine (*Pinus radiata*) at the southern site boundary may be from the same source as these species are listed as being available at Yarralumla Nursery by 1925.

As the Tree Lucerne was noted as being introduced to help ameliorate the environmental conditions in proximity to the cottage, so the Yarralumla Nursery trees were also introduced to provide an effective larger scale windbreak as the plantings generally conform to a protective outer rectangle around the immediate cottage group.

At about this time also the front garden to the cottage was enlarged with new fencing to the east and to the south at least. This was chiefly to ensure that the new plantings were not destroyed by stock. Over subsequent decades more structures were added – and others removed – necessitating the adjustment of fencing around the cottage group.

Sylvia Curley indicated that the Madeira Vine (*Anredera cordifolia*) or Potato Vine climber around the kitchen block was introduced by her mother during the interwar period (refer Figure 58). In a warmer, coastal climate this species would become a rampant and difficult plant but Canberra's winters probably keep its prolific tendencies in check. Other plantings known from the oral record to have been introduced in this period by Annie Elizabeth Curley are the rosemary (*Rosmarinus officinalis*) and lilac (possibly using a cutting from the old Duntroon-sourced plants at the front of the cottage) at the back door of the kitchen block.

⁹² Those listed in the 1925 catalogue are (as spelt) *Cupressus macrocarpa*, *C. Knightiana*, *C. Lindleyi*, *C. Goveniana*, *C. Lawsoniana*, *C. Torulosa*, *C. Lambertiana*, *C. Arizonica*, *C. Macnabiana*, *C. fastigiata*, *C. Benthamiana*, *C. Californica* and *C. sempervirens*. Yet *Cupressus benthamiana* (now *C. benthamii*) and *C. knightiana* are synonyms for *C. lusitanica*; *C. lindleyi* is listed in the International Plant Names Index with *C. benthamii* and *C. lusitanica*; *C. fastigiata* is a synonym for *C. sempervirens*; and *C. goveniana* has been linked taxonomically with *C. californica*. *C. lambertiana* is synonymous with *C. macrocarpa*. Also *C. lawsoniana* is now listed under the genus *Chamaecyparis*. The actual number of cypress species originally offered is, according to more recent taxonomy, half that listed.



Figure 58: Madeira Vine (*Anredera cordifolia*) growing over the kitchen block verandah. This was introduced here by Annie Curley.

Source: G Britton, 2011



Figure 59: Old cypress stumps – presumably Desert Cypress (*Cupressus arizonica*) – and more recent replacements next to the cottage.

Source: G Britton, 2011

Two old tree stumps remain to the south of the cottage where (presumed) replacement trees (Desert Cypress) have been planted (refer Figure 59). A *Rhododendron* cultivar is within the modern bed in front of the 1949 cottage extension.

Within the front garden there is an overlay of various phases of layout. Around the surviving early axial path and simple symmetrical layout there is a partly symmetrical arrangement of circular planting beds using white-painted fieldstones as edging (refer Figures 60 and 61).



Figure 60: View of the cottage garden on the northern side with the main axial entry path to the left. The steps and handrail probably indicate the original extent of the garden enclosure based on the 1912 Percival survey.

Source: G Britton, 2011

Two elongated beds framing the main entry path are also edged with the same stones. Ms Curley indicates that these ornamental beds were formed by her family using stones from the creek. It is not known when these ornamental bedding areas were introduced though,

from Ms Curley's evidence, the interwar period would be consistent. Bedding along the 1949 extension is likely to have been added in about 1950 (refer Figures 61-63).



Figure 61: A further view of the southern cottage garden area showing the slab addition to the cottage and an earlier timber portal possibly indicating a former gate entry. The structure accords with where an earlier fence is shown on archival documents in line with the slab addition.

Source: G Britton, 2011



Figure 62: Front entry with 1982 side path and water pipe handrail, star picket and recycled timber posts demonstrating considerable resourcefulness in the adaptation of available farm materials for new uses.

Source: G Britton, 2011



Figure 63: An earlier traditional timber gate.

Source: G Britton, 2011

3.3.4 ACT Government Period (1994-Present)

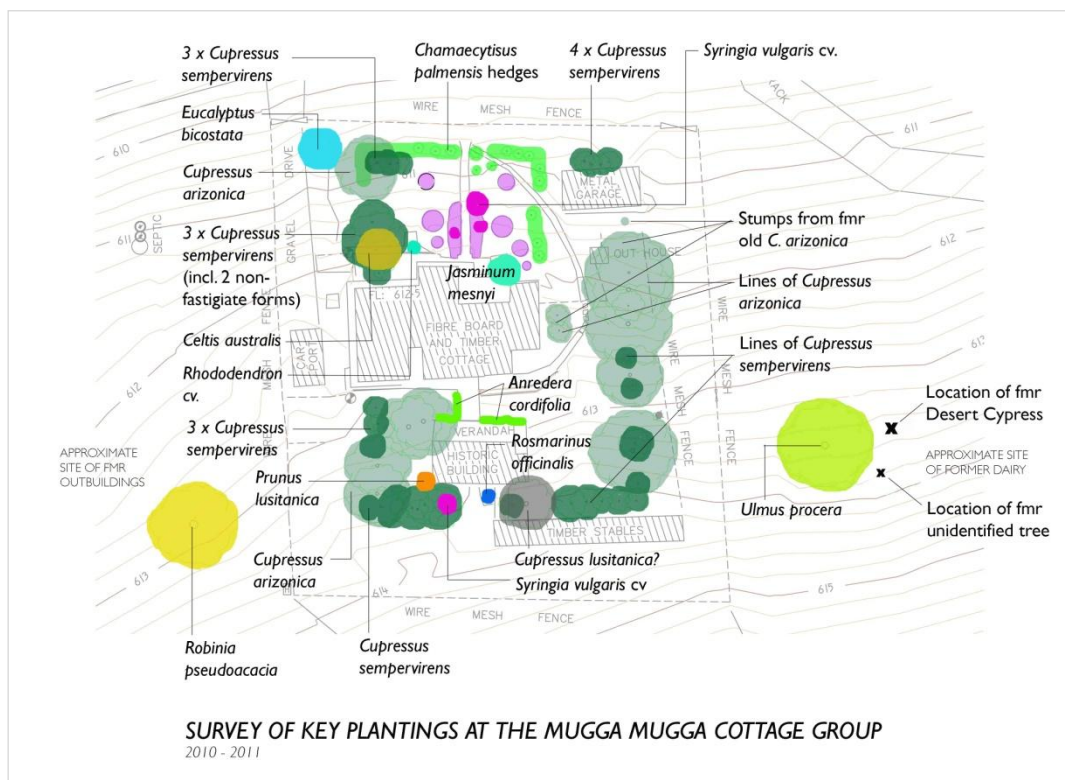


Figure 64: Key Plantings

Source: G. Britton, 2011

Since the site has been managed by the ACT government most of the site interventions have been directed at conservation works for the buildings such as stabilisation, security and drainage measures or interpretation of the site involving the conversion of the 1980s garage for educational purposes and the building of the nearby visitor centre. More recently, a gravel access apron and sealed pathway (concrete unit paving) have been installed to assist with safe access for people with mobility issues.

An ACT Historic Places file note indicates that restoration work was carried out at the well site in 1998 chiefly resulting in the stone enclosure around the well being rebuilt. More recently, the well has been enclosed by a galvanised mesh fence with a safety gate as precaution given the visits to this area by school groups. The timber tripod windlass structure is another recent, and appropriate, addition for interpretation.

Recent plantings include a Southern Blue Gum (*Eucalyptus bicostata*) near the northern corner of the cottage group, a Black Sallee (*Eucalyptus stellulata*) and *Hardenbergia violacea* to the fence behind the carport while a recent loss (since October 2010) has been a Desert Cypress from near the former dairy site. An adventive *Celtis australis* has seeded within the crude masonry blockwork bedding next to the later verandah to the front of the cottage. Other adventive *Celtis* seedlings are now within the former vegetable site near Hindmarsh Drive. There is also at least one adventive *Pinus radiata* seedling within the paddocks. Both the *Celtis* and pine species are potentially nuisance species that are out of context in these locations and should be removed. The nearby visitor centre has been partly screened with native plants as part of an interpretive program to demonstrate and encourage the use, generally, of plantings that require little water once established. The plant species used are not necessarily locally indigenous.

4.0 ANALYSIS AND STATEMENT OF SIGNIFICANCE

4.1 Criteria

4.1.1 ACT HERITAGE CRITERIA

The following criteria are specified in Section 10 of the *Heritage Act 2004* as that to be adopted for assessing places in the ACT for the Heritage Places Register.

A place or object has *heritage significance* if it satisfies 1 or more of the following criteria (the *heritage significance 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;
- (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 practiced, 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) for a place—it exhibits unusual richness, diversity or significant transitions of flora, fauna or natural landscapes and their elements;
- (l) for a place—it is a significant ecological community, habitat or locality for any of the following:
 - (i) the life cycle of native species;
 - (ii) rare, threatened or uncommon species;
 - (iii) species at the limits of their natural range;
 - (iv) distinct occurrences of species.

4.1.2 HERCON Criteria⁹⁵

The following assessment criteria are applied in the assessment of Victorian Heritage and have been accepted by ACT Heritage as an industry standard.

- Criterion A** Importance to the course, or pattern, of Victoria's cultural history
- Criterion B** Possession of uncommon, rare or endangered aspects of Victoria's cultural history.
- Criterion C** Potential to yield information that will contribute to an understanding of Victoria's cultural history.
- Criterion D** Importance in demonstrating the principal characteristics of a class of cultural places or objects.
- Criterion E** Importance in exhibiting particular aesthetic characteristics.
- Criterion F** Importance in demonstrating a high degree of creative or technical achievement at a particular period.
- Criterion G** Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.
- Criterion H** Special association with the life or works of a person, or group of persons, of importance in Victoria's history.

4.1.3 Comparison

The Council of Australian Governments (COAG) has agreed that all States and Territories will progressively adopt the HERCON criterion to ensure consistency in heritage assessment. It is likely that the ACT will modify its criteria following the review of the *ACT Heritage Act*.

The following table correlates the two sets of criteria but the analysis in this section references the ACT Heritage Criteria.

HERCON Model Criteria	ACT Heritage Criteria 2004
	A place or object has heritage significance if it satisfies 1 or more of the following criteria (the heritage significance criteria):
(a) Importance to the course or pattern of our cultural or natural history.	(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;
	(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;
	(k) for a place— it exhibits unusual richness,

⁹⁵ Information Note, Heritage Council, **Criteria for the Assessment of Cultural Heritage Significance**, Heritage Council of Victoria, August, 2008

HERCON Model Criteria	ACT Heritage Criteria 2004
	diversity or significant transitions of flora, fauna or natural landscapes and their elements;
	(i) for a place—it is a significant ecological community, habitat or locality for any of the following: <ul style="list-style-type: none"> (i) the life cycle of native species; (ii) rare, threatened or uncommon species; (iii) species at the limits of their natural range; (iv) district occurrences of species.
(b) Possession of uncommon rare or endangered aspects of our cultural or natural history	(f) it is a rare or unique example of its kind, or is rare or unique in its comparative intactness;
(c) Potential to yield information that will contribute to an understanding of our cultural or natural history	(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;
(d) Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.	(g) it is a notable example of a kind of place of object and demonstrates the main characteristics of that kind;
(e) Importance in exhibiting particular aesthetic characteristics.	(b) it exhibits outstanding design or aesthetic qualities valued by the community or a cultural group;
(f) Importance in demonstrating a high degree of creative or technical achievement at a particular period.	(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.
(g) Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions.	(d) it is highly valued by the community or a cultural 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;
(h) Special association with the	(h) it has strong or special associations with a

HERCON Model Criteria	ACT Heritage Criteria 2004
life or works of a person, or group of persons, of importance in our history.	person, group, event, development or cultural phase in local or national history;

4.2 Site and Landscape

4.2.1 Historical Value

A review of archival material and reconciliation of site evidence indicates that elements of the early Mugga Mugga cottage garden layout remain discernible. This includes the front path on axis from the cottage down to the first set of steps where there was likely an earlier fence and gate. As part of this early garden the largest lilac ((*Syringia vulgaris* cultivar) – one of a symmetrical pair either side of the axial path – remains from the 19th century.

Part of the present front fence alignment and front pedestrian gate represents the expansion of the grounds around the cottage by about 1920. Included with this second major phase of development of the grounds was the planting of the Tree Lucerne hedge (mostly still intact) and broader rectangular enclosure of cypresses (mostly intact). Other early surviving plantings include the Black Locust (*Robinia pseudoacacia*) to the northwest indicating the location of former outbuildings and the English Elm (*Ulmus procera*) to the south signalling the location of the former dairy.

The link between Mugga Mugga cottage and Charles Weston and the Yarralumla Nursery in the 1910s is highly significant as, although the nursery currently survives, with the inevitable gradual decline and loss of Canberra's earliest plantings material procured through Yarralumla Nursery during this early phase will become increasingly rare. Of these cypresses (mostly either *Cupressus arizonica*⁹⁶ or *C. sempervirens*) one is distinctly different and may be the rare Macnab's Cypress (*Cupressus macnabiana*). This should be further investigated taxonomically to determine an accurate botanic identification. It is already noted that the survival of Tree Lucerne within Canberra from 1916 is rare.

Evidence of the 19th century access track connecting Duntroon with Mugga Mugga remains across the site and represents an important surviving element from the early outstation development. To the south of the cottage group (and outside the present site boundary) remains a section of the early fenceline that formed part of the southern boundary of the cottage paddock.

A dam was noted by AW Moriarty as being part of the site improvements on the property by 1912 and another dam was introduced in 1924⁹⁷. Two smaller dams remain at the fringes of the present site boundary that appear to be old formations though it isn't known if either of these constitute those mentioned by either Moriarty or the 1989 chronology.

Early archival plans also show a cultivation paddock to the northeast of the cottage paddock and, while the cultivation paddock area has now been subsumed by the present golf course to the north of Hindmarsh Drive, some evidence remains of the access road in the adjoining property to the northeast ((part of a current track) and within the golf course (a line of trees).

Other early landscape features noted on archival plans and surveys may also remain in the largely undeveloped areas to the southeast of the cottage site. These may

⁹⁶ There is some obvious physical variation in the characteristics of this species on site but this is probably best understood as either genetic variation within this species or, possibly, evidence of some hybridisation rather than multiple species (eg. *C. arizonica* and *C. glabra*).

⁹⁷ John Armes & Assoc. and Access Archaeology, **Mugga Mugga Conservation Plan**, Unpublished Report for the National Trust of Australia (ACT), 1989, Appendix 1 p. 2

include part of the old access track linking Duntroon and Woden homesteads, a “quartz” hill and outcrops of granitic “boulders”.

The other detail of historical interest is the fact that the Curleys occupied and managed Mugga Mugga as a rural home from 1913 – 1995 which is rare occurrence in the ACT.

4.2.2 Aesthetic Value

The cottage group, with its distinctive immediate signature plantings of cypresses, is of considerable aesthetic value as a rare surviving example of a traditional farm complex within the ACT. With a large modern city surrounding it, it is particularly remarkable that the cottage group still remains within a largely cleared, rural landscape providing a strong sense of its earlier agricultural context.

The same largely cleared setting for the cottage group also enables important visual connexions from the site to historically related places elsewhere such as the Duntroon precinct and distinctive topographic landmarks such as Mount Pleasant, Mount Ainslie, Mount Majura and Mugga Mugga Hill. The continuing possibility of these view connexions enhances an appreciation of the place though some views are now threatened by the more recent planting of nearby windbreaks.

Additionally, it is possible to appreciate the cottage group within its characteristic open landscape from along Hindmarsh Drive. Although this is a much later access route there is a sense in which the important early entry track to Mugga Mugga, from the northeast, can be interpreted by way of this later road corridor.

4.2.3 Social Value

Through its layout and types of plantings the grounds form a valuable educational resource in terms of understanding 19th and 20th century cultural taste and rural lifestyle and patterns. Refer also 4.4 for full assessment of social significance.

4.2.4 Scientific Value

There is likely to be considerable archaeological research potential vested in the site and some plant species are also of botanical interest.

4.2.5 Summary

The overall site holds considerable value as a mid-19th century former outstation of the extensive Colonial Duntroon estate where remnants of the 19th century layout survives within and outside the present site boundaries. The site also holds considerable value as a rural home in continuous occupation by one family for most of the 20th century.

Within the site are both surviving and recolonising representatives of the locally indigenous vegetation that would have characterised the landscape before European settlement. Another ancient feature of the site is the numerous granodioritic rock outcrops that reveal the site’s underlying geology.

The grounds and adjacent areas of Mugga Mugga cottage also hold considerable value in retaining important evidence of the tastes and priorities of successive occupants of the site over a century and a half of continual use. This evidence includes a lilac ((*Syringia vulgaris* cultivar)) planted in the 19th century, the very rare surviving early use (1916) of Tree Lucerne as strongly advocated by the influential Government Botanist JH Maiden in 1915, an old *Robinia pseudoacacia* (probably 19th century planting) and the surviving group of exotic trees noted as having been procured from Charles Weston in the 1910s or 1920s. Of the latter, the cypress

(MacNab's Cypress? [*Cupressus macnabiana*]) immediately behind the kitchen block is potentially rare.

The largely cleared, rural nature of the Mugga Mugga landscape allows traditional views out across Canberra and particular visual connexions of historical importance between the site and other early sites such as Duntroon.

4.3 Analysis of Mugga Mugga Structures

4.3.1 Comparative Analysis

Mugga Mugga is not a complete farm such as Lanyon, Tuggeranong or Horse Park but mainly a cottage as an outstation of a larger property (Duntroon). It is similar to Blundell's Cottage and Majura Cottage which were the other outstations to Duntroon constructed about the same time.

Blundell's Cottage (1858) has now lost its context and Majura Cottage (c1850) is still an active farm but dominated by additions and adjacent structures so its context has been compromised.



Figure 65: Mugga Mugga Cottage

Source: EMA 2011

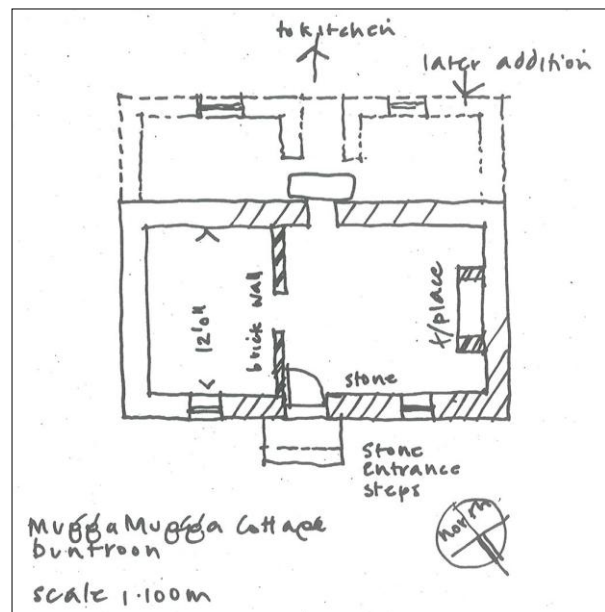


Figure 66: Mugga Mugga Cottage Floor Plan

Source: Freeman, et al, CMP, Vol 1, July 1994, p 46

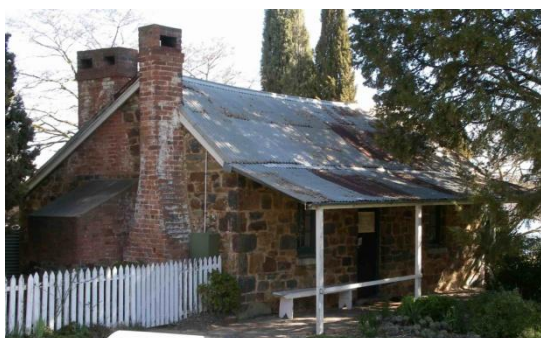


Figure 67: Blundell's Cottage

Source: Wikipedia, accessed 17 August 2011⁹⁸

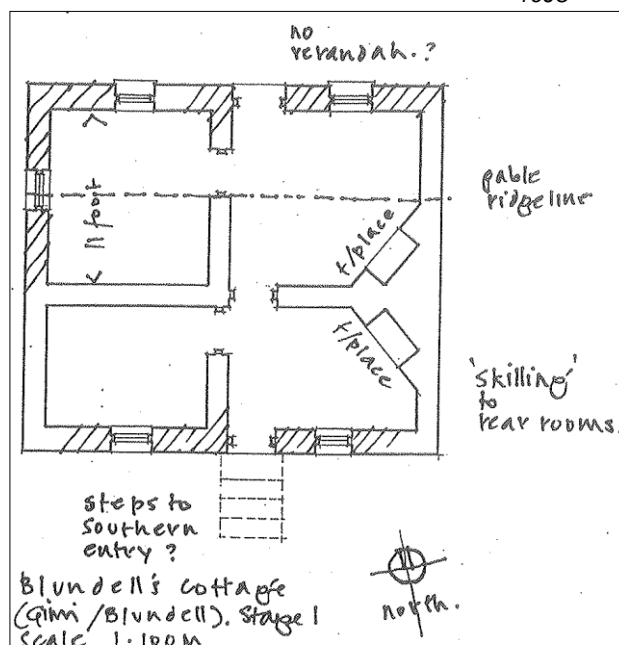


Figure 68: Blundell's Cottage Floor Plan

Source: Freeman, et al, CMP, Vol 1, July 1994, p47

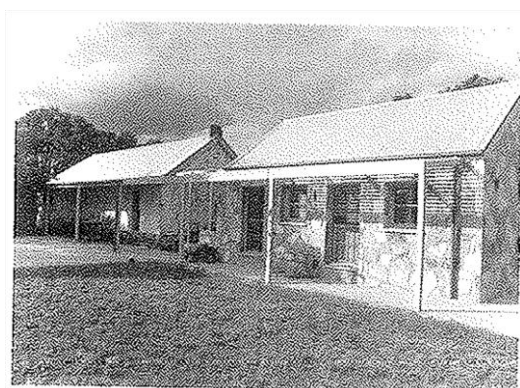


Figure 69: Majura Cottage

Source: Garnett, R & Hyndes, D, **The Heritage of the Australian Capital Territory**, National Trust of Australia and Australian Institute of Architects, 1992, Canberra, p49

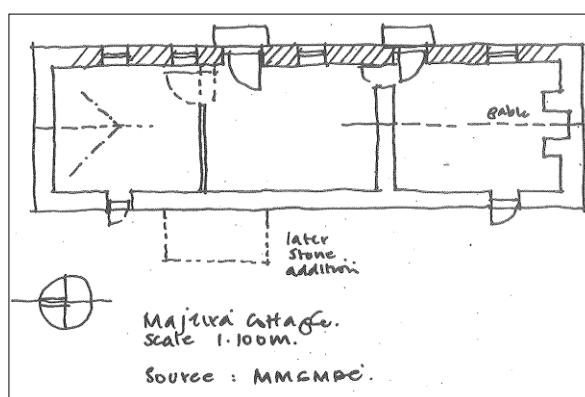


Figure 70: Majura Cottage Floor Plan

Source: Freeman, et al, CMP, Vol 1, July 1994, p49

Lanyon does include some 19th Century cottages away from the main homestead (Bluebeard's built in 1833)⁹⁹ but this remains as an empty shell. The other cottages at Lanyon are more recent 20th Century buildings and closer to the main homestead. There are other c1850 buildings in the Canberra area, but there are few other buildings that are directly similar to Mugga Mugga in its context.

⁹⁸ http://en.wikipedia.org/wiki/File:Blundells'_cottage.jpg accessed 17 August 2011

⁹⁹ http://en.wikipedia.org/wiki/Duntroon,_Australian_Capital_Territory accessed 17 August 2011

4.3.2 Dating Mugga

The primary documentation is:

1827	Land grant of 5000 acres given to Robert Campbell.
1838	Said to be the date of the stone cottage (by Sylvia Curley) but there is no primary evidence. It is likely that there was a cottage of some kind on site and probably slab timber.
1856	Schumack refers to a timber dwelling and fireplace.
1866-7	Patrick Curley lived and worked at Mugga Mugga for a short period while training as a shepherd.
1911	Federal Government resumed the Campbell estate including Mugga Mugga. Patrick Curley moved to Mugga Mugga to supervise the estate.
1912	Percival's survey and Moriarty's valuation both accurately describe what existed and its condition and refers to stone and brick house 1860s to 70s. The timber kitchen is undated.
1920	Mugga Mugga leased to Patrick Curley (lease signed 30 May 1921).
c1920	Slab shed (between 1912-1930, probably 1921).
1949	Flat constructed. Said to be designed by Ken Oliphant. Extended to west post-1960.
1982	Sylvia Curley leaves Mugga Mugga and it is sub-leased.
1995	Education Centre built.
1995	Mugga Mugga is handed to ACT Government.

Conjectural sequential plans prepared by others include the following. These are shown in Attachment 5.

- **Conjectural Plans Showing Mugga Mugga in its regional context:**

C1840	Conjectural Sequential Plan No 1	Freeman et al, CMP July 94 p15
C1890	Conjectural Sequential Plan No 2	Freeman et al, CMP July 94 p21
C1913	Conjectural Sequential Plan No 2	Freeman et al, CMP July 94 p21
C1914	Conjectural Sequential Plan No 3	Freeman et al, CMP July 94 p29
C1933	Conjectural Sequential Plan No 4	Freeman et al, CMP July 94 p30
C1994	Conjectural Sequential Plan No 5	Freeman et al, CMP July 94 p41.

- **Conjectural Plans of the Cottage Precinct:**

C1913	Mugga Mugga Cottage Precinct Sequential Plan No 1	Freeman et al, CMP Oct 94 Vol 3 p1
C1918-20	Conjectural Reconstruction based on conversations with Ms S Curley	Freeman et al, CMP July 94 vol 3 p42
C1945	Mugga Mugga Cottage Precinct Sequential Plan No 2	Freeman et al, CMP Oct 94 Vol 3 p2
C1994	Mugga Mugga Cottage Precinct Sequential Plan No 3	Freeman et al, CMP Oct 94 Vol 3 p3.

- **Conjectural Plans of the Cottage and Garden:**

C1913	Cottage Precinct	J Cox
C1918-20	Cottage Precinct	J Cox
C1926-30s	Cottage Precinct	J Cox
C1994	Cottage Precinct (actual)	J Cox.

4.3.3 Comment

From our analysis the likely sequence of construction and dates of the building are:

Slab Hut	c1840 (demolished 1940) No structures mentioned in Hoddles 1832 survey or Mitchells map 1834 but there were well worn tracks to Woden Homestead by 1843 as reported by James Larmer.
Kitchen	Probably predates the Stone cottage (i.e. c1850) as a kitchen would be required to support the slab hut and roof is constructed by round poles. It is far more substantial than the slab hut and may have included some sleeping accommodation. The dividing wall was added in 1912. It was used for shearing from 1950 until reconstructed as a kitchen in 1994.
Stone Cottage	Probably c1855 contemporary with Duntroon's other outposts of Blundell's and Majura. Like Blundell's and Majura it would be expected that the gables would be stone. It appears that at some later stage the main roof was raised or replaced or altered as pit sawn battens and split timbers exist to Fathers Room and sawn rafters to main roof. Also the top plate is not now at the top of the wall. At this time the stone gables were replaced with brick. The area developed more extensively from the 1860's with the Kandra Gold Rush and Robertson Land Act which would have created a greater demand for building materials and probably sawn timbers became available. Better quality bricks were also available from trained brick makers coming to the area from 1870's and 1880's. There is no evidence of brick manufacturing in the area except for site-specific work till the 20 th Century. The date of the first timber mills is unknown but refined timber structures became more prevalent from the 1880's once the train to Queanbeyan was established. Bedroom 7 was added probably c1895 and the meat room in 1913. The Flat was added in 1949 and sunroom in 1975.
Shed	It was added as a sweating shed in 1950.
Toilet	Date unknown but possibly c1950.
Garage	Initially 1926, replaced in 1985.
Carport to Flat	1985

4.3.4 Integrity

The following is an outline of the extent of original material or integrity of the historic fabric. Refer to Volume 2 Attachment 7 for the full details of the site and building inventory.

EXTERIOR

There has been repair work over the years and generally similar material has been used to replace existing in line with good maintenance practice.

INTERIOR

A similar approach has occurred with the internal fabric of the cottage which is summarised below:

Floor	Butt jointed hardwood floors are probably original except where obvious or known replacement. Probably black japanned in part or whole. Linoleum and carpet later.
Walls	Likely to have been rendered and limewashed initially with the wallpapers later additions. The front room wallpaper border is from 1930s.
Chimney	Hand made brick, original.
Ceilings	Mainly hessian which may have been added later, but have been there for a long time. Some of the existing are replacements.
Joinery	Little is built-in except some shelving in the front room.
Windows	Timber hopper windows, mostly original.
Doors	Ledged and braced timber mostly original but hardware varies.
Colours	We understand that the current colours were generally determined by evidence on site.
Roof	The Fathers Room has pit sawn battens and split timber rafters but the main roof has a wall plate at a lower level, sawn rafters and brick gable ends. This would suggest that at some stage the roof was raised and gables rebuilt. However there is no documentary evidence or indicative date.
Kitchen	Fabric is substantially original except the west side which has undergone change and reconstruction. The verandah floor is from mid 20 th century and walls have changed over time. The kitchen floor has been replaced to be similar to original. The dividing wall is not original but was added in 1912 very easily. The hessian ceiling is substantially a replacement.
Shed	This is substantially original.
Toilet	This is original.
Garage	The only changes are to the main door and fitout.
Education Centre	The deck/verandah has been added to the original building.

4.3.5 Assessment of Buildings**4.3.5.1 HISTORIC VALUE**

The buildings have historic value for the rural lifestyle they represent together with use of traditional materials and construction methods. This extends to the fitout and its representation of rural lifestyle which can expand knowledge for future generations and all who visit the site.

4.3.5.2 AESTHETIC VALUE

The charm of the place is in its quaint representation of a modest cottage of rural Australia in the nineteenth century.

The setting of a relatively open area and the modest garden is part of the aesthetic appeal. The individual rooms are also part of the aesthetic appeal of the whole.

4.3.5.3 TECHNICAL/SCIENTIFIC VALUE

The main technical value of the Mugga Mugga is the traditional construction methods and use of traditional materials of nineteenth century rural Australia which are well demonstrated on the site.

These techniques include stone, brick, pit sawn timber, split timber, slabs, timber poles, sawn timber, hessian, limewash as well as a number of details and trims.

There remains a scientific challenge to precisely date the buildings and sequence of development and change. The archaeological potential of former sites/structures is also part of the scientific values of the site.

4.4 Social Significance

This aspect was undertaken by Sandy Blair and is detailed in Attachment 4 with key sections presented below.

4.4.1 Concept and Definitions

Social value refers to the current attachment to place by a community or cultural group.

The 1988 Guidelines to the Australia ICOMOS Burra Charter define social value as:

*The qualities for which a place has become a focus of spiritual, political, national or other cultural sentiment to a majority or minority group.*¹⁰⁰

The most comprehensive Australian analysis of the concept to date is Chris Johnston's work for the Australian Heritage Commission (AHC) in she defines social value as:

*...about collective attachment to places that embody meanings important to a community.*¹⁰¹

In relation to the ACT Heritage Register, a place has social significance when the following (Criterion d) is fulfilled:

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

The relevant HERCON criteria (which the ACT is likely to adopt following the review of the ACT Heritage Act 2004) is Criterion G:

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to indigenous peoples as part of their continuing and developing cultural traditions.

The ACT Heritage Register (Criterion d) has been used as the most relevant for this project. Reference is also made to the HERCON criterion (g) social value as appropriate.

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; or communities defined by a geographic area, for example, residents of Canberra or Australia.

4.4.2 Research Methods

Assessing social significance involves researching the associations, meanings and values attributed to the place by particular communities and cultural groups. This research typically involves various forms of community consultation and social science research techniques.

In assessing social significance it is necessary to:

¹⁰⁰ The Burra Charter. The Australia ICOMOS Charter for Places of Cultural Significance, Australia ICOMOS 1999.

¹⁰¹ Johnston, Chris, 1992, *What is Social Value? A Discussion Paper*, Canberra, AHC; and Australian Heritage Commission 1994, *Method Papers: East Gippsland and Central Highlands Joint Forest Projects, Volume Two – Cultural Values*, AHC and Department of Conservation and Natural Resources, Victoria.

- identify the communities or cultural groups with a potential association;
- research and document the nature of the association;
- undertake analysis of the available evidence to establish whether that association gives rise to social value and at what threshold level; and hence
- answer the question 'does it have social significance' when assessed against the relevant heritage criterion.

Identifying associated communities

Mugga Mugga has been recognised as having heritage value to the people of Canberra from the late 1980s and 1990s, when it was classified by the National Trust of Australia in 1986, entered in the Register of the National Estate in 1990, and in the Interim Heritage Places Register of the ACT in 1994. The ACT Government accepted Mugga Mugga as a gift to the people of Canberra from Sylvia Curley in 1994, recognising its value as an educational resource for presenting Canberra's early rural history. The opening of the Mugga Mugga Sylvia Curley Memorial Education Centre a year later reflected the strong support of groups within the Canberra Community, as it was erected entirely by voluntary labour and fitted out through donations of materials and equipment.

This study has further researched and documented these associations with the Canberra community, as well as extending the social value research to identify what other specific communities or cultural groups are likely to have current attachments to Calthorpes' House.

Additional associations identified as worthy of research are:

- people who lived and worked at Mugga Mugga and their descendents;
- ACT Museums and Galleries staff, guides and volunteers (current and former) and various professional heritage consultants who have worked at the property;
- schools and other interest groups who visit for educational, general and special programs; and
- tourists and visitors to the Canberra region.

Social value research

As part of this project, a program of consultation and research to identify social value was developed. Information was gathered from a number of different sources, as follows:

- community workshop held at Mugga Mugga (see Attachment 5);
- heritage focus group drawing on interest groups and staff of ACT Museums and Galleries (see Attachment 5);
- online media and tourism sources;
- relevant files kept by the ACT Museums and Galleries and the National Trust (ACT); and
- review of previous heritage assessments and reports.

4.4.3 Evidence of Social Value

Table 4.1 provides an overview of the range of communities identified as having an association with Calthorpes' House and the use of different sources of evidence used for each in assessing social value.

Table 4.1: Summary of associated communities and evidence of social value

Community or cultural group	Association	Evidence source
People connected to the working farm and cottage	<ul style="list-style-type: none"> Memories of living and working at Mugga Mugga in the past Living in the flat at Mugga Mugga Agisting horses in the Horse Paddock Visiting the Curley sisters (Sylvia Curley died 1999 aged 101 years, leaving no other descendents) 	<ul style="list-style-type: none"> Community workshop Heritage focus group ACT Museums and Galleries records Oral histories and personal accounts
Staff, advisory bodies, guides and volunteers	<ul style="list-style-type: none"> Managing and conserving the cottage and landscape as a heritage professional or administrator Presenting nature and social history based education programs about life at Mugga Mugga Making the property accessible through running public events and activities Working as a guide or volunteer, sharing passion and knowledge Ongoing connection, family links to Duntroon and Mugga Mugga for some volunteers Strong memories of Sylvia Curley and her vision Providing community and expert views in management (ACT Historic Places Advisory Committee) 	<ul style="list-style-type: none"> Community workshop Heritage focus group ACT Museums and Galleries records
Canberra residents	<ul style="list-style-type: none"> Visible reminder of Canberra's early rural history which is rapidly vanishing with ongoing urban development Shared memories and stories of the Curley family and other lessees and as part of Duntroon Estate Participating in environmental education programs and community events over 20 years of public ownership Interesting and enjoyable place to bring visitors and friends 	<ul style="list-style-type: none"> Community workshop Heritage focus group National Trust (ACT) records ACT Museums and Galleries records Local media
Environmental education and special interest groups	<ul style="list-style-type: none"> Local and interstate school visits, especially early primary years, often in combination with Calthorpes' House Chance to connect with different lifestyles – shepherds, rural workers and their families, small landholders struggling to survive and making-do. Landscape valued by 'Friends of the Grasslands' for remnant native vegetation – they run guided walks for 	<ul style="list-style-type: none"> Interviews Community workshop Heritage focus group ACT Museums and Galleries records <i>Illustrated Burra Charter</i> – case study on wallpaper conservation (p.26)

Community or cultural group	Association	Evidence source
	<p>the public</p> <ul style="list-style-type: none"> • Tours for specialist groups, e.g. wallpaper conservators, museum and heritage tertiary education courses • Cottage, garden and collection used as benchmark and reference point in domestic technologies, period design and conservation techniques 	
Tourists and visitors	<ul style="list-style-type: none"> • Part of a visit to Australia's National Capital • Experience of early rural history before the Federal Capital existed, and life for ordinary rural workers, rather than pastoral owners and prominent families 	<ul style="list-style-type: none"> • Visitor statistics • Visitor and tourism information and websites • Mugga Mugga guidebook and other interpretive materials

Community consultation

A program of community consultation was designed for this project to seek views and gather first-hand information from the range of communities and cultural groups associated with Mugga Mugga.

Community workshop

A workshop of communities or groups of people with associations to Mugga Mugga was held on 16 March 2011. These people also have a good understanding of the wider community values of Mugga Mugga. The workshop was attended by 16, including the descendents of people who lived and worked at Mugga Mugga and Duntroon; current and former staff of ACT Museums and Galleries, guides and volunteers working at Mugga Mugga; students and heritage consultant on the CMP project team. A full list participants and record of findings is at Attachment 5

Heritage focus group

Members of special-interest groups associated with Mugga Mugga were invited to a heritage focus group session on 17 March 2011 at the Canberra Museum and Gallery. Eight representatives from organisations such as the ACT Historic Places Committee, the Australian National University and National Trust of Australia (ACT) attended. A full list of participants and record of findings is at Attachment 5.

In addition, completed participants sheets received from Jenny Andrews and Elaine Lawson were included in the analysis of outcomes from the community consultation (see Attachment 5).

Other research

A range of other sources were researched as part of the project. These are described below, with brief summaries of the information gathered and its use in the assessment of social value.

Media

The electronic and paper media both portrays and influences popular perceptions and views; it is instructive to see how Mugga Mugga has been portrayed in the media and where it has received coverage. This research can help to evaluate the extent and nature of community associations and the meanings that Mugga Mugga represents, locally and nationally.

Research into the media clippings on file at both ACT Museums and Galleries and the National Trust of Australia (ACT) indicates that media coverage has been intensely local, focussed on family and pioneer history of the Canberra and Queanbeyan region. The *Queanbeyan Age* reported on the death of Ada Annie Coster (nee Curley) in early 1990, describing the rich historical links with the Canberra-Queanbeyan region that had now been severed (QA 16/2/1990); later that year, the *Canberra Times* welcomed the establishment of the Mugga Mugga Memorial prize by Sylvia Curley, with its focus on primary school students researching and writing about local history topics. Sylvia Curley's life and memories of the Royal Canberra Hospital from her time as matron were featured in the Sunday edition of the *Canberra Times* on 12 May 1991. In June 1994, Jack Waterford wrote of Sylvia Curley's gift of Mugga Mugga to the people of Canberra, quoting her as saying that, unlike the grand old Canberra homesteads such as Duntroon and Lanyon, Mugga Mugga 'stands for the little people, the workers and pioneers of old Canberra' (CT June 1994; see also *Queanbeyan Age* 12/6/96). An article in the *Canberra Times* in August 1998 noted the progress of excavations by an archaeologist of the Mugga Mugga well (CT 27/8/98) and in November that year, Sylvia Curley's 100th birthday (CT 8/11/98). Much of this coverage has a strong local community focus and appeal.

Visitor and tourism sources

While Mugga Mugga appears as one of our earliest historic sites in brochures, guides and websites available to local, interstate and overseas visitors, it is not as widely promoted as Lanyon or Calthorpes' House, or a wide range of other historic sites open to visitors in the ACT. Many of these other attractions are featured in the *Canberra Tracks* tourism itineraries, developed by the ACT Government to highlight heritage themes and places of interest to tourists and visitors to Canberra. For Mugga Mugga, however, the restricted opening hours and focus on conserving the fragile historic materials has limited visitation over the years. For about the last decade, the visitation rate has been about 2000-3,000 people a year, compared to significantly higher numbers at both Calthorpes' House and Lanyon, which are open to the public more frequently.¹⁰²

The Mugga Mugga historic site is featured in the following selection of local tourism material:

- Mugga Mugga a guide, ACT Canberra 2010; also information on education programs, exhibitions and events at ACT Museums and Galleries website at www.museumsandgalleries.act.gov.au.
- Information at Canberra airport and the Canberra and Region Visitors Centre
- Australian Capital Tourism's *Visit Canberra - Home of the Australian Story* website at www.visitcanberra.com.au. The website includes Mugga Mugga in its list of museums open to the public.

National Trust of Australia (ACT) records

The Classification files on Mugga Mugga cover some of its more recent history, including the close working relationship of the National Trust with Sylvia Curley in the 1980s and early 1990s, in the period before public ownership of Mugga Mugga. The initial heritage assessment and conservation work on the historic Mugga Mugga property was closely guided by the National Trust's Mugga Mugga Restorations Committee.¹⁰³ National Trust members of this era were very involved in the efforts to secure funding for urgent conservation and stabilization works to protect the modest vernacular buildings and rare interiors, with decorative treatments dating from circa 1900. In all of this early conservation work, there was considerable emphasis on

¹⁰² ACT Museums and Galleries visitation statistics extracted from Annual Reports.

¹⁰³ See for example Minutes of the Mugga Mugga Restorations Committee held on Thursday 6 Dec 1990, NT (ACT) Mugga Mugga Classification files.

ensuring best practice approaches as set out in the Australia ICOMOS Burra Charter and the emerging field of heritage conservation. Considerable effort was also expended to ensure that the original lease of the Horse Paddock area remained intact as part of the historic property. This early work by National Trust members and heritage professionals provided an essential basis for the subsequent conservation and presentation of Mugga Mugga to the public.¹⁰⁴ It has enabled the authentic presentation of the cottage as a simple functional home of rural workers still in its rural setting.

ACT Museums and Galleries records

The files and photographic records kept by the ACT Museums and Galleries document many aspects of the conservation and management of the property after its acceptance by the ACT Government in 1994. Staff of Canberra Museums and Galleries worked closely with Sylvia Curley to conserve the property and present it to the public in an authentic way that reflected the lifestyle of the early rural workers and small leaseholders. Sylvia Curley was intensively involved in many aspects of the presenting of the property, including documenting her memories of domestic practices spanning the entire twentieth century, the role of women in managing a household and property and the social and working life in the district. She also extensively documented the collection of objects and memorabilia she gifted along with the Mugga Mugga leasehold and buildings.¹⁰⁵

A major project was the construction of the environmental education centre to fulfil Sylvia Curley's vision of using Mugga Mugga as a tool for teaching history and environmental studies. The centre, launched in 1995 as the Mugga Mugga Memorial Environmental Education Centre, was constructed entirely through voluntary labour and the donation of goods and services by local business and private individuals.¹⁰⁶ The initial environmental education program was developed and run by a science educator and the centre included a library and microscopes, as well as being surrounded by extensive plantings of local native plants and shrubs.¹⁰⁷ Themes of these early programs included waste recycling, water quality monitoring and conservation, the origins and control of weeds, renewable energy, landscape change and various social history aspects, all linked to the routines of daily life and past value-systems represented at Mugga Mugga.¹⁰⁸



Figure 71: School program investigating water quality at Mugga Mugga, 2001

Source: ACT Museums and Galleries Collection



Figure 72: Primary School class at Mugga Mugga Education Centre, 2006

Source: ACT Museums and Galleries Collection

¹⁰⁴ See for example CMPs by John Armes and Associates, Freeman Collett and Partners.

¹⁰⁵ Personal communication, Lainie Lawson, 26 May 2011. Lainie was senior curator at CMAG in the mid 1980s and early 1990s. See also letters from Sylvia Curley to Wendy Hucker, ACT Museums and Galleries files.

¹⁰⁶ See 'The Mugga Mugga Timeline' in Mugga Mugga a guide, pp. 28-29; personal communication, Lainie Lawson, 26 May 2011; Miss Sylvia Curley's speech at the opening, ACT Museums and Galleries Files.

¹⁰⁷ Personal communication, Sophie Chessell and Kate Gardiner, 3 March 2011.

¹⁰⁸ See for example ACT Museum and Gallery files, 99/12609; 99/12612; 10/10436.

Projects also recreated the vegetable and ornamental gardens, and replanted fruit trees in the former orchard. In 1999, the Lanyon head gardener recreated Sylvia Curley's mother's garden with plantings of Chrysanthemums, Geraniums and various bulbs from the Lanyon garden.¹⁰⁹

Sylvia Curley identified direct descendents of the families recruited in Scotland to work at the original Duntroon Estate and twelve representatives of these early pioneer families became volunteer guides at Mugga Mugga.¹¹⁰ There was also a major exhibition of Curley family objects and memorabilia for the Centenary of Federation in 2001, which is still on display in the garage.¹¹¹

Current education programs at Mugga Mugga present aspects of the social and natural history of the region, with hands-on, interactive and discovery-based experiences for students from primary school to university. Programs are offered in conjunction with Calthorpes' House, to illustrate the differences between city and country lifestyles last century as experienced by early Canberra families.

Popular guided landscape walks by Friends of the Grasslands highlight the important natural values of the grassland setting of Mugga Mugga, the survival of the native pasture reflecting a continuity of pre-World War 1 grazing practices, long-since overlaid by changing farm regimes and urban development in many other parts of the ACT.¹¹²

As well, each year, the annual Sylvia Curley oration is held at Mugga Mugga to memorialise her life and vision.

4.4.4 Analysis of Evidence of Social Value

A key step in determining social significance is that the evidence of social value is analysed and assessed against the relevant local, State or National heritage criteria. The use of a framework of indicators of social significance is helpful in breaking down the likely value into more specific groupings. The framework in common use by heritage professionals is based on that developed by Context Pty Ltd using the Register of the National Estate criteria for the Regional Forest Assessment projects.¹¹³ This framework is sufficiently inclusive to be applied to the ACT Heritage Register Criterion (d) and has been used in this project.

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 include 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.

Indicators of social value

The significance indicators used in this study are as follows:

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, signature place or icon for a community, one that for a particular community marks their place in the world, physically and symbolically.

¹⁰⁹ See ACT Museum and Galleries file 99/12608.

¹¹⁰ See ACT Museums and Galleries files, 98/13045.

¹¹¹ See ACT Museums and Galleries files, 1/1318.

¹¹² See for example ACT Museums and Galleries files, 9/8840.

¹¹³ AHC 1994; see also Walker, M. 1998 *Protecting the Social Value of Public Places*, Australian Council of National Trusts, ACT.

Importance as a reference point in a community's identity or sense of itself

This indicator is about associations and meanings that help to create a sense of community identity, such as places that represent spiritual or traditional connections between past and present, that reflect important collective 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 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. Places defended at times of threat fall into this grouping.

Thresholds

Threshold indicators are, in general terms, related to the relative strength of association, the length of association and the relative importance of the place to the identified community.

The evidence required to establish social significance is that the place is recognised and valued by an identifiable community or cultural group, and that their associations with the place and the social, cultural or spiritual values arising from this association are able to be documented and assessed against the criteria using agreed indicators. It is proposed that threshold indicators for the ACT Heritage Register are where there is an enduring community or cultural group association, possibly with some discontinuity if the association is very long, the place is well known within and across the relevant community and is highly valued by that community.

Applying the indicators to Mugga Mugga

The following discussion is based on the social value research undertaken as part of this project including a community workshop and focus group session, research into media, tourism and other records and review of previous studies. The discussion and analysis focuses on the communities and cultural groups identified in the research, and applies the indicators of social value and threshold measures to be reached for the ACT Heritage Register.

Important to the community as a landmark, marker or signature.

There is considerable evidence from the heritage workshops that Mugga Mugga's open rural landscape is highly-valued by groups within the Canberra community. The close proximity to the centre of Canberra makes this experience even more intense, so that the juxtaposition of the modern city with what is essentially a pre-war rural landscape has a strong impact. However, this attachment appears to be localised within particular groups rather than widely shared across the ACT community. For example, volunteer guides and former ACT Historic Places staff who worked closely with the former owner, Miss Sylvia Curley, to establish the museum and education centre respond to Mugga Mugga as a highly personal landmark or marker, linked to her personal vision.

The Mugga Mugga rural landscape is also strongly valued by the 'Friends of the Grasslands' as part of Canberra's remnant native grassland community. Those people with knowledge and understanding of biodiversity values respond to Mugga Mugga as an important part of a bigger landscape pattern, representing a once-extensive, but now highly fragmented, native grassland community. The extent to which Mugga Mugga is a recognisable landmark or marker, for these natural values requires further research. At this stage, the property does not appear to be widely known for these natural values across the wider Canberra community.

Overall, based on the evidence available to this project, Mugga Mugga is not widely known, or instantly recognisable, as a landmark by the Canberra community. This may in part be because it is not widely promoted to visitors and tourists, compared to other local historic properties. However, while it does not currently reach the threshold on this indicator, Mugga Mugga's social value as a recognisable landmark will need to be reviewed in the future, as attitudes and values may change rapidly. In fact, it is highly likely that Mugga Mugga will become important as a landmark as the other remnant rural landscapes of ACT are increasingly threatened by ongoing urban development.

Importance as a reference point in a community's identity or sense of itself

There is evidence that Mugga Mugga is an important reference point for both the wider Canberra community and the particular communities who are closely associated with the historic site.

Many who participated in the community consultation for this project emphasized the importance of Mugga Mugga as a reminder of Canberra's rural past. It is one of a small group of rural properties that are open to the public providing a strong connection to Canberra's pre-Federal rural history. Many participants at the workshop highlighted this feeling of connection with the past and its importance to their sense of continuity of Canberra people and landscapes. Specifically, some participants felt that Mugga Mugga provides a strong link to the rural working-class lifestyles and values of 'ordinary' people, the shepherds and small land holders rather than the prominent and important families of the large pastoral estates of nineteenth and twentieth century Canberra.

Many felt that the story and memories of the Curley family have wide appeal to Canberrans: Patrick Curley, the Duntroon shepherd turned small-landholder, ensured that his daughters were fitted for careers in teaching and nursing; and the Curley sisters' vision of presenting Mugga Mugga to the people of Canberra as a place for education in history and environmental studies resonates with many.

Others mentioned the evocative representation of women's lives at Mugga Mugga, including the social and domestic activities of past times, compared to today.

Again, as such historic site museums become rarer in the future; stories and places representing women's and working class lives are likely to be more highly-valued.

Strong or special community attachment developed from long use or association

Mugga Mugga has been recognised as having heritage value to the people of Canberra from the late 1980s and 1990s, when it was classified by the National Trust of Australia in 1986, entered in the Register of the National Estate in 1990, and in the Interim Heritage Places Register of the ACT in 1994. The ACT Government accepted Mugga Mugga as a gift to the people of Canberra from Sylvia Curley in 1994, recognising its value as a heritage and educational resource for presenting Canberra's early rural history.



Figure 73: Robert Campbell launches Sylvia Curley's account of her life, "A Long Journey" at Mugga Mugga on 18 April 1998.

In the background are Miss Sylvia Curley and Charles Campbell.

Source: ACT Museums and Galleries Collection

Research for this project has demonstrated the special attachment felt by those who worked closely with Miss Sylvia Curley over more than a decade, to establish the Mugga Mugga museum and education centre. These people and groups include members of the National Trust (ACT) who were closely involved in lobbying, providing expert advice and fund-raising to secure the future of Mugga Mugga as a public museum from the mid 1980s. It also includes the many Canberra business people and community members who donated funding, services and support as the museum and education centre was established. Volunteer guides and staff of the historic Places section involved at various stages of the museum's development have also expressed close personal associations and ongoing affection for Mugga Mugga. As well, many heritage professionals have taken great pride in the high quality of conservation and presentation work at Mugga Mugga over the years, especially the strong emphasis on authentic presentation of the modest vernacular buildings and landscape, and documenting and presenting the collection of Curley family objects and memorabilia.

Over a decade and more, Mugga Mugga has been the focus of social history and environmental education programs for adults and especially Canberra's primary school children. At the community workshops held as part of this project, Mugga Mugga guides and volunteers highlighted the special attachment felt by many of the public who have visited Mugga Mugga on school programs and other events since it opened in 1995. They also felt that the three very different historic properties managed by ACT Museums and Galleries, Lanyon, Calthorpes' House and Mugga Mugga, offered unique opportunities to present aspects of Canberra's early social history to the public. Programs over many years have also included specialist courses in heritage conservation for tertiary students and professionals working in the field of conserving traditional buildings and there is a strong ongoing demand for using the property for tertiary education courses based in Canberra.



Figure 74: Learning how to reduce waste by composting at Mugga Mugga, 1998.

Source: ACT Museums and Galleries Collection



Figure 75: David Young pre-wetting the kitchen before applying limewash, 'Traditional Building Materials' University of Canberra Summer School at Mugga Mugga, 1995.

Source: ACT Museums and Galleries Collection

The annual Sylvia Curley oration highlights the special associations many Canberra locals and visitors feel with the stories and memories of the Curley family and especially Miss Sylvia Curley's visions for Mugga Mugga as a museum of social history and environmental education.

4.4.5 Social Value

There is considerable evidence that Mugga Mugga's rural landscape is valued by a number of groups within the Canberra Community and its closeness to Canberra city makes it more intense. The rural landscape is also valued by Friends of the Grasslands for the bio diversity values. Some of these values of Mugga Mugga could be better promoted. Mugga Mugga is not a landmark in the Canberra Community. However Mugga Mugga is a reference point for those who know the site as part of Canberra's rural past and the people associated with the site. This has strengthened over the past 25 years of its heritage listing by National Trust and now ACT Heritage and access by school groups, embassies and the community.

4.5 Australian Historic Themes

Mugga Mugga represents the following Australian historic themes:

3.22 Lodging people

4.1.2 Making suburbs

4.1.4 Creating capital cities

4.6 Remembering significant phases in the development of settlements, town and cities

8.12 Living in and around Australian homes

8.13 Living in cities and suburbs.

4.6 Analysis against Criteria

The following assessment is made against the ACT Heritage Criteria¹¹⁶ (refer Section 4.1) and including all aspects discussed in the preceding sections:

- 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*

Mugga Mugga demonstrates traditional skills and practices common to a rural community for over 150 years but without demonstrating technical or creative achievement.

This particularly extends to the original material and construction techniques as indicated in the integrity of the building. (Refer 4.3.3)

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

The cottage group with plantings are of considerable aesthetic value as a rare surviving example of traditional farm complex. It remains with a rural landscape and visual connections to historical landmarks of Mt Pleasant, Mt Ainslie, Mt Majura and Mugga Mugga Hill.

These qualities are appreciated by a number of groups within Canberra including Friends of the Grasslands and all who visit the site.

- 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 overall site holds considerable value as a mid-19th century former outstation of the extensive Colonial Duntroon estate where remnants of the 19th century layout survives within and outside the present site boundaries. The site also holds considerable value as a rural home in continuous occupation by one family for most of the 20th century.

The original elements and details (refer 4.3.3) further reinforce the rural life style.

The grounds and adjacent areas of Mugga Mugga cottage also hold considerable value in retaining important evidence of the tastes and priorities of successive occupants of the site over a century and a half of continual use. This evidence includes a lilac (*Syringia vulgaris* cultivar) planted in the 19th century, the very rare surviving early use (1916) of Tree Lucerne as strongly advocated by the influential Government Botanist JH Maiden in 1915, an old *Robinia pseudoacacia* (probably 19th century planting) and the surviving group of exotic trees noted as having been procured from Charles Weston in the 1910s or 1920s. Of the latter, the cypress (MacNab's Cypress [*Cupressus macnabiana*]) immediately behind the kitchen block is potentially rare.

There are elements of the garden which reflect this modest rural design and character including the front garden layout, the brick path on axis to the front door and some plant species.

The largely cleared, rural nature of the Mugga Mugga landscape allows traditional views out across Canberra and particular visual connexions of historical importance between the site and other early sites such as Duntroon.

¹¹⁶ ACT Heritage Criteria <http://www.search.act.gov.au/>

All aspects of Mugga Mugga demonstrate a traditional for farm cottage, a modest way of living and sensible change over 150 years, including construction techniques and materials

- 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;*

Mugga Mugga is highly valued by many groups within the community of Canberra and those who visit the site as an evocative reminder of Canberra's rural past. As one of a small group of rural properties that are open to the public, the heritage-listed property provides a strong connection to Canberra's pre-Federal rural history. Specifically, it provides a strong feeling of connection with rural working-class lifestyles and the values of 'ordinary' people, shepherds and small land holders, rather than the prominent families of the large pastoral estates of nineteenth and twentieth century Canberra.

Mugga Mugga also demonstrates strong community collaboration over more than a decade to protect and present the historic vernacular cottage in its working landscape in an authentic way. Many Canberra people feel a strong personal connection to the vision and legacy of Miss Sylvia Curley and her gift of the property to the people of Canberra.

A particular, strong association with Mugga Mugga has developed through more than a decade of social history and environmental studies programs for adults and especially Canberra's primary school children. The ongoing use of the place for education will help to ensure the transmission of these important heritage values to future generations

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

This aspect was excluded in the brief but there is little evidence of indigenous tradition.

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

Within the site are both surviving and recolonising representatives of the locally indigenous vegetation that would have characterised the landscape before European settlement. Another ancient feature of the site is the numerous granodioritic rock outcrops that reveal the site's underlying geology.

As a rural outstation of a larger property that dominated the area in the 19th century, Mugga Mugga is the best example due to its completeness, integrity and setting. It is also illustrative of a small early 20th Century farm that has survived and can still demonstrate a way of life not able to be appreciated elsewhere in the ACT.

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

Mugga Mugga is an outstanding example of its kind as a cottage outstation of a large 19th Century property and of the very modest early 20th Century farm in close proximity to an expanding city.

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

Mugga Mugga has been associated with many people integral with Canberra's growth and development, but particularly Robert Campbell, who has granted the land then owned and managed it till resumed by the Commonwealth, and the Curley family who were associated with it since 1867 and particularly Sylvia Curley. The current legacy is heavily indebted to other connections including Charles Weston and Yarralumla Nursery.

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

There are some interesting granidioritic rock outcrops on the property and locally indigenous vegetation, which are uncommon and strengthen the understanding of the site's environmental aspects.

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

The site is an important teaching site about life and farming practices that existed and evolved in the region for over 150 years.

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

There is no evidence of anything that would satisfy these criteria.

- l) *for a place—it is a significant ecological community, habitat or locality for any of the following:*

- (i) the life cycle of native species;*
- (ii) rare, threatened or uncommon species;*
- (iii) species at the limits of their natural range;*
- (iv) distinct occurrences of species.*

There is no evidence of anything that would satisfy these criteria.

4.7 Statement of Significance

Mugga Mugga is an outstanding example of the cottage outstation which was part of a large 19th Century property in the ACT and a modest farm complex from the early 20th Century.

Mugga Mugga demonstrates traditional skills and practices common to the rural community for over 150 years. This is demonstrated by the range of construction techniques, materials and finishes. It also demonstrates a way of life of earlier farming families which has only under gone modest changes over time. This is demonstrated in both the fabric and landscape with plants such as the lilac, tree lucerne, *Robinia pseudocacia* and McNabs Cyprus.

The cottage group with plantings are of considerable aesthetic value as a rare surviving example of a traditional farm complex. Its aesthetic value remains due to visual connections important to its historical setting such as Mount Pleasant, Mt Ainslie, Mount Majura and Mugga Mugga Hill.

Mugga Mugga has been associated with many people integral with Canberra's growth and development, but particularly Robert Campbell, who was granted the land then owned and managed it until resumed by the Commonwealth, and the Curley family who were associated with it since 1867, and particularly Sylvia Curley. The current legacy is also heavily indebted to other connections including Charles Weston and Yarralumla Nurseries.

Mugga Mugga is an important and increasingly rare social history teaching site of past customs, practices, environmental studies, building and living. As such Mugga Mugga is highly valued by the community as an evocative reminder of Canberra's rural past which is open to the public. It provides a strong feeling of connection to rural working class lifestyles and the value of ordinary people, shepherds and small landholders.

Mugga Mugga also demonstrates a strong community collaboration over more than a decade to protect and present the historic vernacular cottage in its working landscape, in an authentic way.

4.8 Significance of Elements

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

- **Exceptional**
- **Considerable or High**
- **Some or Contributory**
- **Little**
- **Intrusive or Non-Contributory (neutral)**

Elements that are exceptional considerable and some are considered intrinsic to the significance of the place. However all elements are part of the whole and the significance of the place.

The assessment is based on the elements' contributions to the integrity and significance of the site and its significance.

Tolerance of change is applied to elements to identify the extent to which they retain and/or provide important evidence of the site's significance in their existing form, fabric, function and/or location.

Tolerance for Change	Application to Mugga Mugga
Low Tolerance	<p>The key attribute (form, fabric, function and/or location) embodies the heritage significance of the component and its contribution to Mugga Mugga. It retains a high degree of intactness with only very minor alterations that do not detract from significance.</p> <p>The key attribute should be retained and conserved through maintenance and restoration.</p>
Medium	<p>The key attribute (form, fabric, function and/or location) only partly embodies the heritage significance of the component and the site, or has been considerably modified.</p> <p>The key attribute should be retained and conserved. There is greater opportunity for change with less adverse impact.</p>
High	<p>The key attribute (form, fabric, function and/or location) has little heritage significance to the component or the overall site.</p>

Site Component	Grade of Significance	Tolerance for Change
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Site Component	Grade of Significance	Tolerance for Change
Overall open, rural landscape unencumbered by urban development (basic curtilage) and including Mt Mugga Mugga backdrop	Exceptional	Low
Cottage core including old plantings (group)	Exceptional	Low
Views from cottage site to Duntroon	Exceptional	Low
Old access track between MM and Duntroon within the site	Considerable	Low
Well site	Considerable	Low
Site of former vegetable enclosure at creek	Considerable	Low
Dam (archaeological) sites	Considerable	Low
Persistent locally indigenous vegetation – esp. old Yellow Box and all Grassland species	Considerable	Low
Granodioritic rock outcrops	Considerable	Low
Creek course to west and north boundaries	Considerable	Low
Black Locust (<i>Robinia pseudoacacia</i>)	Considerable	Low
Lilacs (<i>Syringia vulgaris</i> cultivar)	Considerable	Low
Tree Lucerne (<i>Chamaecytisus palmensis</i>)	Considerable	Low
Trees from 1910s (c/- Charles Weston) (generally oldest cypresses + elm)	Considerable	Low
Front garden layout with field stones	Considerable	Low
Other exotic trees to southern boundary	Considerable	Medium
Willows at creek	Considerable	Medium
Axial front path alignment (cottage to mid-way steps)	Considerable	Low
Bricks on path to cottage	Considerable	Low
Fencing (internal timber picket south of Cottage to WC)	Considerable	Low
Views from cottage site to Mount Hudson, Mugga Mugga, Mt Ainslie, Mount Pleasant, Mt Majura, Jerrabomberra	Considerable	Low

Site Component	Grade of Significance	Tolerance for Change
Mountain etc.		
Views to cottage group from Hindmarsh Dr	Considerable	Medium
Mount Hudson trigonometric station site	Considerable	Low
Open rural landscape character on other adjoining properties	Considerable	Low
Remnant fence on adjoining property south of the trig station marking old site bdy	Considerable	Low
Gates (timber)	Considerable	Low
Remnant fruit trees at former veg. gdn site	Some	Medium
Curvilinear concrete path to side of cottage	Some	Medium
Evidence of early access road on adjoining properties (incl. golf course)	Some	Low
Gates (metal)	Some	Low
Handrails	Some	Medium
Existing galvanised mesh safety fence at well	Neutral	High
Timber tripod windlass at well	Neutral	Medium
Olive grove on adjacent property	Neutral	High
Fencing (strained wire)	Little/Some	Intrusive
More recent plantings (Black Sallee etc)	Little	Medium
Recent unit paving to south side of cottage	Little	High
Metal panel fence to NW	Little/Intrusive	High
Pine plantings along Hindmarsh Drive where important views are compromised	Intrusive	High (selective removal)
<i>Pinus</i> sp. within paddock towards creek	Intrusive	Remove
<i>Celtis australis</i> next to 1949 verandah and at former vegetable garden site.	Intrusive	Remove

OVERALL		
The collection of buildings around the cottage as they currently stand	Exceptional	Low
The archaeological sites of previous structures, particularly those from the 1912 survey.	Considerable	Medium

Site Component	Grade of Significance	Tolerance for Change
Horse adjustment	Little	High
Horse yards	Little	High
BUILDINGS		
Cottage, as a whole and components	Considerable	Low
Kitchen	Considerable	Low
Shed	Considerable	Low
Toilet	Considerable	Low
Internal fabric of Cottage and Kitchen	Considerable	Low
Fibro lined section of Father's Room	Some	Medium
The Flat extension	Some	Medium
Garage	Some	Medium
Electrical conduits	Some	Medium
Colours, except whitewash	Some	Medium
Garage Collection	Some	High
Educational Centre	Little	High
Carport	Little	High
Flat interior	Little	High
Garden sheds near Education Centre	Little	High
Shed contents	Some	Medium

5.0 OPPORTUNITIES AND CONSTRAINTS

This section outlines the requirements set down by legislation and those that arise from the Statement of Significance. This will place certain controls on the place which are considered in the policies in Section 6.

5.1 Australian Heritage Council Act 2003 (AHC Act) and Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)

This Act is not applicable to Mugga Mugga.

5.2 ACT Heritage Council

The place is listed on the ACT Heritage Register and all work proposed on Mugga Mugga should be forwarded to the ACT Heritage Council for comment.

5.3 National Trust of Australia (ACT)

Mugga Mugga has been classified by the National Trust. The National Trust will be keen to see that the place is appropriately conserved.

5.4 Burra Charter

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

This study has been prepared in accordance with those principles. The Charter provides specific guidance for physical and procedural actions that should occur in relation to significant places. Full details of each article are detailed in the Burra Charter and a summary of the principles of each article are outlined below but details of the implementation and policies as they relate to Mugga Mugga are detailed in section 6.

- The significant elements of the site should be conserved and managed in a manner which does not place the item at risk (Article 2).
- Conservation works and changes on the site should be based upon a policy of minimal intrusion and change and should not distort an appreciation of the original fabric (Article 3).
- Conservation works should be based upon best practice using traditional techniques in preference to modern adaptations (Article 4).
- Conservation and future use to consider all aspects and relative degrees of significance (Article 5).
- The policy for managing the place must be based on an understanding of significance (Article 6).
- The use of the building has generally been constant throughout its life and so a similar use in the future should continue. (Article 7).
- Mugga Mugga is part of the heritage landscape of the area which needs to be identified. However, there are opportunities for change while conserving the main significance of the site. (Article 8).
- Buildings to be conserved should generally be retained in their current location (Article 9).
- Contents which contribute to the cultural significance should be identified and retained (Articles 10 and 11).

- Conservation, interpretation and management of a place should be facilitated in a manner which provides for the participation of people for whom the place has special association and meanings (Article 12).
- Co-existence of cultural values to be respected (Article 13).
- Conservation, preservation, restoration, reconstruction, interpretation and adaptation are all part of the ongoing conservation of the place and should follow accepted processes (Article 14–25).
- This study is part of the conservation process. More detailed studies of the site may be necessary before any new major works occur to particular elements of the area (Article 26).
- The impact on the significance should be considered before any change occurs (Article 27).
- Existing fabric should be recorded before disturbance occurs. Disturbance of significant fabric may occur in order to provide evidence needed for the making of decisions on the conservation of the place (Article 28).
- The decision making procedure and individuals responsible for policy should be identified (Article 29).
- Appropriate direction and supervision should be maintained through all phases of the work and implemented by people with appropriate knowledge and skills (Article 30).
- A log of new evidence changes and additional decisions should be kept (Article 31).
- Copies of all reports and records relating to the significance and conservation of the place should be placed in a permanent archive and be made publicly available (Article 32).
- Significant items from the site should be recorded, catalogued and protected (Article 33).
- Adequate resources be provided for conservation work (Article 34).

5.5 Arising from the Statement of Significance

The general requirements are:

- Elements of significance must be retained, conserved and maintained in accordance with the Burra Charter. Any proposed work to consider the significance of the element and the whole before any action is taken,. Prior to any work careful recording shall occur.
- Elements of little significance should be retained but could be removed in part or in full or adapted provided impact on the other elements of significance is minimised and only after full recording.
- Elements identified as intrusive should be removed if and when practicable to reduce the adverse impact on the overall significance of the place or to conserve elements of greater significance.

It is important to note that some elements have been identified as being of exceptional and considerable significance and whilst certain elements would in isolation, ordinarily be considered of less than considerable significance; in their current context (contributing to the sum significance of the place) they derive a greater level of significance. It is important that there is no loss through attrition and change of component elements to the extent that the overall exceptional significance of the place could be diminished.

5.6 Building Controls

These will apply which means that proposed building work will require planning approval through the ACT Planning and Land Authority and a building approval to ensure compliance with the Building Code of Australia.

This is a normal process and will be no different with the proposed heritage listing except that under the *Heritage Act* (refer Section 5.2 above) additional controls will apply.

5.7 Disability Access

As the place is available for public events, access for people with disabilities is generally required under the Building Code of Australia and should be provided as there is a risk of a complaint under the Disability Discrimination Act. The current access provisions are considerable and are considered reasonable given the site controls that exist and the sensitivity of the site.

5.8 Sustainability

While sustainability factors such as minimizing energy consumption need to be considered for all places, including ACT owned places, no changes to the existing place is recommended.

5.9 Existing Heritage Listing

Constraints arise under the ACT Heritage Act 2004 where the current entry to the ACT Heritage Register details a number of specific requirements. These are¹¹⁹:

- i) All features intrinsic to the significance of the place, including in situ objects and records associated with the Curley family, are to be conserved and appropriately maintained.
- ii) New building or landscape elements shall only be permitted where they do not adversely affect the heritage significance of the place.
- iii) Public access shall be in accordance with the Interpretation and Management Policy and Program.

These are still applicable but may be amended subject to ACT Heritage Council approval of this or future Conservation and Management Plans.

5.10 ACT Government

As owners of the property and a publicly accessible Heritage Place, the ACT Government is keen that the place is conserved appropriately and in line with best practice without placing undue pressure on budgets.

¹¹⁹ ACT Heritage, **Citation 20017**, p

6.0 CONSERVATION POLICY

Note: Policies do not cover contents as these are being separately assessed.

6.1 Introduction

The purpose of conservation policy is to provide heritage guidelines in the form of policies to guide the ongoing protective care of places or items of significance. The policies should be sufficiently flexible to recognise the constraints and requirements, accommodate compatible change and at the same time enable the character and significance of the place to be retained and conserved. In general, each policy statement is followed by an explanation to clarify and assist in its understanding.

6.2 Overall Conservation Objective

The overall conservation objective presented in the following policies is to ensure that Mugga Mugga and its site are conserved as a public asset preferably by the ACT Government.

A high importance is placed on the preservation of existing fabric. Mugga Mugga is to be generally presented as it existed at the time the Curleys gave it to the ACT Government in 1995.

Any work or change must at all times continue the objective of presenting the house and gardens as a representative place of the lives of rural families and lease holders.

6.3 Features Intrinsic to Significance

The features considered intrinsic to the significance of Mugga Mugga are those listed as of exceptional, considerable and some significance in Section 4.8.

6.4 Conservation Planning Practice

CONSERVATION OBJECTIVE 1: To ensure that any decisions or actions which will impact on the significance of the place are based upon professional conservation planning principles.

Policy 1.1 *The statement of significance detailed in Section 4.7 should be adopted as one of the bases for guiding the ongoing management and change to the site.*

The ACT Heritage Register details should be amended to include the statement of significance from this report and references to this CMP.

Policy 1.2 *All works which will impact on the place should be undertaken in accordance with the principles of Australia ICOMOS including the Charter for the Conservation of Places of Cultural Significance (Burra Charter).*

It is important that experienced conservation practitioners and tradespeople are involved in any future works in the Precinct and that sound conservation principles are applied to any work.

Further explanation of some of these issues is included in Section 5.4.

Policy 1.3 *The policies and recommendations included in this CMP should be endorsed as a guide for the future of the site.*

For the ongoing protective care of Mugga Mugga there needs to be an accepted position which guides the future of the place. Where proposed work is in accordance with the CMP then there is unlikely to be an adverse impact on the heritage significance of the place. However statutory approvals as indicated in Section 5 will apply.

In addition to the overall conservation objective (refer Section 6.2 above), the *Heritage Act* permits the establishment of heritage guidelines for the conservation of the heritage significance of places. The policies in the following sections have been prepared to form the Specific Requirements or Heritage Guidelines for Mugga Mugga.

6.5 Retention of Cultural Significance

CONSERVATION OBJECTIVE 2: To minimise the loss of the historical integrity of Mugga Mugga.

Policy 2.1 Mugga Mugga should be conserved.

As a significant place, it is important to ensure that ongoing maintenance and management occurs to ensure that the significant buildings, garden and site are kept in reasonable condition (refer Section 7).

Policy 2.2 Items of significance must be conserved.

Refer Section 4.8 and 6.3 for what is included under this heading.

The items listed significant must be retained and conserved in accordance with the Burra Charter. No adaptation, subject to essential maintenance, should occur unless it has minimal impact on the cultural significance of the place. Careful recording to occur before any change is proposed.

Policy 2.3 Items of little significance should be retained, but can be adapted to suit changing requirements or be removed, provided that the impact on the other items of significance is minimised.

The items of little significance can be changed including demolition to suit ongoing needs for the place. Existing elements should be recorded prior to any change and the impact on the other elements of significance be minimised.

Where changes occur, reconstruction of original details is appropriate and preferred.

Policy 2.4 Items considered intrusive should be removed when the opportunity permits.

In any general maintenance or upgrading the items considered intrusive should be considered for removal so that the significance of the building is enhanced. Other policies will apply for the detail that will ensue

Policy 2.5 Items considered neutral can be retained or removed.

The preference is to retain all elements but items considered neutral can be removed after careful recording.

Policy 2.6 *The building should have a program implemented to appropriately conserve the fabric by regular inspections and maintenance.*

As the building is in reasonable condition this action is essential if the building is to be appropriately conserved. (Refer Section 7 for specific details).

This will ensure the ongoing protective care of the building.

Policy 2.7 *The demolition of all or part of features intrinsic to the significance (refer Section 6.3 above) shall not be permitted except in exceptional circumstances.*

Prior to any demolition works being approved to an identified heritage element it must be demonstrated that:

- (i) The element is so structurally unsound as to be beyond reasonable economic repair. The application must include a professional structural assessment in support of demolition;
- (ii) Or the existing condition of the element poses a significant health or safety risk that is beyond reasonable economic repair. The application must include a professional structural or health assessment in support of demolition.

If sections require demolition for any reason reconstruction to existing details is generally recommended unless scope is considered to be too extensive and then the best action is reference to ACT Heritage Council for advice.

Policy 2.8 *There is to be no upgrading that involves changes to any significant fabric without prior consultation with the ACT Heritage Council*

Removal of fabric of exceptional, considerable or some significance (refer 4.8) should be minimised. New work should not affect items of significance.

This does not prevent on-going maintenance.

Upgrading works should reflect or be sympathetic to original details.

Policy 2.9 *The building can be repaired and maintained provided there is no significant impact to features intrinsic to the significance.*

Generally maintenance should be done to retain the original fabric, but if any element is deteriorating it must be maintained.

Maintenance may also result in some original material in poor condition being replaced. Poor condition means rotten and decayed. It does not mean damaged as a result of its age. The original areas of the building are old and the patina that exists is part of its history. Wholesale replacement to new condition is not acceptable. Essential replacement however is acceptable but when replacing original fabric new details should match original details without conjecture. When replacing non-original fabric the options are to return the building to a

known earlier state, replacing it to match existing details or adding new material in a sympathetic way.

The general approach is to replace like with like, but minimising the extent such as replacing only deteriorated sections. Repainting and lime washing of hessian and the like to follow sound conservation principles and occur at regular intervals. The use of second hand material to maintain the overall patina is acceptable.

Policy 2.10 ***Retain the special association and meaning attributed to the place to strengthen the social significance.***

Retain and respect significant associations and meanings attributed to the place.

Involve communities for whom there are special associations in decisions that may impact on this aspect of significance.

Maintain an up-to-date register of associated people/communities and contact details (same as Lanyon and Calthorpes' House).

6.6 Use

CONSERVATION OBJECTIVE 3: **Ensure ongoing use conserves the heritage values of the place and the associative values and meanings.**

Policy 3.1 ***The house, gardens and site continue as a Museum site open to the public.***

In order to respect its cultural significance, Mugga Mugga should be managed in a way that retains its character as a rural family residence and preserves the existing fabric, makes provision for communities to maintain special associations by providing access, use of the site or for a defined period and provides ongoing access for original family members and staff, and their descendents.

Policy 3.2 ***Use of the site for rural/agricultural pursuits is encouraged provided the significance of the site is not compromised.***

Horse agistment can continue provided it is not overgrazed.

Alternative animal agistment is feasible but impact to be assessed before it commences.

Ploughing or digging is generally not permitted as it could obscure important historical elements and features.

New tracks are not encouraged but could be considered after full assessment of impact.

Upgrading track is not encouraged but could be considered after full assessment of impact.

6.7 Managing Change to the Building

CONSERVATION OBJECTIVE 4: To retain the existing and historical forms, details and character of the place and significant elements, while allowing ongoing effective use as a museum site. Changes to the building shall not to be permitted unless essential for the ongoing conservation of the house, garden, site and contents.

Policy 4.1 *Changes to the building are not permitted unless in exceptional circumstances.*

Change is considered to be removing or altering anything.

The exceptional circumstances could include any work essential for the ongoing preservation of the house, garden and contents. This could also include where existing fabric is damaged and no exact replica is available. This may extend to such items as incandescent light bulbs, or replacement of security system, fire alarms or electrical wiring if faulty.

Where the existing fabric is being affected by use e.g. linoleum, it should be protected by a loosely laid overlay.

Where walls are deteriorating and repair work would be extensive, stabilisation and false walling is acceptable.

It is better to patch repair original fabric or repair in a sympathetic way (e.g. wallpaper in front room is stabilised and missing parts painted in a sympathetic colour) rather than undergoing wholesale replacement.

Policy 4.2 *Original details and finishes must be recorded prior to any change or alterations. Recording should be undertaken by a heritage specialist and recording data submitted to the relevant heritage authority.*

Correct conservation process is to record by means of drawings and photographs buildings or details before they change. These should be archived with the ACT Heritage Council.

Any evidence uncovered during the execution of the work should similarly be recorded.

The record should also clearly document all work that occurs on the site.

Policy 4.3 *The current colour scheme should be retained.*

The current colour scheme to remain unless there is clear evidence of the original colour scheme and the change is considered essential for the integrity of the buildings. Repainting should be minimized internally to retain the integrity, but needs to be sufficient to keep the building and fabric in good condition.

Policy 4.4 *Temporary structures are possible but must preserve and protect all significant elements and the significance of the place.*

Any temporary structure must not affect the significance of the place.

All elements of the site to be protected during the installation, use and removal of temporary structures.

Temporary structures shall not remain in place for more than 2 months unless prior approval is given.

No temporary structure to be located near potential archaeological sites of previous buildings and structures.

Policy 4.5 ***Conflicting policies or possible differences to the policies to be implemented by a defined process.***

The suggested process is:

- Clearly setting out the differences of the proposal with reference to the CMP.
- Defining the objectives of the action proposed.
- Articulating a full range of options to meet the objectives and the impact on the heritage values of each.
- Try to reach a conclusion of the best action to meet the objectives and minimising the impact on heritage values.
- Presenting the information to ACT Heritage Council for comment and decision.

Should this situation arise, advice should be sought from an experienced conservation practitioner.

6.8 Conservation of the Site

CONSERVATION OBJECTIVE 5:

On the basis of the Australia ICOMOS Burra Charter, ensure the proper conservation of the Mugga Mugga cultural landscape, where the many components contributing to its cultural significance - through layers representing, in particular, its pre-European, Duntroon Estate and Commonwealth of Australia Leasing phases - are maintained and interpreted.

6.8.1 Setting and Land Management

Policy 5.1: ***Ensure the Mugga Mugga cultural landscape retains a largely open grassland character of predominately native grass types in order to maintain this important part of its traditional characteristic rural setting.***

The current open, rural landscape is an important traditional characteristic setting of the place and should be retained. This applies as much to the land owned by the ACT Government as adjoining rural land in private ownership that, like the Mugga Mugga site, was once part of the broader Duntroon estate pasturelands. A traditional means of maintaining the open paddocks around the cottage group is through grazing or agistment and the latter is currently undertaken. It is desirable that this, or similar low maintenance, land use is continued. (i.e. planned grazing)

Policy 5.2: ***Ensure that the existing traditional indigenous/rural landscape character within adjoining properties to Mugga Mugga is retained without the introduction of urban development, intrusive***

structures and other inappropriate interventions that have the capacity to compromise the traditional setting.

It is highly desirable that the current broad-acre rural character of the adjoining properties to the site is retained without the intrusion of urban development, inappropriate new structures or other interventions inconsistent with the traditional rural landscape. While the retention of an open grassland character would have been preferable, the introduction of an olive grove within the property to the east is, an aesthetically allowable intervention as it maintains an agricultural emphasis, is of a low elevation and is far enough away from the cottage. However, if feasible in the future, the reinstatement of an open, grassland landscape would be desirable.

Nearby, large visually incompatible structures (e.g. across from Narrabundah Lane) have been introduced that have the capacity to impinge on an appreciation of Mugga Mugga setting as a largely broad-acre rural landscape.

Policy 5.3: ***Commission an experienced grassland botanist or ecologist to review the status of the Mugga Mugga grasslands and provide more specialised advice on balancing the management of grazing with grassland conservation.***

A potential area of some conflict in maintaining this open landscape is where substantial regeneration of locally indigenous upper level vegetation occurs. Careful judgement would need to be exercised in this case as, while the maintenance of largely cleared paddocks is essential, it is also desirable that the original site vegetation is allowed to remain.

Achieving an appropriate balance between the two objectives may entail fencing off selected areas away from important viewlines (such as those to the Duntroon area, Mount Pleasant, Mount Ainslie and Mount Majura) and well away from the cottage and known archaeological sites or planned grazing management using existing fences in order for indigenous trees and larger shrubs to regenerate. Lower storey indigenous plants, grasses and other groundcovers are not an issue in the context of important viewlines and should be encouraged throughout the surrounding paddocks.

The maintenance of healthy grasslands is another issue and overgrazing or concentrating stock in highly sensitive parts of the site may result in the loss of essential groundcovers with subsequent undesirable erosion. Accelerated erosion is now occurring at the present horse trough site such that the trough should be relocated and this area fenced off followed by planned animal impact and rest periods to allow it to recover. A review of the status of existing ground cover across the site, taking into account eroding areas and those at potential risk of erosion, should be undertaken by an experienced grassland botanist or ecologist with a view to providing more specialised advice on balancing the management of planned grazing with grassland conservation.

Policy 5.4: *Ensure that the continued management of the elevated ridges and slopes surrounding Mugga Mugga retains the traditional indigenous/rural landscape character without the introduction of intrusive structures and other inappropriate interventions or additions.*

Other components of the characteristic setting for the cottage are the nearby surrounding topographic features - such as Mount Hudson, Mount Mugga Mugga and the Red Hill ridgeline - as well as elements of the former outstation that are currently outside the site boundaries. The latter aspect of the setting – including dams, fencing remnants and adjoining properties - is discussed below.

The surrounding elevated topographic features form an essential traditional backdrop to Mugga Mugga and, in this context, their ongoing environmental management is of direct consequence to the conservation of the cottage's traditional setting. Although the management of the elevated ridges and slopes nearby is outside of the immediate control of ACT Historic Places, it is important that these areas are still managed in a way that strictly maintains their indigenous/rural landscape character free of any intrusive structures or other inappropriate interventions or additions.

6.8.2 Locally Indigenous Vegetation Community, Granodiorite Outcrops & Creek

Policy 5.5: *Ensure the conservation of persistent locally indigenous vegetation within Mugga Mugga, encourage the ongoing regeneration of such vegetation (including the planned eradication of undesirable exotic species) and allow for the strategically located regeneration (within fenced enclosures) of native trees and larger shrubs.*

Evidence of the pre-European site landscape includes significant attributes such as the basic topographic form, indigenous vegetation, rock outcropping and the western creekline. All of these intrinsic elements should be conserved as they constitute a key part of the site's landscape character.

A notable solitary survivor of the former woodland trees is the old Yellow Box to the north of the cottage group. A cursory survey of flora within part of the site paddock revealed that many smaller locally indigenous species have persisted and it is likely that more species also remain. There is considerable scope to encourage further regrowth of indigenous species throughout the surrounding grassland as well as strategically located enclosures for the controlled regeneration of upper canopy species.

Also within the surrounding paddock some undesirable species, eg. Saffron Thistle (*Carthamus lanatus*) and Paterson's Curse (*Echium plantagineum*) were noted and, while evidence was found to indicate actions were being taken to eradicate these species, it is important that a program of methodical eradication is undertaken throughout the site.

Policy 5.6: *Conserve the natural outcropping of granodiorite throughout Mugga Mugga.*

Throughout the site there is frequent outcropping of the underlying granodioritic rock stratum - particularly along the creek corridor - and, as a feature of the ancient site landscape as well as a source of traditional building materials for the cottage, the well and ornamental garden beds, these elements should be retained intact and conserved.

6.8.3 Views

Policy 5.7: *Ensure the maintenance of outstanding scenic views to and from Mugga Mugga as well as key view connections between the cottage and distant topographic features, ranges and places of historic relevance. Investigate the feasibility of removing recent plantings (such as pines along Hindmarsh Drive) in the vicinity in order to recover lost or compromised views of significance.*

The current open, rural landscape of Mugga Mugga allows for the appreciation of important traditional views to surrounding topographic features, such as Mount Mugga Mugga, Mount Pleasant, Mount Ainslie, Mount Majura and Jerrabomberra Mountain, and to historical precincts of direct relevance to the site, such as the Duntroon area. It is essential that such viewlines are retained intact.

Some of these views are now being compromised by relatively recent plantings, eg. pine windbreaks along Hindmarsh Drive. It would be desirable to investigate the possibility for sections of these plantings to be removed in order to recover important traditional views that have probably been an attribute of the Mugga Mugga site for about 180 years.

The extent and depth of panoramic views from Mugga Mugga contribute to traditional prospects of outstanding scenic distinction and, along with other scenic viewing sites within Canberra; these views of the broader Canberran landscape should be retained for future generations.

6.8.4 Significant Elements of the Duntroon Estate Period

Policy 5.8: *Ensure that all surviving elements from the Duntroon Estate Period within, and in the vicinity of, the former Mugga Mugga site boundaries, are conserved and included as part of the interpretive material on the cottage site.*

Within and outside the current site boundaries are various elements that directly impinge on either the setting of the cottage group or contain elements that were once part of the outstation layout or the former cottage 'house and horse paddock'. These include a section of east-west fencing to the south of the site (just beyond the Mount Hudson trig station) that formed a boundary to the square 'house and horse paddock' area as well as the trig station site marking the peak of the Mount Hudson eminence.

Substantial, albeit at times subtle, evidence of the early access track that linked Mugga Mugga with Duntroon remains within the property and this should be conserved and interpreted. A relatively effective way of doing this without unduly disturbing the evidence is through

differential mowing – mowing grass on the track alignment shorter than that either side but taking care not to mow too closely to cause erosion.

No cultivation, excavation, site construction works or surface interference should be allowed within or across this feature and areas currently bare should be monitored for erosion. In the event of erosion becoming evident steps should be taken to arrest this process that do not involve direct intervention with the track surface or alignment. Such measures, depending on the exact location and nature of the erosion might entail the use of hay bales or limited swale drains above the track formation.

Additional to the trace of the old main access track that remains discernible across the site, some evidence of the former road appears to remain within the property to the northeast (and just south of Hindmarsh Drive), the southeast corner of the adjacent golf course (north of Hindmarsh Drive) and beyond (in the vicinity of Matina Street and Mill Oval, Narrabundah).

Other important evidence dating to the Duntroon Estate period of use of the site includes the well, at the creek, as a vital water source for the outstation (within the current site boundaries); the remains of the former vegetable garden site further downstream and on the opposite slope that was further developed by the Curley family (now outside the current site boundaries); and a group of Weeping Willows near the point where the creek passes through the Hindmarsh Drive culvert (now mostly outside the current site boundaries).

It is not known if the willows are the regrowth or planted propagules of earlier trees since the construction of Hindmarsh Drive or remnant plantings that were retained. Regardless, they should be conserved as a record of trees that are known from the oral evidence as having been present from the 19th century. The Black Locust (*Robinia pseudoacacia*) near the former northern outbuildings may have been a 19th century introduction along with the former pair of Peppercorn Trees near the former shepherd's hut.

It is highly desirable that all of this evidence is conserved even though some of these elements are outside of the immediate site boundaries. (It is not known if the small dam to the west of the cottage group was once part of the site or possibly that referred to in the 1912 record of agricultural improvements on the site.)

Policy 5.9: *Investigate the feasibility of a change of site boundary to include the former vegetable garden site and nearby willows within the area managed by ACT Historic Places or another process whereby the precinct may be appropriately interpreted under the direction of ACT Historic Places.*

The well site has recently been enclosed with a galvanised mesh fence for safety reasons. While it would be preferable for there to be no fence in this location it is acknowledged that, in the context of visitor – especially school group - safety, a fence is now necessary. The current fence, although a modern introduction, is largely transparent and of low visibility, is highly durable and robust, serves its pragmatic function well and is easily distinguished from a traditional fence and avoids any potential confusion. A timber alternative,

although seeming a more compatible structure in the context, is probably less desirable as it may be confuse visitors about the site and would require replacement more often than the steel version. Its location well away from the cottage group and out of direct sight also justifies the steel option.

The former vegetable garden site is a more problematic feature as it is now difficult to 'read' the actual area properly, has none of the species noted in the oral evidence as being there formerly and is now outside the area managed by ACT Historic Places. Despite these challenges, and the imposition of Hindmarsh Drive only metres away, it is nevertheless an important component of the early Mugga Mugga site.

A number of alternative approaches are suggested as a means of interpreting this precinct. Firstly, the former vegetable garden site could be considered as a basis of negotiating a change to the northern site boundary in order to include both this and the nearby willows as part of the area managed by ACT Historic Places, or secondly, the authority currently responsible for the Hindmarsh Drive corridor could provide for some appropriate interpretive treatment of the former vegetable garden site and willows as advised by ACT Historic Places. A third, though least desirable, option is to leave the precinct and its management status as it is and rely on written interpretive material such as brochures.

Policy 5.10: *Retain all older fruit trees and Rosa sp. within the former vegetable garden site but remove all Celtis sp. seedlings and young fruit tree seedlings.*

At present, the former vegetable garden site has two different *Prunus* species or cultivars and a *Rosa* sp. within it (none of these occur elsewhere in the vicinity nor at the cottage precinct). Although some of these fruit trees are young seedlings and may be removed, the older plants should be retained.

Policy 5.11: *When resources and approvals permit, investigate the former vegetable garden site further with a view to understanding its extent and layout. Make use of this information in any subsequent interpretation of the site.*

The overall extent of the area is difficult to see at present and probably needs further archaeological investigation to determine the former area, where it was fenced and where the access gate and cultivated beds were located that Sylvia Curley indicated in her graphic evidence.

6.8.5 Management of Culturally Significant Plant Material

Policy 5.12: *Ensure the conservation of all cultural vegetation of high significance and include the direct connexions between this material and the oral history record as part of the site's interpretation strategy.*

Within Mugga Mugga, culturally significant plant material is mostly concentrated around the cottage or site core. The oldest Lilac (*Syringia vulgaris* cv.), Black Locust (*Robinia pseudoacacia*), mixed cypress windbreak and English Elm (*Ulmus procera*) are all

considered of, at least, high cultural significance and should be conserved.

In this case conservation entails the retention of original material as long as possible (even when entering senescence) and, where removal is eventually necessary for safety reasons, each plant should be replaced by another propagated off the parent and in a position as near as possible to the original. Proper conservation also entails removing any extraneous materials or opportunistic species from the proximity of older plantings and generally treating the adjacent grounds in a way that enhances the ongoing viability of the plant material. At no time should building materials or structures be propped against trees or material, vehicles or structures be stored or left under tree canopies that have the capacity to compact soil or fill around trunks and cause rot or pathogenic damage.

Direct and crucial links between the oral history records and various plantings - such as the cypresses and elm from Charles Weston at Yarralumla Nursery and the original Tree Lucerne hedging - should be interpreted as part of the educational material on site as these accounts develop our understanding of the place and make desirable connexions with known people of that period. Even though the present Tree Lucerne (*Chamaecytisus palmensis*) hedges are generally replacements of the earlier material these plantings should be regarded as key interpretive elements for the original 1910s plantings.

Policy 5.13: Retain and monitor the Madeira Vine (*Anredera cordifolia*) at the front of the kitchen block. Remove seedlings where the climber spreads beyond this location.

The climber at the rear of the cottage – presently covering the front of the kitchen block – is Madeira Vine (*Anredera cordifolia*) which, in more humid, moderate climates, is a troublesome pest species. However these vines should be retained as they are noted by Sylvia Curley as having been introduced to this location by her mother (possibly in the interwar period). They should be monitored and, where they spread beyond this area, they should be promptly removed.

Policy 5.14: Conserve the remaining two outlying trees beyond the cottage fences, replace the recently removed Desert Cypress (*Cupressus arizonica*) next to the elm and undertake appropriate interpretive treatments for the former structures that these outlying trees once related to.

The existing kitchen, the former shepherd's hut and several other former buildings once formed a line of buildings roughly along the contour behind the present cottage. The two outlying structures – a harness shed to the northwest and a dairy to the south - have since gone but plantings associated with these structures have remained.

Marking the approximate location of the former harness shed and other structures is the Black Locust (*Robinia pseudoacacia*) and indicating the approximate position of the former dairy is the English Elm (*Ulmus procera*). Until quite recently another Desert Cypress (*Cupressus arizonica*) also stood next to the elm and this conifer should be replaced by another tree of the same species.

Both of the extant trees should be conserved and appropriate forms of interpretation for the former structures should also be undertaken in order to make sense of the locations of these outlying plantings.

Policy 5.15: *Consider reconstructing the former timber clothesline between the former dairy structure and the southern cottage grounds fence based on Ms Curley's evidence.*

Additionally, between the former dairy structure and the southern cottage grounds fence there was an early timber clothesline. Consideration should be given to reconstructing this element as a key part of the daily routine for the cottage.

Policy 5.16: *In order to maintain the viability of the highly significant lilac from Duntroon, carefully remove the rootstock privet where it is reshooting under the old front lilac graft.*

One of the most important plantings at the cottage site is the surviving 19th century lilac at the front of the cottage. However the privet rootstock is now reshooting with the potential to threaten the viability of the more important lilac cultivar graft. The privet shoots should be carefully removed at the earliest opportunity.

Policy 5.17: *When the opportunity allows, research and determine the specific identity of the old cypress immediately behind the kitchen. The findings should be used to inform a future update of the statement of significance of this CMP.*

One of the cypresses within the cottage group windbreak – behind the kitchen - is, as yet, without a positive identification although it is currently tentatively given as Mexican Cypress (*Cupressus lusitanica*). This deserves further investigation as an early Yarralumla Nursery list notes three other taxa – now taxonomically linked to *Cupressus lusitanica* – suggesting a potentially important provenance of interest botanically. This has the potential to advance our understanding of the place and enhance the site's significance.

Policy 5.18: *All of the large trees within, and near, the cottage require a regular review by a qualified arborist with experience working in the context of a culturally significant landscape in order to ensure the site remains safe for visitors.*

6.8.6 Old plantings off site

Policy 5.19: *Ensure the retention of other older trees beyond the property boundaries for as long as possible and ensure the recording of these trees before they succumb to advanced senescence.*

Some older trees – such as the Monterey Cypress (*Cupressus macrocarpa*) and row of senescent Monterey Pine (*Pinus radiata*) - remain to the south but beyond the present site boundary. These may be contemporary with some of the cottage plantings and occurred before leasing boundaries were contracted to the more recent area. Despite being outside the site boundary these trees should be retained as long as possible as they contribute to the broader cultural setting for the cottage group. When senescence eventually demands that they should be removed for safety reasons they need not necessarily be replaced.

As well as the willow group, other older trees may also remain that have relevance to the cottage site. Within the adjacent property to the northeast and within the golf course there appear to remain some older trees that align with, and relate to, the former Duntroon access road. These trees should be regarded as having value and should be retained as long as possible.

6.8.7 Cottage Garden Precinct

Policy 5.20: *Ensure the conservation of the cottage grounds – particularly the front of the cottage – where important evidence of the mid-19th century garden is likely to still remain and repay further investigation.*

On the basis of archival documents, such as the 1912 Percival survey, and site evidence it is likely that the original area of front garden from the 1860s is still discernible. Together with the highly significant early building group this is also quite remarkable and very rare for the ACT. The front path alignment on axis with the cottage entry is also likely to be from the period of the cottage layout. These attributes could be further investigated through limited archaeology where a more informed understanding of significance is likely to be advanced.

Policy 5.21: *Where future opportunities allow, consider undertaking specific limited archaeological investigation to learn more about the mid-19th century grounds to the cottage.*

There should be no excavation within the cottage grounds unless associated with a specific archaeological investigation and detailed recording or trenching for services unless guided and advised by appropriate professional direction.

Policy 5.22: *Plan to undertake the replanting of another lilac to the front path to achieve a symmetrical layout as indicated in the record of oral evidence.*

To assist in reinforcing the simple symmetrical composition that likely characterised the early front garden for the cottage it would be desirable to replant another lilac on the other side of the axial path. A possible means of achieving this would be the transplanting of the adjacent smaller lilac to this new position. (The lilac at the back of the kitchen block should not be relocated as there is evidence that Annie Elizabeth Curley planted this during the interwar period.)

Policy 5.23: *As part of the interpretation of the cottage grounds undertake to 'reactivate' the existing field stone-edged garden beds, and other cottage bedding areas, and replant them with appropriate species based on a planting plan using species listed by Sylvia Curley in 1994.*

Once a key part of the presentation of the cottage, the cottage garden – particularly the front garden space – is now a forlorn reminder of what it was intended to be (and likely was in past decades). It is desirable to enliven this important front space with appropriate colourful plants as it would have been when occupied by the Curley family.

The arrangement of circular field stone-edged garden beds should be retained intact and 'reactivated' as garden features by filling them with premium garden soil and replanting each bed with appropriate cottage species based on Sylvia Curley's detailed evidence. The intrinsic character of the cottage garden is of simplicity and not overly sophisticated though it could be richly planted with hardy perennials for example.

In support of this program an appropriate period garden planting plan should be undertaken to guide the planting out of the cottage grounds with a hierarchy of hardy, drought-tolerant species while interpreting the daily use of the grounds by the cottage occupants. A range of flowering plants and 'kitchen garden' plants such as herbs and limited vegetables based on Ms Curley's list should be used.

Policy 5.24: *Consider the promotion of a 'friends' volunteer group to support the regular maintenance of the cottage grounds and enable a more visitor-friendly presentation of the main cottage garden areas.*

A roster of 'Friends of Mugga Mugga cottage' or perhaps a broader 'Friends of ACT Historic Places' members could be trained and organised as volunteers to help with undertaking regular maintenance and watering of the cottage garden in order to keep the grounds as 'fresh' and appealing as possible. Site produce could be used within the cottage – cut flowers in the cottage living room and herbs/vegetables within the kitchen – as part of the interpretation on open days.

Policy 5.25 *Investigate and plan to reinstate missing feature plantings, as indicated in Sylvia Curley's evidence, such as a Kentish Red Cherry (*Prunus cerasus*), honeysuckles (*Lonicera japonica*), geraniums and a Peppercorn Tree (*Schinus areira*).*

As part of any cottage grounds replanting and reconstruction work, other plants, noted by Ms Curley as former features of the grounds, should be reinstated. These include a Kentish Red Cherry (*Prunus cerasus*) to the southeast corner of the cottage, honeysuckle climbers (*Lonicera japonica*) (a plain form and a variegated form) to the front verandah, geraniums along the front of the cottage and, possibly, a Peppercorn Tree (*Schinus areira*) near the former shepherd's hut site.

Before undertaking this work, however, suitable locations for the trees should be investigated in order to avoid future damage to the buildings by tree roots or branches.

Policy 5.26: *Continue to ensure that a basic grass cover is maintained within the cottage grounds but that this is never 'upgraded' to a high maintenance, irrigated lawn.*

There has been some confusion in the past regarding the nature of a grassed surface within the cottage grounds. Ms Curley indicated in her evidence that the grounds did not have lawns. However this likely referred to highly cultivated, cut lawns such as those at Duntroon and did not mean that there was no grass at all. Without basic grass cover the soil within the grounds would soon erode and be lost. It is

important that a basic grass cover is maintained within the grounds though ensuring that a high maintenance lawn is never introduced.

Policy 5.27: *As part of the conservation of the cottage grounds remove the *Celtis australis* in the front garden and continue to monitor the cottage grounds for further adventive tree seedlings. Maintain all Tree Lucerne hedging at about 1800mm high.*

The advanced *Celtis australis* next to the late 1949 verandah should be removed at the earliest opportunity and the site monitored for other weeds as part of a regular maintenance regime.

6.8.9 Fencing and gates

Policy 5.28: *Retain and maintain the existing picket fence and gate linking the cottage with the southern WC. Although of a mixture of fencing types, retain and maintain the existing varied fencing materials around the cottage group. Retain the existing gated entries to the cottage precinct along with all traditional gate hardware.*

Within the current site boundaries there appears to be little fencing that corresponds with known fence alignments from the archival documents. An exception is the coarse timber picket fence linking the old attached structures to the south of the main cottage with the nearby WC.

Policy 5.29: *Ensure the maintenance of effective, secure rabbit-proof netting around all perimeter fencing and gates to protect the cottage grounds.*

Damage to the cottage grounds by rabbits is a longstanding concern and the maintenance of secure rabbit-proof fencing around the precinct is essential.

6.8.10 Pathways

Policy 5.30: *Retain the existing brick paving to the front entry path along with its handrails; the curved concrete path and its handrail; but ensure no additional paths are introduced within the cottage grounds.*

A number of paths exist within the cottage grounds with a variety of surface types ranging from red brick commons at the front (1940s) to un-edged concrete (1982) to modern masonry pavers (2010). The latter was introduced as a low-impact surface for visitors with restricted mobility and is associated with the gravel apron installed at the southern side of the cottage group as a drop-off point.

The narrow curvilinear concrete path at the side of the cottage is associated with a narrow waterpipe handrail and the main front brick path has two sections of handrails at the steps. The main front entry path alignment predates its brick surfacing however the latter should be retained. Although recent additions, the curved concrete path and its handrail should also be retained for pragmatic purposes in assisting in reducing wear on grass cover and the new unit paving to the south of the cottage should be retained as an even grade access for less mobile visitors however no new paths should be introduced within the cottage grounds.

6.8.11 Buses and visiting vehicles – parking and access

Policy 5.31: *Establish a zone for bus and car parking away from the cottage, archaeological sites and sensitive grassland regeneration areas.*

It is desirable that the cottage site is regularly visited by bus groups however a designated bus parking zone should be established away from the cottage. It is important that buses (or cars) are also not parked near archaeological sites (such as sites of former structures), the early access track or areas where locally indigenous groundcovers are being encouraged to regenerate. Where bus visits are regular and frequent, consideration should be given to a gravelled hardstand area towards the visitor centre building.

6.8.12 Visitor Centre precinct

Policy 5.32: *Ensure plantings around the adjacent Visitor Centre also include locally indigenous species.*

The adjacent Visitor Centre building is well located away from the cottage. Apart from its intrinsic design and siting, native plantings have also been used to help reduce its visual presence in relation to the cottage. While the use of native plantings is generally desirable the site should also include and promote the use of locally indigenous species.

6.9 Archaeological Control

There is some known archaeological interest in the site due to a known fact of early structures identified in 1912 survey. The policies provided above the restrict site disturbance. If any ground disturbance is likely in areas of archaeological interest then there needs to be an archaeological watching brief for any work in the area.

6.10 Management

CONSERVATION OBJECTIVE 6: *Ensure that there is an appropriate management structure in place to manage Mugga Mugga, undertake appropriate maintenance and conserve the significance of the place.*

Policy 6.1: *Continue ownership and management of Mugga Mugga by ACT Historic Places (or similar organisation).*

Policy 6.2: *The ACT Government ensure funds and technical expertise is always available to ensure best conservation practice is available for Mugga Mugga.*

Policy 6.3: *CFC ensures management procedures set out in Section 7 are implemented including interpretation and seek funds for further research.*

NOTE: Refer also to policies 2.6 re a program of maintenance and 2.9 maintenance procedures.

7.0 MANAGEMENT

NOTE: Management of furniture and loose items is being separately addressed.

7.1 General

What follows are suggested management issues through which the conservation policy is capable of being implemented. This includes day-by-day management, decision-making responsibilities, and the means by which regular maintenance is provided to maintain the cultural heritage values of the place.

The following strategy is recommended to ensure the maintenance of the cultural significance of the place, that the fabric is properly cared for and adequate provision is made for care and maintenance, and some interpretation for the understanding of the place is achieved.

7.2 Objectives

The objectives of management of the place are primarily:

- Conservation of the significant fabric and spaces.
- Interpretation of building and significance of the place.
- Control over use.
- Commitment to on-going upkeep and maintenance.

7.3 Ownership

Continuation of the ownership by ACT Government and Management by ACT Historic Places (or similar organisation) is recommended.

7.4 Heritage Registers

ACT Heritage Council should update the details on the ACT Heritage Register to those within the approved CMP.

7.5 Updating of CMP

Regular review and updating are part of the conservation process. If more information and detail come to hand a review is desirable to ensure the CMP suits the current needs of the time. The review will also include the Management in which the effectiveness of the current proposal can be assessed. A review every 5 - 10 years is recommended.

7.6 Procedures for Work

A clear procedure should be adopted for unforeseen possibilities in which professional advice and as required the approval of the ACT Heritage Council is sought before proceeding. Refer Section 8.

7.6.1 General Work and Maintenance

As an item of work is being considered, the following process is suggested for each element that may be affected:

Check integrity	The element existed when Mugga Mugga was given to the ACT Government.
Determine the level of significance	Refer Section 4.8.
Follow general policies for conservation	Generally change is not supported (Policy 4.1) and maintenance to be minimum necessary to conserve the fabric (Policies 2.8 & 2.9) but policies guiding work on items on different

levels of significance are defined in Policies
2.2 – 2.5

7.6.2 Unforeseen Events

If an unforeseen event or proposal occurs then the procedure to follow is:

- Check this CMP to see if any policy provides clear advice. If so act accordingly.
- If there is no clear advice within the CMP to deal with the issue, consider the significance of the place and/or element and seek advice from a Conservation Practitioner.
- Put proposal to the ACT Heritage Council to meet legislative requirements.
- Amend the CMP as necessary.

If there appears to be conflicting policies that apply to any proposal then no action should proceed without professional advice and clarification by the relevant heritage authority (refer also Policy 4.5).

7.7 Building

7.7.1 General

It is essential that the place be well maintained. This will require, from time to time, replacement of deteriorated elements. This can occur provided the same details are replicated. This includes such items as:

- Replacing rotten timber
- Replacing rusted gutters and downpipes
- No materials to be replaced unless essential.
- All work to be carefully undertaken and executed to a first class workmanship standard.
- This will ensure the best long term preservation of the house.

Temporary stabilisation by the addition of new elements is possible if this preserves existing fabric in a cost effective way and the addition is obvious on inspection and can ultimately be removed.

There will be occasions when elements will require replacement (eg taps, light fittings). When this occurs replacements to match the existing if at all possible even with the use of second hand material. If not possible a sympathetic replacement to be added (one which is of similar design) and details are to be recorded.

In many instances the use of second hand materials is preferred as it continues the practice that existed on the site.

7.7.2 Inspections

A regular check of the building by an experienced conservation practitioner from with the ACT Government or a consultant should occur to ensure it is appropriately maintained. The list below outlines what should occur.

A biannual inspection (each 6 months) should include:

- Inspect roof, gutters and downpipes to ensure that the building is waterproof and rainwater is effectively discharged away from the building. Gutters should be cleaned monthly.

- Inspect the whole building to ensure that there is no borer or rodent activity, including implementation of treatments as necessary to reduce the risk of future borer / rodent infestation.
- The current pest control program shall be confirmed and improved as required.

An annual inspection should include the following items:

- Inspect windows and doors to ensure that they are intact and operate correctly.
- Inspect the exterior of the building generally to ensure that it maintains its structural soundness.
- Inspect all painted surfaces to ensure that they remain in sound condition. This particularly applies to the exterior and timber surfaces.
- Inspect fences to ensure they are in good condition.
- Inspect all services (plumbing, sewer, water supply, gas, electrical) to ensure they are operating correctly and safely.
- Inspect the interior of the building to ensure it maintains its structural soundness and weatherproofness. Secure loose/squeaky floorboards.
- Discussions with grounds staff, manages and operators to list any items they have noticed.

Any maintenance work identified from inspections should be programmed for rectification. As and when required the stormwater and sewer lines should be cleaned out to ensure their on going and effective use.

7.8 Interpretation

Interpretation of the site should be promoted to reinforce the significance of the site. This should include the following items:

- Continue to promote and interpret the place as currently exists with new possibilities developed as opportunities arise.
- Develop an interpretation plan that responds to existing publics and also considers how to engage with new ones.
- Utilise the commitment and experience of staff and guides in developing this.
- Get feedback from visitors and regularly review and update the plan.
- Continue to involve the community in the interpretation.
- Continue to implement an active program of educational activities linked to the school curriculum and the needs of special interest groups.
- Support the volunteers with ongoing training and access to technical advice and support.
- Consider implementing a program of seminars and workshops involving appropriate museum and heritage tradespeople and professionals across the 3 properties (Lanyon, Calthorpes' House and Mugga Mugga).
- Regularly review opportunities to present programs that link and contrast the three properties. – Lanyon, Calthorpes House and Mugga Mugga.

7.9 Conservation Work

The 2007 Audit identified work under urgent, overdue and routine categories.

Most of this work has been completed with minor items outstanding and routine inspection and maintenance to continue.

The only major work is to conserve the shed which will require careful dismantling of sections, straightening, lifting, replacing sections that have deteriorated and reassembling. It is important that it represent the useful component of the cottage complex. The contents can be assessed during this process.

It is essential that an annual inspection be undertaken (refer Section 7.7.2) with the preparation of maintenance work for the forthcoming year(s) and then funding provided to undertake the work.

7.10 Safety

Consistent with its desirable community use as a cultural venue the site needs to be made safe and associated risks minimised.

This includes regular inspection and pruning of mature trees under the guidance of a suitably experienced arborist.

7.11 Grounds Maintenance

7.11.1 Horticultural Management

Horticultural tasks are an important part of the process of maintaining the integrity of the site and should be carried out, under instruction, by competent people with a experience working in the context of landscapes of high cultural significance.

7.11.2 Maintenance Manual

As part of the long term management of the site, a comprehensive maintenance manual should be devised in association with CFC staff and should include (but not be limited to) the following:-

- Cyclical maintenance
- Cottage garden
- Trees
- Hedges
- Annuals
- Edgings
- Beds
- Orchards
- Vegetables/kitchen garden
- Other groundcovers
- Shrubs and perennials
- Weeding
- Monitoring irrigation/watering
- Monitoring drainage system
- Propagation of key plantings, when needed, in order to maintain genetic continuity of original plantings
- Maintaining driveway gravelling, monitoring runoff and clearing gravel and other material from around drainage grates
- Repairing fences as required

7.12 Recording

A detailed recording is essential. This is to include:

- Detailed photographic record
- Inventory of all objects in the house as at currently exists. We understand that this is being prepared on the "Version" database.
- Record of where objects from the house from 1995 but have since been removed are located.

7.13 Visitor Access

7.13.1 Visitors

The current operation is considered appropriate. The House is open between 1pm and 4pm on weekends, except for special bookings and events. Group sizes are restricted to protect the original fabric.

7.13.2 Access for People with Disabilities

What currently exists is reasonable given the sensitivity of the site and fabric.

7.13.3 Visitor Numbers

This is difficult to advise on but the current operating hours and usage appears satisfactory as a means to protect the original fabric. This will need to be monitored to ensure original fabric survives.

The Cottage cannot sustain large groups. This means control of the numbers within the house at any one time to which is as exists.

7.13.4 Bookings

The current need to book for week day groups or functions is supported. The weekend opening times for unbooked visits is considered acceptable but will need to be consistently monitored.

7.13.5 Length of Visits

These are not controlled except for pre-booked tours or events. This is considered acceptable.

7.14 Neighbours

The current arrangements appear to be adequate. No changes to existing provision are considered necessary. Landscape to be maintained consistent with the policies.

7.15 Security

Maintain the current or upgrade to a similar security system which includes motion detection within the house and regular patrols of the site.

7.16 Further Research

When the opportunity arises it is recommended that further research be undertaken into areas of enquiry such as those listed below where there is the possibility of clarifying and enhancing some aspects of significance for the place. This would include consideration of a more planned approach to recording oral histories with key subjects as they are a non-renewable resource and the development of links with tertiary institutions ongoing research into key

aspects of social history related to Mugga Mugga e.g. changes in housekeeping and domestic technologies; aspects of the collection.

During the course of this project some important questions have arisen where future answers through appropriate research may further enhance our understanding of the significance of the Mugga Mugga. These questions include:

- Exact date of existing structures and major changes.
- Plot and interpret the former buildings using the 1912 survey which could include some identification at ground level.
- Commission an experienced botanist or ecologist with experience in planned grazing management to review grasslands in order for the preferred goal to be achieved and to get the best value for money. (Policy 5.3)
- Investigate possibility of change to the site boundary. (Policy 5.9)
- Investigate the former vegetable garden (Policy 5.11)
- Research the old Cypress. (Policy 5.17)
- Undertake archaeological investigation of grounds. (Policy 5.21)
- Investigate to confirm missing garden features. (Policy 5.25)

7.17 Training in Conservation

Short courses/induction sessions for grounds maintenance personnel to help guide future maintenance of the grounds.

7.18 Friends of Mugga Mugga

Consideration could be given to introducing a program of Friends for the three historic properties managed by CFC to assist with guides, volunteers and fundraising. This could potentially contribute to Mugga Mugga being kept at the high level of maintenance when lived in.

8.0 DO'S AND DON'TS¹²²

The following are provided to guide all those associated with Mugga Mugga.

8.1 General

DON'T	WHY	DO
Don't let tradesmen work on site without being aware of the significance of the building.	Unnecessary damage may occur which could have an impact on heritage value.	Do ensure all workmen on the site are aware that they are entering a heritage site, and need to respect and conserve the building in accordance with the CMP. Maintenance can occur as required; changes needs to consider the CMP policies.
Don't let non-experienced heritage practitioners work on the building.	Unnecessary damage may occur which could have an impact on heritage value.	Do establish a clear link with professionals or ACT Heritage officers for advice on issues as and when they arise.
Don't let ill informed people manage the building.	Unnecessary damage may occur which could have an impact on heritage value.	Do keep copies of the CMP with ACT Heritage, ACT Historic Places and on site.
Don't ignore maintenance.	Unnecessary damage may occur which could have an impact on heritage value.	Do undertake regular inspections.
Don't damage or remove significant historical fabric;	The physical fabric of Mugga Mugga is important in itself as it tells the story of a rural cottage.	Do have an understanding of the significant fabric prior to undertaking any work.
Don't make unnecessary alterations.	This may result in irreversible changes or loss of significant fabric.	Do only repair as much of the historic fabric as is necessary (e.g. floorboard, window sash, architrave) rather than total replacement. Carefully piece in new work respecting the original fabric and undertake work in a logical order.
Don't allow works to be undertaken without maintaining a record.	Original and early building elements tell us about the house, garden and lifestyles and are an irreplaceable resource and each change contributes to the story of the building.	Do keep carefully maintained records of the work undertaken. These should be retained by the building owner for future reference.
Don't introduce inappropriate materials to	The introduction of a modern material into historic fabric will be incompatible and may	Do repair historic materials with the same or similar materials – 'like with like' -. If

¹²² Adapted from Environment Resources Management Australia, Do's and Don't Handbook, July 2009

DON'T	WHY	DO
the building.	cause unanticipated long term damage.	the same material is no longer available, seek the most compatible option.
Don't remove historic building elements from site unless absolutely necessary.	Historic building elements can be damaged in transit, lost or stolen.	Do ensure there is a process in place to ensure the physical care and security of the element if removal is required.
Don't attempt to repair or conceal every knock or dent in historic fabric inside and outside.	Evidence of the use of a historic building can be an important part of its history and contributes to its 'patina' or quality of age.	Do repair as little as necessary and retain as much as possible.
Don't replace existing profiles of mouldings, cappings, downpipes or gutters with modern profiles.	The significance of historic buildings is linked to their original details.	Do replace significant details with matching or similar profiles.
Don't ignore building faults.	It is better to fix a problem before it worsens.	Be vigilant and report leaks through walls, windows or roofs, signs of termites, rot or borer or any other signs of decay of building fabric to the Manager, ACT Historic Places.

8.2 Setting

DON'T	WHY	DO
Don't let trees and vegetation physically impact on the building.	Trees, while aesthetically valuable can cause damage to historic building fabric through their root growth disrupting foundations and branches physically impacting on walls and roofs.	Consider the impact of the growth and physical impact of existing trees on building fabric and the potential for damage by the growth of new trees.
Don't allow garden beds, surrounding paved or grassed areas to build up around the foundations.	Soils against buildings can encourage dampness and subsequent timber rot in these areas.	Reduce high garden beds around the building.
Don't position garden irrigation in close proximity to building foundations.	Over watering can cause foundations to settle or for the minerals in the water to corrode or rot building fabric.	Position irrigation systems far enough away from the building that water won't accumulate around building footings or on walls of the building.

8.3 Building Exteriors

DON'T	WHY	DO
Don't seal or block up under floor or roof ventilation openings.	Ventilation is important to maintaining airflow through floors and ceilings and reduces the risk of dampness, rot and termite activity.	Ensure ventilation openings remain open.
Don't allow downpipes or overflows to fall on the ground around a building or structure.	Dampness is a major contributor to the deterioration of historic building fabric.	Do unobtrusively connect to the nearest underground stormwater reticulation system or surface drain.
Don't run services or fix new fixtures or equipment on external wall and roof areas.	Fixings may damage historic building fabric and the installation of new equipment may impact aesthetic values.	Carefully consider the visual impact of the work you are proposing and conceal services in wall cavities or in ducting and position new elements in the least obtrusive locations or locate equipment independently of the building or structure.
Don't use circular sanders on external timber surfaces.	Circular sanders cannot be properly controlled and can result in the formation of unsightly and damaging circular indents on timber surfaces. There is also a health risk associated with the removal of lead paints from historic timber work.	Sand areas by hand prior to painting wearing appropriate personal protection and ensuring waste material is properly disposed of.
Don't use naked flame to remove paint from timber.	The heat from the flame can ignite dust or rubbish in wall cavities without the operator of the flame knowing. Hot air strippers are a safer alternative but these too can generate hot air sufficient to ignite dust etc in wall cavities if overzealously operated.	Sand areas by hand where possible wearing appropriate personal protection and ensuring waste material is properly disposed of.
Don't replace galvanised steel roofs with zincalume or 'Colorbond' and do not mix zincalume and 'Colorbond' with galvanised steel products (cubby house and garage).	Galvanised iron (galvanised steel the modern equivalent) and the associated galvanised rain water goods are the traditional building material that was introduced into Australia in the mid 19 th century which gave buildings' historic character This cannot be replicated with zincalume or 'Colorbond'. Zincalume and 'Colorbond' require a significantly different assembly technology that relies	Replace 'like with like' including the length of sheets.

DON'T	WHY	DO
	on pop rivets and silicone where galvanised steel is soldered in the traditional way. Mixing different metals also causes corrosion.	
Don't use chemicals or high pressure cleaning methods to clean the building.	Some cleaning methods can cause damage to a building or feature.	Test a small area prior to cleaning the entire surface, and use neutral pH cleaners and low pressure water washing.
Don't wait a long time before removing graffiti.	The earlier you attempt to clean it, the easier it will come off.	Work on a test section and begin cleaning with detergent and warm water as soon as possible after the graffiti appears. If unsuccessful, poulticing may be necessary.
Don't paint surfaces in new or inappropriate colour schemes.	Paint schemes and other finishes reflect cultural influences and individual spirit and are an important aspect of our cultural heritage. On many older buildings there are valuable decorative colour schemes or other treatments and finishes of historic interest that remain hidden beneath layers of paintwork.	Repaint in original colour schemes or seek advice where required.
Don't fix signage to historic fabric, or mask significant features with obtrusive signage.	This results in damage to and/or loss of important historic fabric and detracts from the aesthetic significance of the place.	Where possible, use freestanding signs or signage which will not involve fixings that penetrate significant fabric.

8.4 Interiors

DON'T	WHY	DO
Don't remove evidence of original planning, construction systems door and window furniture or services (e.g. cast iron ceiling vents and fireplaces).	Evidence of past building layout and technologies can tell us how a place was used.	Leave the evidence where it is and work around it.
Don't run services or fix new fixtures or equipment on internal wall and ceiling areas.	Fixings may damage historic building fabric and the installation of new equipment may impact on aesthetic values	Carefully consider the visual impact of the work you are proposing and conceal services in wall cavities or in ducting and position new elements in the least

DON'T	WHY	DO
		obtrusive locations. If in doubt seek advice.
Don't make new openings on historic fabric for services.	This results in loss of significant fabric which is unable to be recovered.	Where possible, use existing, voids, conduits and ducts for the installation of new services.
Don't install visually obtrusive services in prominent locations, or mask significant features.	This detracts from the aesthetic qualities of the place.	Select less visible areas such as sub floor areas and less prominent elevations for the installation of new services.
Don't paint surfaces in new or inappropriate colour schemes.	Paint schemes and other finishes reflect cultural influences and individual spirit and are an important aspect of our cultural heritage. On many older buildings there are valuable decorative colour schemes or other treatments and finishes of historic interest that remain hidden beneath layers of paintwork.	Repaint in original colour schemes or seek advice where required.
Don't close the building for extended periods.	Lack of ventilation in the house may affect existing materials and fabric.	Open the house at regular intervals (1-2 times per week for a few hours) even if closed to the public.

9.0 REFERENCES

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ACT Historic Places	Mugga Mugga Files and records, including correspondence, records of conversations, photographs and original documents relating to Mugga Mugga
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	Mugga Mugga Cottage Precinct Conservation Plan, July 1994: Volume 2 Conservation Analysis - Site and Building Inventory Based Analysis July 1994, Canberra
	Mugga Mugga Cottage Precinct Conservation Plan, July 1994: Volume 3 Conservation Analysis – Illustrated Chronology, Sequential Maps and Plans July 1994, Canberra

	<p>Mugga Mugga Cottage Precinct Conservation Plan, Oct 1994: Volume 1 Conservation Analysis Report October 1994, Canberra</p> <p>Mugga Mugga Cottage Precinct Conservation Plan, Oct 1994: Volume 2 Conservation Analysis - Site and Building Inventory Based Analysis October 1994, Canberra</p> <p>Mugga Mugga Cottage Precinct Conservation Plan, Oct 1994: Volume 3 Conservation Analysis – Illustrated Chronology, Sequential Maps and Plans October 1994, Canberra</p>
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Kerr, J	The Burra Charter. The Australia ICOMOS Charter for Places of Cultural Significance , Australia ICOMOS 1999.
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National Library of Australia	NSW 1891 Census , mfm G22624, location 2/8413
NSW Agriculture	<i>Agfacts: Tagasaste (tree lucerne)</i> , Agfact P2.1.7, first edition 1986 (Reviewed May 2003), AGDEX 431/622
NSW Dept of Lands	Map No 2922, 1956, note map is dated 1881
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Schumack, S	Tales and Legends of Pioneers , 1967, ANU Press, Canberra.
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DRAFT MUGGA MUGGA CONSERVATION AND MANAGEMENT PLAN

Volume 2 Supporting Documents



Prepared by

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For

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ATTACHMENT 1: BRIEF

Consultant Brief

Conservation Management Plan Review and Update

Mugga Mugga, Narrabundah Lane, Symonston, ACT

1 Background

Mugga Mugga is owned by the ACT Government and managed by ACT Historic Places, an arm of the Cultural Facilities Corporation.

The property was originally an outstation of Duntroon, a landmark Campbell family property. Several pioneering families lived at Mugga Mugga in the Campbell period. After the formation of the Federal Capital, the family of Pat and Lizzie Curley lived at Mugga Mugga. The lands were progressively reduced, but the lease continued to be held by the family. The three Curley sisters (Evelyn, Ada and Sylvia) continued with the holding, and Sylvia lead the family's devotion to, and maintenance of the property. Sylvia survived her sisters, and bequeathed the property to the people of the ACT.

The house remains as the setting for many of the furnishings and household effects of the Curley family. The property is a notable house museum, which is heritage listed by the ACT Heritage Council, and the National Trust of Australia (ACT).

In the early 1989, a brief Conservation Management Plan was prepared by John Armes and Associates/ Access Archaeology, and another by Freeman Collett in 1994. An audit of the condition of the fabric of the buildings was prepared in 2008 by Pip Giovanelli. Conservation work has been undertaken on the property in a variety of stages since the early 1990s. A program of conservation work is in progress.

Some members of staff have detailed knowledge of the management and care of the buildings and collection over several years. This stock of knowledge will be available to the consultants.

2 Previous Conservation Management Plans

These documents have served as a useful reference and management resource, but are now out of date. Much of the background material is still accurate, but much of the material needs review.

Previous studies have not explored, or provided detailed heritage conservation policy to guide the future management and interpretation of Mugga Mugga.

3 Consultant Brief

The brief for this consultancy is to update and replace the previous CMPs, and to prepare a document that complies with current ACT legislative requirements and current heritage conservation practice. It is intended that duplication be minimised, but the revised CMP should be a 'stand alone' document. Inclusion of parts of the previous studies is acceptable, with the appropriate acknowledgements.

The main requirement of this study is to provide effective heritage and management policies on which to guide the future of Mugga Mugga.

The revised CMP shall provide;

- An executive summary

Investigation and assessment

- A brief review of the historical analysis, and how the fabric of the place relates to its history.
- A review of the cultural significance of the place, in terms of legislative criteria.
- An investigation and assessment of social values for the place.
- An assessment of landscape significance, including the grasslands within the property.
- An updated review of the description and integrity of the building, grounds and immediate setting.
- Any recommendations to revise the current statement of significance.

Conservation Policy and Strategies

- Heritage policy objectives.
- Implications arising from significance.
- Legislative requirements.
- Implication of condition and integrity of the place.
- Management implications.
- Opportunities and constraints that apply to the place in terms of the Burra Charter.
- Opportunities and constraints which prepare the place for a new era as a house museum.

Consultant team

It is expected that the successful consultant team will include a suitably experienced architect, historic landscape expertise, social significance assessor, and historian.

Graphic input

The CMP shall include a site plan and floor plan and other graphic material to support the text. These 'base' drawings are available to the consultant, and should be used with the appropriate acknowledgements.

A detailed land survey has been prepared for the cottage area and the education centre, and are available to the study.

4 Extent of the Study

The limits of the study shall be the property boundaries, and include the cottage buildings and garden. The buildings are; the stone cottage, including additions and the flat; the slab kitchen and connecting link; the timber storage shed including chook pen, and the privy. The cottage garden, having both hard and soft landscape elements is to be included in the CMP.

The study is to recommend a cartilage, which will require careful management so as to minimise adverse effects on the heritage values of Mugga Mugga. An updated assessment of the grasslands status of Mugga Mugga is also required.

Collection

An assessment of the cultural significance of the collection is not required. The CMP will make reference to particular items as necessary to describe the property.

5 Archaeology

The site has been extensively disturbed, and it is thought that Indigenous archaeology will not be required by the CMP. It is not anticipated that any historical archaeology will be required by the study. The CMP shall identify any potential archaeology that might emerge the conduct of the CMP. Such matters will be considered as an extension to the study if required.

There is no record of the subfloor being accessed during the life of the building. It is known that occasional access has been made for electrical and plumbing work, for short term needs. There is one access hole, but access is limited. There is potential for archaeological interest in this area.

6 Collection

ACT Historic Places will engage separately, consultants to address matters relating to the conservation of the collection. These will include furniture, textiles, carpet, paper and moveable objects.

7 Fees

A maximum lump sum fee of \$30,000 (plus GST) is available for the project.

Payment schedule

- | | |
|------------------------------------|-------------|
| • Appointment of consultant; | 10% of fee |
| • Submission of first draft | 50% of fee |
| • Submission of 90% complete draft | 30% of fee |
| • Completion of final iteration | 7.5% of fee |
| • Completion of project | 2.5% of fee |

8 Program

Appointment of consultant;	(.....date)
Submission of first draft	10 weeks (.....date)
Comments on first draft	4 weeks (.....date)
Submission of 90% complete draft	10 weeks (.....date)
Comments on 90% draft (including HPAC input)	8 weeks (.....date)
Completion of final iteration	30 th April 2011
Submission to ACT Heritage Council (subject to meeting schedule)	
Completion of project to address amendments required by ACT Heritage Council	

9 Output

First draft	3 hard copies
90% draft	3 hard copies plus pdf copy for distribution
Final iteration	3 hard copies (colour) plus pdf copy for distribution

Revisions after Heritage Council input: 1 hard copy plus pdf copy for distribution

10 Attachments

The following references are provided;

On cd:

- Consultant Brief
- Condition Audit of Building by Pip Giovanelli – 2008
- Survey map – Kleven Spain (surveyors)
- Floor Plan
- Site plan with contours
- Mugga Mugga area map
- Mugga Mugga Heritage Reserve

Hard copy:

Armes /Access Archaeology 1989
Freeman Collett 1994
Mugga Mugga Guide 2001

11 Further references available at ACT Historic Places

CMAG files on works to and grounds

John Armes
Assistant Director – ACT Historic Places
23/08/2010

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ATTACHMENT 2: ACT HERITAGE REGISTER CITATION



ACT Heritage Council

Entry to the ACT Heritage Register

Heritage Act 2004

20017. Mugga Mugga

Section 103 Block 6

SYMONSTON

This document has been prepared by the ACT Heritage Council.

This entry which was previously part of the old heritage places or the old heritage objects registers (as defined in the *Heritage Act 2004*), as the case may be, is taken to be registered under the *Heritage Act 2004*.

Conservation Requirements (including Specific Requirements), as defined under the *Heritage Act 2004*, that are contained within this document are taken to be Heritage Guidelines applying to this place or object, as the case may be.

Information restricted under *the old heritage places register or old heritage objects register* is restricted under the *Heritage Act 2004*.

Contact: ACT Heritage Council c/o Secretary PO Box 144
Enquiries: phone 02 6207 2164 fax 02 6207 5715

Lyneham ACT 2602
e-mail heritage@act.gov.au



ACT Government



environment ACT

Helpline: 02 6207 9777
Website : www.cmd.act.gov.au
E-mail: EnvironmentACT@act.gov.au

17. Mugga Mugga, Symonston [V56]¹**Location**

District of Jerrabomberra, Division of Symonston, Section 103 Block 6 as identified in Figure 17 and indicated on the Territory Plan Map by the Heritage Places Register Overlay at H17.

Features Intrinsic To The Heritage Significance Of The Place

The place comprises:

- a) small stone cottage, once part of the Duntroon Estate;
- b) separate slab kitchen;
- c) outbuildings;
- d) native pasture containing *Stipa* and *Danthonia* species grasses;
- e) original garden planting; and
- f) In situ objects and records. [v105]²

Statement Of Significance

Mugga Mugga represents the survival of significant elements of a 19th and early 20th century rural worker's home. It is a built, social decorative and domestic record of the home of employees of the Duntroon Estate - particularly of the Curley family for which moveable and oral history evidence remains.

Mugga Mugga is also a remnant of the Duntroon Estate, which dominated local rural life in the 19th century. It remains as a component of the original property and is visually linked to the main Duntroon Estate buildings. All of the families that lived at Mugga Mugga throughout its history, were employees at Duntroon. In particular, the cottage retains important and long-standing associations with the Curley family.

The cottage still in its rural setting represents the simple, functional home of rural workers.

The property retains its 19th century landscape features including native pastures in the former home paddock for Mugga Mugga, traditionally used for horses - a function, which remains today.

Specific Requirements [v105]

In accordance with s.54(1) of the *Land (Planning and Environment) Act 1991*, the following requirements are identified as essential to the conservation of the heritage significance of this place. These requirements are prepared to implement the following conservation policy for the place:

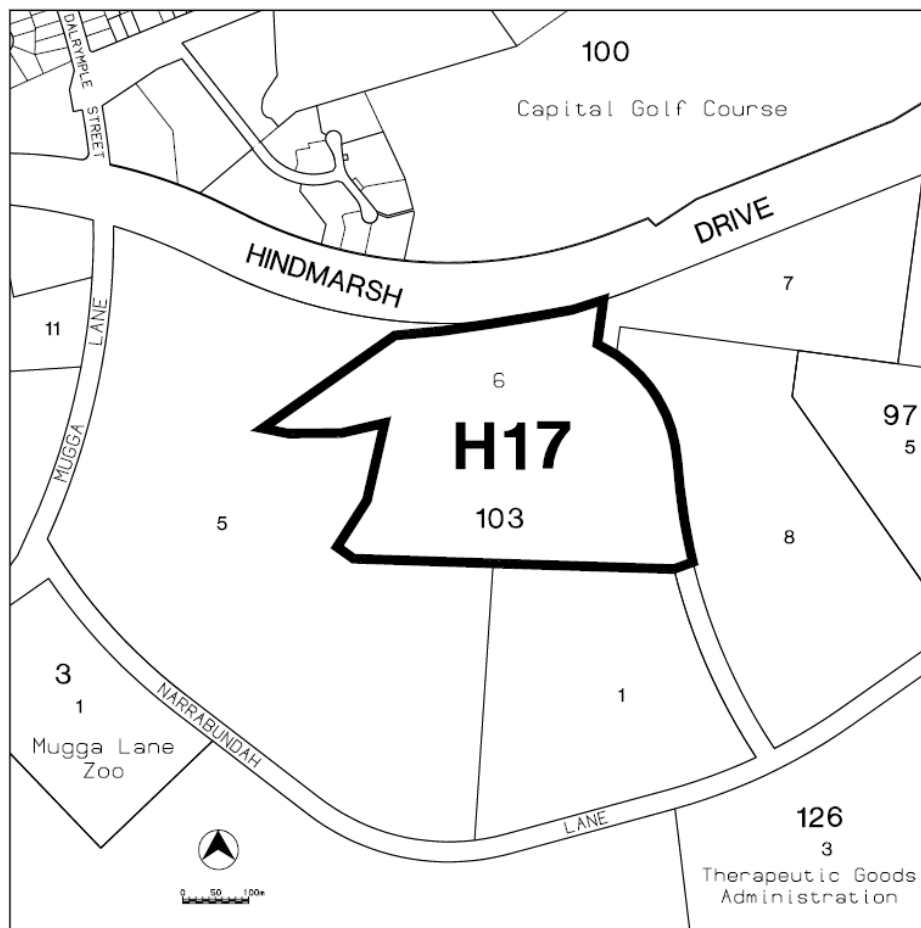
¹ [V56: Added to Heritage Places Register 27/09/1996 (Variation Number 56)]

² [V105: (f) added to listing; replaced the existing Specific Requirements 16/12/1996 (Variation Number 105)]

Mugga Mugga is to be conserved as a cultural and natural landscape of heritage significance in accordance with approved Conservation, Management and Interpretation Policies and Programs. In particular, it should be noted that the property is included in Public Land and subject to a Plan of Management.

- i) All features intrinsic to the significance of the place, including in situ objects and records associated with the Curley family, are to be conserved and appropriately maintained.
- ii) New building or landscape elements shall only be permitted where they do not adversely affect the heritage significance of the place.
- iii) Public access shall be in accordance with the Interpretation and Management Policy and Program.

Figure 17: Mugga Mugga, Symonston



ATTACHMENT 3: CHRONOLOGY

- 3.1 Ownership**
- 3.2 Structures – What Was Built Where and When**
- 3.3 Residents/People Who Worked at Mugga Mugga**
- 3.4 People Born at Mugga Mugga**

The following chronology is drawn from published sources and original documents and records held by ACT Historic Places. While comments on these records have been made they have not been included as

Throughout the chronology the following abbreviations are used:

Name	Reference	Abbreviation
J Armes & JH Winston-Gregson	Mugga Mugga Conservation Plan, 1989	<i>CMP 89</i>
Cultural Facilities Corporation	Mugga Mugga – A Guide, 2nd Edition, 2010	-
Freeman Collett & Partners with Roger Hobbs	Mugga Mugga Cottage Precinct Conservation Plan, Oct 1994: Volume 1 Conservation Analysis Report	CMP Oct 94
Freeman Collett & Partners with Roger Hobbs	Mugga Mugga Cottage Precinct Conservation Plan, Oct 1994: Volume 2 Conservation Analysis - Site and Building Inventory Based Analysis	CMP Oct 94
Freeman Collett & Partners with Roger Hobbs	Mugga Mugga Cottage Precinct Conservation Plan, Oct 1994: Volume 3 Conservation Analysis – Illustrated Chronology, Sequential Maps and Plans	IC Oct 94
Freeman Collett & Partners with Roger Hobbs	Mugga Mugga Cottage Precinct Conservation Plan, July 1994: Volume 1 Conservation Analysis Report	CMP July 94
Freeman Collett & Partners with Roger Hobbs	Mugga Mugga Cottage Precinct Conservation Plan, July 1994: Volume 2 Conservation Analysis - Site and Building Inventory Based Analysis	CMP July 94
Freeman Collett & Partners with Roger Hobbs	Mugga Mugga Cottage Precinct Conservation Plan, July 1994: Volume 3 Conservation Analysis – Illustrated Chronology, Sequential Maps and Plans	CMP July 94
King, Diane		King
Freeman Collett and Partners + Roger Hobbs		<i>FCP+H</i>
Sylvia Curley	A Long Journey; Duntroon, Mugga Mugga and Three Careers, 1998, ACT Government, Canberra.	SC, 1998
Sylvia Curley	History of Mugga Mugga , note signed Sylvia Curley, July 1993.	History of Mugga Mugga, note signed SC, July 1993.

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Attachment 3.1: Ownership

Date	Who	What	First Reference	Other References	Comment
1806	Robert Campbell	Applies for compensation for loss of ships at sea.	Ada Coster 1988	Diane King	
1825	Robert Campbell	Given 5000 acres – area that is now RMC Duntroon	Ada Coster 1988	Diane King	
1827	Robert Campbell	Applied for and was given additional 5000 acres looking across to Mugga Hill.	Ada Coster 1988	Diane King	
1830s	FCP+H	“it is reasonable to assume that he [Campbell] had interests in the area where Mugga Mugga now stands from the early 1830s”	CMP Oct 94 p 7 and Section 2.1.3		
1840s	FCP+H	The names Mugga and Mugga Mugga seem to have been interchangeable. Mugga Mugga was accepted usage by the 1840s, but may have also referred to the district.	CMP Oct 94 p13	IC Oct 94 p 3 & 4	Does not support this
1857		George Campbell purchased land that stretched “as far south almost as Mugga Mugga”	CMP Oct 94 p17	IC Oct 94 p 13	Shows purchases. Does not show Mugga Mugga.
1860s		Useful contextual regional history re role of free selection and fencing.	CMP Oct 94 p18-9		
1862	Martin Byrne	Innkeeper acquires Woden followed by other selections with common boundary of Woden and Duntroon. Appears to have been managed from Mugga Mugga (due to well developed tracks.)	CMP Oct 94 p20	Footnote: Lea Scarlet p110	
1871	George Campbell	Acquires Woden, south of Mugga Mugga and appears to have been partly managed from Mugga Mugga	CMP July 94 p21	IC July 94 p17	Footnote: C Campbell, Woden July

Date	Who	What	First Reference	Other References		Comment
		as tracks are well developed between the two by the 1890s			1994	
1872 – 81	Walter Brown, James Moran, Joseph Mayo, P Sheedy, RJ Harris, George Campbell Frederick Campbell	Large number of selections around Mugga Mugga but not specific reference of selections on Mugga Mugga	CMP Oct 94 p21	IC Oct 94 p17 p25		NSW Dept of lands Map no 2922, 1956, note map is date 1881 Map is dated 1912
May 1881	George Campbell	40 acres of Block 110 selected by George Campbell	CMP July 94 p21	IC July 94 p19, 25,31	NSW Dept of lands Map no 2922, 1956, note map is dated 1881	IC does not verify. Suspect incorrect reference in CMP
C1890	Conjectural Sequential Plan No 2					
1906	Commonwealth Government	Lands Acquisition Act 1906 Seat of Government Acceptance Act 1906 passed.	CMP July 94 p27	Commonwealth Gazette No 12 of 1911	IC July 94 p39	IC does not verify. Suspect incorrect reference in CMP
1911	Commonwealth Government	Acquires land (ACTON) for new capital. Includes large part of Duntroon but does not include MM.	CMP July 94 p27	Commonwealth Gazette No 12 of 1911	IC July 94 p39	IC does not verify. Suspect incorrect reference in CMP
11 April 1911	Commonwealth Government	Holding 21 (as above) passes to Commonwealth. Rents of tenant farmers to be paid to Col JER Campbell until 26 July 1913	CMP July 94 p27	IC July 94 p39		Map shows Campbell's holdings in 1914
1911?		Scrivener Undertakes Land Survey	CMP July 94	IC July 94		Map shows Campbell's holdings in

Date	Who	What	First Reference	Other References	Comment
		does not include MM.	p27	p39	1914
1914		MM paddock offered for lease. Excludes Horse and cultivation paddocks.	CMP July 94 p31	IC July 94 p37	Map shows leases but not dated.
1913		The Federal Government had resumed the whole of the estate and the government soon granted short term grazing leases to graziers form near and far	History of MM, Sylvia Curley, undated.		
		Mr Alex McDonald of Hill Station and his brother Morton leased all this plain country for grazing cattle and sheep	History of MM, Sylvia Curley, undated.		
1913		Patrick Curley moves to Mugga Mugga as a tenant farmer	CMP Oct 94 p31	IC Oct 94 p32	Scrivener's 1913 survey
1913	Sylvia Curley	<i>"The larger plain paddocks were leased for grazing cattle and sheep to Mr Alex MacDonald of Hill Station on the Monaro Highway in the present day suburb of Hume. Alex MacDonald did not own Mugga Mugga. The Federal Government managed the ACT area from Melbourne and a clerk collected the rent from rural leases, houses etc at a small timber office in Acton. My parents paid the rent of the buildings at Mugga Mugga from 13 August 1913. I hold the first receipt received.</i>		SC, 1998, p56	
		<i>"it was intended that my father would take the responsibility of the outlying vast unleased land as the ranger</i>		SC, 1998, p56	
	Sylvia Curley	<i>Shortly after our arrival, Mr McDonald asked father if he would take over the management of the cattle and</i>		SC, 1998, p57	

Date	Who	What	First Reference	Other References	Comment
		<i>sheep on this large area.</i>			
C1913	Conjectural Sequential Plan No 2				
C1914	Conjectural Sequential Plan No 3				
1914		Mugga Mugga paddock offered for lease (excludes horse and cultivation paddocks) Leased to AJ McDonald for 5 years.	CMP Oct 94 p32	IC Oct 94 p37	
1920		Patrick Curly gets 307 acres as rural grazing lease	History of MM, Sylvia Curley, undated.		
		As above (100 hectares)	Mugga Mugga A Guide p 28		
Feb 1920		Patrick Curly gets lease for 307 acres includes MM cottage, Hudson trig point and the former cultivation and horse paddocks. This lease and subsequent leases to 1948 were for a 12 month period with quarterly advance rental payments. The leases were to be renewed annually until the land was required for other purposes.	CMP Oct 94 p34	IC Oct 94 p44	
30 May 1921		Patrick Curley signs lease.	CMP Oct 94 p34	IC Oct 94 p44	Lease document
1925	Commonwealth Government	Land again resumed by the Government and cut up into small commercial farms. MM remained as rural grazing lease only with annual tenure.	History of MM, Sylvia Curley, undated.		

Date	Who	What	First Reference	Other References		Comment
1925	Patrick Curley	The lease was reduced from 307 acres to 28 acres by the government in support of a proposal to create commercial farms.	Mugga Mugga A Guide p28			
1925	Federal Capital commission	A number of commercial farms were created. This placed Mugga Mugga in Block 15 of Orchard Garden Suburb with access from the south along a right of way from Narrabundah lane. .. the new suburb reflected the 1925 city plan.	CMP July 94 p34	IC July 94 p47,48		
1925	Patrick Curley	Applied unsuccessfully for additional land eventually signing a new lease under the Real Property Ordinance 1925	CMP July 94 p34	IC July 94 p47,48		
1930		Mugga Mugga now in the District of Woden	CMP Oct 94 p36	IC Oct 94 p50, 52, 54		Not included in IC.
31 March 1937	Annie Curley	Lease for Block 3 Section 103 leased to Annie Elizabeth Curley	IC July 94 p53	Copy of lease document		
1 April 1948	Annie Curley	Annie Curley dies aged 79.	CMP July 94 p37	-		
13 April 1949	Evelyn Curley	Lease for Block 3 Section 103 leased to Evelyn Ida Curley. Expires 30/6/1958 date for all rural leases:	IC July 94 p56	CMP July 94 p37		Text says Ida Evelyn Curley, ICV3 is correct
1956	Evelyn Curley	Takes up an option to purchase the buildings and sheds, and her share of the boundary fences.	CMP Oct 94 p39	Footnoted.		
1965	Commonwealth	Land on the western side acquired by the Commonwealth for the	Mugga Mugga A			

Date	Who	What	First Reference	Other References	Comment
		construction of Hindmarsh Drive. The fruit trees, well and former vegetable garden were all destroyed.	Guide p29		
5 August 1985	Evelyn Curley/Sylvia Curley	Evelyn Curley dies. Ms Sylvia Curly takes over the lease. Flat was let and land agisted for horses.	CMP July 94 p40	J Cox 29/6/94 p4	
May 1993	Sylvia Curley	Offers the 'gift' of the improvements on MM and the surrender of the lease on the provision that it be used as a heritage and education resource for the people of Canberra.	CMP July 94 p40	IC July 94 p71	"gift" uncertain that she had the right to do this. Gift was the surrender of the lease.
1994	Sylvia Curley	Offered Mugga Mugga as a gift to the people of Canberra for use as an educational resource; it was accepted by the ACT Government, and a comprehensive conservation report was prepared by Peter Freeman and Partners.	Mugga Mugga a Guide, p29		
1995	Sylvia Curley to ACT Government	Mugga Mugga handed over the ACT Minister for Heritage Garry Humphries by Miss Sylvia Curley	The Queanbeyan Age, 12 June 1996 p17		
1995		Flat attached to the house is occupied by a tenant and horse agistment brings small annual fund.	UC Summer School - Conservation of traditional buildings Jan 1995		
1995		MM is open to the public.			

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Attachment 3.2 Structures – What Was Built Where and When

Date	Who	What	Sources	Other References	Comment
1832	Hoddle's survey	No mention of structures nor was the name used	CMP July 94 p9	IC July 94 p2-6	
1832	FCP+H	<i>"in 1832 no structures were recorded near Mugga Mugga nor was the name used"</i>	CMP Oct 94 p10		
1834	Mitchell's map of the area	No mention of structures nor was the name used	CMP July 94 p9	IC July 94 p2-6	
	Sylvia Curley	<i>"Duntroon House is the oldest building in Canberra and Mugga Mugga is the next."</i>	SC, 1998, p54		
	Sylvia Curley	<i>"Mr James Ainslie established and built at Mugga Mugga a rough, one-room slab hut made of heavy cut slabs, with one door, no windows, a chimney built of stone and a dirt floor. This hut no longer exists."</i>	SC, 1998, p54		
1827-28	Sylvia Curley	<i>"the cottage replaced the single rough slab hut built by superintendent James Ainslie in 1827-28 for the shepherds' day and night quarters."</i>	SC, 1998, p130		
1838		<i>"...buildings, one of which dates back to 1938"</i>	Mass of thanksgiving for Sylvia Curley, p91		
1838		<i>'We were given to understand that the cottage of four rooms was built in 1838'</i>	Sylvia Curley conv notes 17/5/93 p1		
		<i>"MM was built in 1838 as an outstation for his (Campbell's) Head Shepherd"</i>	History of MM, Sylvia Curley, undated.		
		<i>"The cottage built in 1838. Blue stone hand made bricks in chimneys and brick oven in kitchen. Duntroon did have its own hand made brick kiln. Shingles on roof."</i>	History of MM, Sylvia Curley, undated.		
		<i>"The house was situated to overlook the river"</i>	MM Garden		

		<i>corridor and to secure a morning sun aspect. It also had direct sight to Duntroon, and its location in the lee of a hill provided some protection from the southerly exposure."</i>	Conservation Policy, 22/10/2008 p2		
		<i>"Mugga-Mugga Cottage built by Duntroon stonemasons for the estate's head shepherd, Ewan McPherson"</i>	Mugga Mugga A guide p28		
1838	Sylvia Curley	<i>"The cottage built in 1838. Blue stone handmade bricks in chimneys and brick oven in kitchen. Duntroon did have their own hand made brick kiln. Shingles on roof."</i>	History of Mugga Mugga, note signed SC, July 1993. P4 #		
1838		<i>'the stone cottage that Robert Campbell has built in 1828 for his head shepherd, Ewen "Hughie" McPherson.</i>	SC, 1998, p11		
1838	Sylvia Curley	<i>"The stone cottage at Mugga Mugga was built by stone masons from overseas for Robert Campbell of Duntroon estate in 1838." ...this was the first outstation cottage for the head shepherd and his family and a place where the Campbells put their policy of skills training into practice."</i>	SC, 1998, p130		
1838	Sylvia Curley	<i>"A well that was dug for water for the early settlers in 1838 on the banks of the creek supplied water to the cottage and animals at Mugga Mugga until 1902 when the manager of the Duntroon estate had iron placed over the shingles on the slab cottage buildings. Tanks, mainly ships tanks, were used to retain water from the roofs – the only one remaining today is in the cottage Yard. My mother ordered a large ready-made tank with frame stand from Hayes and Russell, general merchants in Queanbeyan and this tank was delivered by low</i>	SC, 1998, p55		

		<p>lorry drawn by two horses, to Mugga Mugga, shortly after our arrival... We used the well water for washing, cleaning, animal and garden use.”</p> <p>“The the families who lived at Mugga Mugga in the years before the tank water period used a cask on a sleigh drawn by a horse and the track could be seen in recent years. I had trees planted with guards to give the correct route of this track. I also planted trees with guards along the side of the original Road for all traffic (not a stock route) past Mugga Mugga Cottage and kitchen and link between these buildings and where an old acacia tree is still standing. ‘</p>			
1838-1902		The well by the creek was the only source of water for the cottage. Iron tanks were taken to the cottage to collect rainwater for household use, but the well still had to supply water for stock, poultry and the garden.	SC, 1988, p12		
1840s	FCP+H	<i>“The names Mugga and Mugga Mugga seem to have been interchangeable. Mugga Mugga was accepted usage by the 1840s, but may have also referred to the district.”</i>	CMP Oct 94 p13	IC Oct 94 p 3 & 4	Does not support this as maps date 1932
1840's	FCP+H	Mugga Mugga outstation <i>“Well developed with one or two families in residence”</i>	CMP July 94 p13	IC July 94 p 3-4	IC maps do not show Mugga Mugga and maps date to 1932
c1840	Conjectural plans	Shows Mugga Mugga and was developed from parish and county cadastral info and Hoddle	CMP July 94 p13-14	Sequential Plan No 1, C1840	I can't find any maps in the CMPs that support this in relation to Mugga Mugga.
1843	James Larmer's map	No mention of structures nor was the name used	CMP July 94 p13 & App 3 p8	IC July 94 p 8	Does not show Mugga Mugga (cottage location has been superimposed on map)

1843		"significantly, James Larmer's map of 1843 shows the route...and providing access to the site of the outstation at Mugga Mugga"	CMP Oct 94 p13-14	IC Oct 94 p 8	Does not show Mugga Mugga (cottage location has been superimposed on map)
1856	<p>FCP+H speculates on what would have been required on the property based on the rations issued to Richard Schumack as follows</p> <p>Note of rations issued for use at MM. no statement that Schumack lived there but <i>"collected a ration and a half comprising 15lbs of meat, 15lbs of flour, 1/2lb of tea, 3lbs sugar and 5 oz of salt". Mouse proof storage for quarterly rations, a kitchen and an oven would have been necessary at Mugga Mugga, in addition to a dwelling and rudimentary, probably communal sleeping quarters for the shepherds. A timber dwelling with a fireplace, of the kind generally available to rural workers in the mid 19th century and an external oven would probably have sufficed. In addition a small garden, fowl shed, post and rail stockyards and one or two small huts would have been necessary."</i></p>		CMP July 94 p17-18	*Schumack, S, Tales and Legends of Pioneers, 1967,p1.	
1850s or 1860s	FCP+H	"to the best of our knowledge, the stone cottage building was completed in the late 1850s or early 1860s and was probably built by Harry Rottenbury, mason of Duntroon"	CMP Oct 94 p5		
		"It is most likely that the stone cottage was completed in the late 1850s or early 1860s ,was probably by the limeburner/stonemason/bricklayer George Henry (Harry) Rottenbury...in the employ of the Campbells for over fifty years, during which time he reportedly built most of the cottages on the Duntroon estate"	CMP Oct 94 p18	Queanbeyan Age, 23 August 1910	
1866	SC	<i>"The slab building with the kitchen/dining was not there in 1866. My father records that it was built later to accommodate the large family that came to his feet. The slab building was built after 1866 and before 1880 and Joseph Mayo moved there."</i>	SC, 1998, p54		

		<i>Originally it is one large room (kitchen). My parents, after settling in, divided the room into kitchen and dining rooms."</i>			
1860-1870	AW Moriarty	1912 survey assesses house erected 1860-1870.	IC July 1994 p27		Not identified on schedule as Mugga Mugga. Listed as Duntroon.
1860/70	Sylvia Curley	'The additional building built in 1860/70 with slatted slabs (prior to nails) entry into the building trade	History of Mugga Mugga, note signed SC, July 1993. p4		
1860s	Sylvia Curley	Assumes kitchen block was built in the 1860s because there were no nails	Sylvia Curley conv notes 17/5/93 p3		
		<i>The additional building built in 1860/70 with slatted slabs (prior to nails).</i>	History of MM, Sylvia Curley, undated.		
31 Dec 1881	Plan of Portion 25	Shows block 110 owned by G Campbell. Does not show any buildings. Shows blocks around owned by Mayo who was soon to reside at MM	IC July 94 p17	Plan of Portion 125 County of Murray Parish of Narrabundah 31 Dec 1881	IC maps support the statement.
1881		Fences built	Ada Coster 1988	Diane King	
1881	George Campbell	Sheep drafting yards built on Portion 110 with value of £40 "an important part of the outstation at Mugga Mugga"	CMP July 94 p21	IC July 94 p 19, 25,31	Maps don't support statement
		"the 40 acres of portion 110 selected by George Campbell 30 May 1881 were already improved by the construction of sheep drafting yards, value £40, an important part of the outstation at Mugga Mugga".	CMP Oct 94 p21	DELP Plan Room, portion maps Parish of Narrabundah	
c1881	National trust	Vertical slab outbuilding added to provide a separate kitchen and dining room	In Dianne King		Note contradiction with dates above (see 1860)

c1890	Armes Conjectural plans	States that Mugga Mugga Cottage sits within a “house and horse” paddock adjacent to the Mugga Mugga Cultivation paddock. These sit within the large Mugga Mugga paddock bounded on the north by the east west road.	CMP July 94 p21	Conjectural Sequential Plan No 2 C1890	
1890s	Warwick’s	Held dances in their one roomed “kitchen” building.	CMP July 94 p24	S Curley description of Mugga Mugga in August 1913	Maps are from 1913
1891	Mayo	<i>“only needed to house 6 people”</i>	CMP July 94 p24	IC July 94 p30-31,33	Maps are from 1913
1891	Mayo	<i>“Six people resident at Mugga Mugga during the 1891 census – Joseph Mayo his wife and two daughters and two other women. Alfred Mayo was resident at Duntroon.* The presence of only one man is indicative of the change from shepherds to boundary riders. The two additional women may have been resident or visiting relatives. However, the buildings vacated by the McPhersons would easily have accommodated the Mayos.”</i>	CMP Oct 94 p24	*NLA, NSW 1891 Census, mfm G22624, location 2/8413	
1890s	Warwick	<i>“With a minimum of eleven or twelve people excluding relatives and Duntroon workers substantial accommodation was needed. “</i>	CMP July 94 p24	IC July 94 p30-31,33	Maps are from 1913
1890s		<i>Extensive areas of cultivation were needed – maize, potatoes, dairy with cow bail and calf pens, to the north orchard and vegetable garden (probably already extant) row of willow trees on the nearby creek.</i>	CMP July 94 p24	IC July 94 p30-31,33	Maps are from 1913
1890s		<i>The Warwicks must have developed the outstation to feed and accommodate their large, and often extended, family.</i>	CMP Oct 94 p24	IC Oct 94 p30-31,33	Maps are from 1913
1890s		<i>At Mugga Mugga Frederick Warwick worked as a</i>	CMP Oct 94 p24-5	IC Oct 94 p31,36	Maps are from 1913, shows

		<i>boundary rider, the outstation being used to manage Madura, the Glack Springs purchases, Mugga Mugga and Mugga Mugga Horse paddocks and possibly the newly acquired Stoneyhurst and Hill Paddocks.</i>			Wilden as resident although Curley was in fact resident by then.
1893		<i>The summit of Mugga Hill partially cleared when the hill was notified as a Trig Reserve...The cottage was enclosed within Mugga Mugga House N Horse Paddock, north of which a cultivation paddock followed the nearby watercourse. South of the house stock and calf yards sheltered below the small hill. Following fencing, by Frederick Campbell, the cottage sat on the boundary between Mugga Mugga Yard Paddock and Mugga Mugga Paddock to the south of Uriarra Road, with clearly defined access. The boundary of Mugga Mugga Yard Paddock reflected the access rack and included the sheep yards recorded in 188. The track recorded in 1843 by Larmer linked Duntroon and Mugga Mugga with Woden to the south, now also a Campbell property.</i>	CMP Oct 94 p29-30	IC Oct 94 p31,36	Maps are from 1913
30 Jan 1904	County of Murray Map,	Shows Block 110, but not identified as Mugga Mugga. No buildings shown as map are cadastral only.	IC July 94 p19		Map supports statement
1906	advertisement	Auction of Part of Duntroon. Mugga Mugga not shown	IC July 94 p22		Map supports statement
1908	Sylvia Curley	<i>"I have correspondence suggesting the demolition of the cottage and buildings dating back to 1908 when a surveyor for the government made such a suggestion..."</i>	SC, 1998, p64		
1909	Scrivener?	"Rough sketch showing site for Federal Camp at Canberra"	IC July 94 p23		Map supports statement

		Mugga Mugga not shown.			
c1912	Valuation by AW Moriarty	<p>Property rented by Wilden:</p> <p>House: 4 rooms, Stone and brick, iron roof, hessian ceilings, hardwood floors, slab skillion and verandah (house built 1860-1870)</p> <p>Kitchen; detached with slab walls, iron roof, floored, 2 rooms, verandah</p> <p>Outhouse; slab sides, iron roof, iron chimney</p> <p>Dairy; slab sides, iron roof, cement floor</p> <p>Cow shed; (2 bails & calfpn) stone floor, bark roof</p> <p>Shed for harnesses</p>	CMP July 94 p27-28	IC July 94 p26-27, 30, 34, 36, 38	IC July 94 p27 shows schedule of improvements to support what was on the property Does not use the name Mugga Mugga, but Duntroon. 1st detailed description
1912	Percival's survey	Percival's survey of 1912 shows the cow bail and a fowl house attached to the east end of the stockyard with calfpn close to the dairy. Set on gently undulating ground, recorded as 1st class grazing (1 sheep per acre) or 2nd class cultivation, the buildings were to be occupied by Arthur Wilden until an annual lease could be arranged for someone supervising the estate ¹⁰⁷ . The stone cottage and newly partitioned kitchen would have provided more than adequate room for Wilden's wife Celia (nee Tong) and three daughters, Ruby, May and Iris who attended 'Cross Roads' school. In 1913 Arthur Wilden	CMP July 94 p28	IC July 94 V3 p26-27,30,34,36,38 S Curley The History of Mugga Mugga 1993	Detailed survey map of property occupied by A Wilden (spelt Weldon). Not labeled Mugga Mugga
1912	Percival's survey	<p>Locates buildings, fences shows distances and boundaries.</p> <p>Cow bail and foul house attached to the east end of the stock yard with calfpn close to the dairy. Set on 1st class grazing land (1 sheep per acre) or 2nd class cultivation. Stone cottage and newly partitioned kitchen.</p>	<p>CMP Oct 94 p29</p> <p>CMP Jul 94 p 28</p>	<p>IC V3 Oct 94 p27</p> <p>IC V3 Jul 94 p31, 36</p>	<p>Referred to as Wilden's House</p>
1913		The cottage was enclosed within Mugga Mugga House and Horse Paddock. Stock and calf yards south of the house sheltered by a small hill	CMP Jul 94 p28	ICV3 Jul 94 p31, 36	First appearance of Mugga Mugga on a map. Paddock outlines shown, buildings are not.

		In 1913, an almost treeless landscape stretched from Mugga Hill to the Molonglo River. The summit of Mugga Hill had been partially cleared in 1893, when the hill was notified as a Trig Reserve. Sheltered by a small hill, named Hudson by Scrivener, after the last manager of Duntroon ¹⁰⁹ , the cottage was enclosed within Mugga Mugga House and Horse Paddock, north of which a cultivation paddock followed the nearby watercourse. South of the house stock and calf yards sheltered below the small hill. Following fencing, by Frederick Campbell, the cottage sat on the boundary between Mugga Mugga Yard Paddock and Mugga Mugga Paddock to the south of Uriarra Road, with clearly defined access. The boundary of Mugga Mugga Yard Paddock reflected the access track and included the sheep yards recorded in 1881. The track recorded in 1843 by Larmer, linked Duntroon and Mugga Mugga with Woden to the south, now also a Campbell property. Refer p. 31, 36, <i>Illustrated Chronology, Volume 3, Conservation Analysis and Refer Duntroon Map c.1914</i>			
1913		Wilden's bring own stock including sheep, dogs, horses, a pony and several head of roan shorthorn milking cows. Use the cottage and kitchen as their family dwelling. Slab skillion on the south end of the cottage used as a bedroom and store.	CMP July 94 p29		
1913	Scrivener	Rough topographical map – locates house and cultivation paddock, labelled Wilden's house north of Mugga Mugga Hill. Does not name it as Mugga Mugga property.	IC July 94 p 30		Map supports this statement
20 Sep 1913	Recommendation Charles Scrivener	Rent, present £2/3/4 per month Area not recorded Value of Buildings:	IC July 94 p32		Referred to as Wilden's House, not Mugga Mugga IC July 94 p 32 has detailed description "Stone building,

		<ul style="list-style-type: none"> - Main House £100 - Kitchen £35 - Outhouses £5 - Dairy £7/10 <p>Two sheds</p>			<p>ceiled and floored, kitchen detached. £70.</p> <p>Four roomed house, stone and brick walls, iron roof, skillion & verandah, slabs. £100" no description of other buildings.</p>
1913	Canberra Feature Plan NO 6	Locates and labels as Mugga Mugga House Paddock, Cultivation Paddock and larger paddock	IC July 94 p31		Map supports statement
8 Nov 1913	Lease Map	Shows location of Mugga Mugga's three paddocks. Map shows areas that were to have net fences installed for rabbit protection - did not include MM	IC July 94 p33		<p>Map supports statement. Labelled as both Mugga Mugga and <i>Weldons</i></p> <p>Note Wilden is spelt Weldon</p>
1913		Farm of 124ha	SC, 1998 p vii		
1913	Sylvia Curley	A building had been attached to the kitchen for vegetable storage, but was not there when the Curley's moved in.	Sylvia Curley conv notes 17/5/93 p1		
		There were two pepper trees with roots under the kitchen	Sylvia Curley conv notes 17/5/93 p2		
		Sheep yards were where the 19 th hole is now. Made of stringy bark saplings. Contained a small slab building about the size of a telephone booth (for the night watch)	Sylvia Curley conv notes 17/5/93 p4		
		<p>Annie Curley paper and paint as money permitted whitewashed the existing hessian ceiling with "kalsomine".</p> <p>Original floors (still existing) were Blackwood (Patrick)</p>	Sylvia Curley conv notes 17/5/93 p4		

		<p>Shelves beside the fireplace were there when Curleys moved into MM.</p> <p>There was a carpet square in the “good room” and the floor around it was varnished at Christmas.</p> <p>Slab room attached to the cottage used as a bedroom</p> <p>The meat block was the same age as the meat room. This was not used as a meat room.</p> <p>The front room, dining room and bedroom were wallpapered by Annie Curley (having been neglected). The rear bedrooms were kalsomined green.</p> <p>External whitewash was done every 10 years.</p>			
c1913	Sylvia Curley	<p><i>“We settled in at Mugga Mugga for several months when mother started to send to Sydney for wallpaper patterns... The fringe pattern was also supplied. These came from Anthony Hordern’s and Grace Brothers in Sydney by mail order...In addition to getting the internal home improvements started my parents established a vegetable garden by the creek. There had been a small vegetable garden there earlier. There were quince trees, which were very old, three large willows and some established berry bushes. After the vegetable garden got established and father was satisfied the soil preparation and fencing were all in order the planting took place... This land was resumed from Evelyn’s lease when Hindmarsh Drive was surveyed in 1960/61.”</i></p> <p><i>“the flower garden at Mugga Mugga...there were two old deep mauve lilac trees each side of the</i></p>	SC 1998, p57-58		

		<i>garden path. The verandah was a dream with honeysuckle on both sides and an arch over the verandah entry... the garden was an old world garden of flowers, bulbs and lilac, and the late evening breeze carried the lovely perfume of the various blossoms."</i>			
c1913	Sylvia Curley	<i>"Evelyn and I had to take it in turns to ride and drive our cows, calves and harness horses to the Mill Creek for water. This creek is now called Jerrabomberra Creek. ...we collected our mail and parcels from the large box at the Mugga Mugga paddock entrance on the main Uriarra Road, now Canberra Avenue."</i>	SC, 1998, p59		
c1913	Sylvia Curley	Conjectural reconstruction shows floor and site plan of main house and kitchen	IC July 94 p33		Note IC reference should be to p 34
1913-14		<i>Conjectural Sequential Plan for this period (1913-1914) indicates a landscape already modified by the early building of the Federal Capital City...The area around the Mugga Mugga buildings, however changed little and the large Mugga Mugga paddock remained intact"</i>			No references for this.
1914	Proposed lease of Duntroon Estate for Commonwealth of Australia	Proposed leasing subdivided MM – the house and cultivation paddock were not to be leased. The remainder available for lease for 2-5 years. It was a condition of the lease that the lease had to be fenced with netting	IC July 94 p37		Map supports statement.
1914		Repairs to Mugga Mugga Paddock – new fences, floodways and dams and digging out and extermination of rabbits. Mugga Mugga house revalued at £157/10/-	CMP July 94 p30	IC July 94 p33, 35	IC ref p 35 supports statement.
July	Scrivener	Shows topographic information only, but "Wilden's	IC July 94 p38		Map supports statement.

1914		House” and boundaries are shown.			Note spelling is Wilden
1915		Slab ‘hut’ used to house casual workers. large stock yards built by McDonald and used by stock agents (including Harry Calthorpe	CMP July 94 p31	Armes J and Winston-Gregson, J, Mugga Mugga Conservation Plan 1989, Appendix 1 p2	
		<i>“The slab skillion on the south end of the cottage continued to be used as a bedroom and store.</i>	CMP Oct 94 p33	IC Oct 94 p 2	Conjectural plan c1918-20
c1916		<i>“A stove was purchased and put in the kitchen fireplace but water continued to be supplied from the well supplemented by rainwater collected in tanks from the roof.”</i>	CMP Oct 94 p33	IC Oct 94 p 42	Conjectural plan c1918-20
13 Aug 1917	Burley Griffin’s	Survey for Mugga Mugga Heights Sub Division.	IC July 94 p42		Incorrect reference - should be p40
1920		Pine and elm trees (from Yarralumla Nursery) planted around the yard and garden Lucerne trees and tagasaste (seed) planted as wind break Harness and sulky sheds used. Dairy unused. Fowls and turkeys were kept. Vegetable garden near the creek.	CMP July 94 p32	S Curley <i>“When my family took up residence in August 1913”</i>	
		Patrick built fence on the southern side of the house (where the inner fence is now) to protect the newly planted trees.	Conversation Miss Curley 4 July 1994		
1908	Sylvia Curley	<i>“I have correspondence suggesting the demolition of the cottage and buildings dating back to 1908 when a surveyor for the government made such a suggestion and again in 1920-21 when father made application for the lease.”</i>	SC, 1998, p64		
Februar		Patrick Curley gets lease for 307 acre. Includes MM	CMP Oct 94 p34	IC Oct 94 p44	Copy of lease. Does not

y 1920		cottage, Hudson trig point and the former cultivation and horse paddocks. This lease and subsequent leases to 1948 were for a 12 month period with quarterly advance rental payments. The leases were to be renewed annually until the land was required for other purposes. Lease conditions attached required that all timber over 9 inches was to be ringbarked and suckers 'scrubbed out' to improve grazing. Trees within 20 feet of creeks and 100 feet of roads were to be left intact.			show conditions
c1920	Sylvia Curley	<i>"My father worked hard to have his farm in good order. The boundary fences were mainly already established. The bushland ran along Long Gully Lane and Mugga Lane (the original name was Narrabundah Lane which ran from the Quamby Remand Centre to the Cross Roads in Forrest...)"</i>	SC, 1998, p65		
c1920	Sylvia Curley	<i>"The block of land leased was without water. This meant hiring contactors Murty and Moloney of Ginninderra, to build a large dam, then wait until heavy rain came to fill it...there was another dam, an old Duntroon dam, which was full of rubbish."</i>	SC, 1998, p65		
1926 – 1930	Sylvia Curley	Conjectural Reconstruction – house plan	IC July 94 p49		Map supports statement
1923		Curleys complain about the use of the road by MM quarry workmen and wood carters from Molonglo settlement	CMP July 94 p33	-	
1924		Approval given to construct a second dam	CMP July 94 p33	AA Series A192 Item FCL1921/842 letter 19/8/24 Brackenreg	
1926		Evelyn Curley purchased a Chevrolet car and the first garage was built	CMP July 94 p34	S Curley Tape 4, 14/10/92	

1926		"the 1926 garage"	CMP July 94 p38	-	
1927	Map of Canberra	Shows subdivision around MM	IC July 94 p50		Map supports statement
1927		Opening of the provisional Parliament House. Mr and Mrs Curley were presented to the Duke and Duchess of York	CMP July 94 p34	-	
9 Jul 1928	Territory for the Seat of Canberra	Plan of lease to Patrick and Evelyn (?) Curley	IC July 94 p51		Copy of lease plan. Supports statement.
30 Apr 1930	RA Cuir	Valuation and Sketch of Farm Buildings. Sketch contains elevation and floor plans for kitchen elevations for slab building and floor plan for main house Lease contains description and condition assessment. House £50 Kitchen £15 Shed £10 Iron garage £10 Due to the depression and reduced land area, Curleys were only able to line the walls of the cottage with newspapers.	IC July 94 p52 CMP July 94 p35	 Hucker cited J Cox 29/6/94	Copy of valuation. Supports statement.
1930	RA Cuir	Both house and kitchen were described as in a state of general decay.	CMP Oct 94 p36	IC Oct 94 p50, 52 54	These pages not in our copy of the CMP
1930s		Rain tank had been added prior to 1932 (as it was removed)	CMP July 94 p36	Curley July 1993	
1932		Curleys connected to Red Hill Reservoir at their own expense. The two dams used for stock were now on other leases.	CMP July 94 p36	Curley July 1933	

1932		<i>"My parents, after a struggle with government departments, got permission in 1932 to have the Cotter water from the Mount Mugga reservoir connected and from the present boundary at Mugga Lane my parents had contractors a drain and pipe water to the paddock for stock, to the cottage and to several stands in the yards to be used in event of bushfire. These water stands with hoses still stand as far as I know."</i>	SC, 1998, p55		
??		Kitchen verandah modified "at some time" to provide a wet area and a rainwater tank was removed	CMP July 94 p36	-	
1936	Sylvia Curley	<i>"The Acton office clerk even mentions demolition in his correspondence in 1936"</i>	SC, 1998, p64		
September 1937		The water supply to the trough was extended to the house	CMP Oct 94 p37	Footnote: AA Series A192 Item FCL1921/ 842, letter 24/9/37 Surveyor General	IC Oct 94 p50, 52 54
1938		Mrs and Evelyn Curley requested repairs to the house, but it was not for sometime that repairs were made to two slab timber walls, then in danger of collapse	CMP Oct 94 p37	Footnote Armes & Winston Gregson, Appendix 2 1983	IC Oct 94 p50, 52 54
1937-38	MRS C, Evelyn and Sylvia	Continue to run Mugga Mugga. Stock included 1 horse, 15 cows and approx 70 sheep, which were mostly hand fed.	CMP Oct 94 p37	Footnote: AA Series A192 Item FCL1921/ 845, letter 4/12/1940 JC Brackenreg	
1940s	JA + Curley Sisters	Old shepherd hut demolished	Conv with Curley sisters 9/2/89	JA pink file	
1941	Canberra Plan	Map showing Narrabundah Orchards	IC July 94 p54		Unclear if MM was part of

	1941				the orchard. Suggests that it wasn't and indications are that Curleys were graziers .Cannot distinguish due to the quality of the image
1943	Canberra Plan 1943	Map showing Narrabundah Orchards	IC July 94 p55		
By 1942		Stock reduced to 30 sheep and 5 cows (inc 2 calves). These numbers remained fairly constraint till 1945	CMP July 94 p36; CMP Oct 94 p37	-	
1946		Telephone connected to Mugga Mugga	Mugga Mugga A Guide. P28		
1946		Telephone connected Stock 60 sheep and 6 cows and a horse	CMP July 94 p36	Armes and Winston-Gregson, Appendix 2 1983	
1946		Telephone connected when 5 telegraph poles were erected by the Curleys	CMP Oct 94, p37	Footnote: AA Series A192 Item FCL1921/ 842, Mrs E Curley10/7/1946	
1947		Sheep increased to 100 causing drastic overstocking leading to erosion and weed infestation	CMP July 94 p36	-	
		Land showed excessive erosion and Bathurst burrs and saffron thistles were rife causing conflict with the Surveyor General and chief Property Officer's staff. Alternative agistment was sought unsuccessfully.	CMP Oct 94, p37	Footnote: AA Series A880 Item TL7815, letter11/3/1947 FM Johnston	
1948-9		Following her mother's death on 1 April 1948 Evelyn Curley seeks permission to erect a cottage for hired help	IC July 94 p56		Copy of lease document. Supports statement.
1948	Evelyn Curley	Applied for permission to build a small bungalow or cottage. Permission was granted but This was	CMP July 94 p37	AA Series A880/1 Item TL7815,letter	

		never built		14/2/49 surveyor General	
1948	Evelyn Curley	Applied for permission to erect a small bungalow since the old stone building was not suitable for accommodating help on the "farm". The building materials were to come from Cowie's Cottage, at Russell Hill which had just been demolished. Permission was granted but the cottage was not built.	CMP Oct 94, p38	Footnote: AA Series A880 Item TL7815, letter 14/3/1949 Surveyor General	
1949	Evelyn Curley	Arranged for the construction of a flat on the northern side of the cottage	Mugga Mugga A Guide. P29		
No date	Evelyn Curley	"...she lived alone at Mugga Mugga in the flat she had built with Mr Oliphant, the architect, with government approval."	SC, 1998, p73		
Late 1940s	Evelyn Curley	When the flat was built in the late 1940s the old cottage was locked up and never used.	Sylvia Curley conv notes 17/5/93 p5		
c1949	Evelyn Curley	<i>"Evelyn built a flat adjoining the cottage and move in about 1949. Her love and respect for the stone cottage kept it in repair and good condition all those years until 1994-5 when restoration commenced."</i>	SC, 1998, p130		
1949		Electricity connected to the cottage and the flat	Mugga Mugga A Guide. P29		
c1950s		<i>"Extensive repairs and modifications were made to the old stone cottage c1950. The attached flat, built on the north side of the cottage contained a bedroom, a living room with kitchen and bathroom"</i>	CMP July 94 p37	Armes and Winston-Gregson, Appendix 21 p 3	
1950		A new long weatherboard sweating shed for sheep was erected in 1950 by a Mr Coles, while the nearby kitchen was adapted for shearing. Sheep were shorn using a mobile stand for one day	CMP Oct 94 p39	footnoted	

1951		Electricity connected to the extensions	CMP July 94 p37	Hucker, W, July 1994	
1952	Aerial photograph	Orchard remnants from the Narrabundah Orchards can be seen.	IC July 94 p57		Image unreadable.
1952		Fire burns the wooden yards and adjoining sheds, damages the sulky and harness shed. The slab hut, Pepper trees and 1926 garage were removed in the cleanup	CMP July 94 p38	S Curley A History of Mugga Mugga July 1993	
		Paling fence around the cottage also burned in the fire	Conversation with Ms Curley 17 May 1993 p15		
1952		Serious bushfire destroyed fences and outbuildings	Mugga Mugga, A Guide p29		
1953	Evelyn Curley	Granted permission to graze stock in the access laneway to reduce risk of grass fires	CMP Oct 94 p39	footnoted	
1954	Canberra Plan	Narrabundah Orchard now included in City Boundary	IC July 94 p58		Mugga Mugga Included.
By 1954		Mt Mugga Mugga and Narrabundah Orchard now included in city boundary	CMP Oct 94 p37		
1956		Block destocked due to the presence of local dogs which worried the sheep	CMP Oct 94 p37	footnoted	
1960	ACT Detail Series	Site plan for MM	IC July 94 p59		Map supports statement
1963	NCDC	Land to the west of MM acquired for the development of traffic routes	CMP94 p39	NCDC The Future Canberra, 1964 p27	
1960s	Evelyn Curley	Builds flat for herself	JA chat with sisters 9/2/89	JA Pink file	

1964	NCDC	Narrabundah Orchards proposed as part of system of hills and ridges	CMP July 94 p39	NCDC The Future Canberra, 1964 p27	
1964	NCDC	Map of the Future of Canberra shows proposed Narrabundah Orchards subdivision.	IC July 94 p60		Three block division of Mugga Mugga shown
1964	ACT Detail Series	Plan shows access road and location of buildings	IC July 94 p61		Map supports statement
1965	NCDC	Generalised Development Plan of Canberra	IC July 94 p62		
1965-66	NCDC	Hindmarsh Drive built. The orchard and vegetable garden near the creek were removed during construction	CMP July 94 p39	IC July 94 p 60-63	IC 62 shows the "proposed ring road" (Hindmarsh Drive)
1968	Canberra Plan	New block and section no's with introduction of Hindmarsh Drive	IC July 94 p63		
c1968		Blocks 1, 2 and 3 were enlarged during the rationalisation of the holding by the inclusion of par to block 103 to the north. This extension contained the well (waterhole) and dam which had been important components of the outstation until 1913.	CMP July 94 p39	IC July 94 p64, 68-70	IC 68 and 70 show new boundaries. Unclear if these are official or annotations.
1970s		Underground telephone cable installed.	CMP July 94 p39	Cox J 29/6/94, p4 MM 5/93	
1975		Ada Coster (nee Curley) returned as a widow to live at Mugga Mugga. New sunroom built to make the flat larger.	Mugga Mugga A Guide. P29		
1975		Sunroom added to the flat			
1977	ACT Plan	1:1000 series first edition	IC July 94 p64		This map is at p64
1982	Ada and Evelyn	House badly vandalized. Unsuccessful attempt to burn down house	JA chat with sisters 9/2/89	JA Pink file	
1982		Evelyn and Ada leave MM, but retain the lease.	CMP July 94 p39-	-	

		Extensive vandalism results in much of the flat being rebuilt.	40		
5 Aug 1985	Evelyn Curley	Evelyn Curley dies.	CMP July 94 p40	Cox J 29/6/94, p4 MM 1/92	
	Sylvia Curley	Ms Sylvia Curly takes over the lease.	CMP July 94 p40		
		Flat was let and land agisted for horses	CMP July 94 p40	Cox J 29/6/94, p4 MM 2/90	
1985		Bushfires destroy many of the outbuildings and fences. Including the sulky and harness shed and early garage. A carport, steel fence and garage (on the original site) built to replace them.	CMP94 p40	-	
1985		Bushfire destroyed fences, some outbuildings and the garage	Mugga Mugga A Guide. P29		
1985+		Ms Sylvia Curley wishes to retain MM as focus for local history. She plants trees to reinforce the alignments of the original road from Jerrabomberra Creek to the drafting yards and the track to the well.	CMP July 94p 40	IC July 94 p65-67	IC reference contains drawings of the buildings on site.
		The site was offered to the National Trust of Australia (ACT) which undertook stabilizing work on the buildings.	CMP July 94 p40	IC July 94 p65-67	
1987		National Trust (ACT) obtained grant to prepare a conservation report and began some stabilization work on cottage.	Mugga Mugga A Guide. P29		
1988	Diane King	Marion Mahoney Griffin Measured Drawing Competition – elevations, floor plans, site sketches	IC July 94 p65-67		IC contains the measured drawings.
21 Nov 1988	John Armes	Invited to tender for prep of CMP	letter	JA pink file	
19 Dec 1988	John Armes	Awarded contract	letter	JA pink file	

1989	John Armes	John Armes asked to prepare a Conservation Plan	CMP July 94 p40		IC ref is to drawn plan
14 Sep 1990	National Trust	Contract for building works at Mugga Mugga between National Trust and Pip Giovanelli	ACT Gov file no 95/19511		
14 Sep 1990	John Armes	Scope of works	ACT Gov file no 95/19511		
22 Aug 1991		Progress certificate, JA Wanna Wanna	Progress payment certificate.		On Mugga Mugga File. Not sure if it is relevant to MM
1991	Chris Loretto	Conservation - Interiors	ACT Gov file no 95/19505		
October 1991	Jo Willey	Conservation – Wallpaper	ACT Gov file no 95/19505		
c1992	Sylvia Curley	Well fenced with pool fencing to save from vandals	History of Mugga Mugga, note signed SC, July 1993. P5		
May 1993	Sylvia Curley	Offers the 'gift' of the improvements on MM and the surrender of the lease on the provision that it be used as a heritage and education resource for the people of Canberra			
24 Feb 1993	ACT Govt & JA	Schedule of conservation works agreed	ACT Gov file no 95/19511		
1993		Works undertaken.	detail plans in JA papers		
1993		Redrawing of boundaries	ICV3 p68		Survey Plan supports statement.
31 Jan 1994	Advice to Minister	Conservation works have begun on both the cottage and the kitchen	ACT Gov file no 95/19511		
24 Apr 1994	ACT Heritage Register	MM listed on the Interim Heritage register.			

September 1994	Freeman Collett and Partners	Condition report on the flat	ACT Gov file no 95/19511		
29 Sep 1994	Kerry McInnis, Kerry McInnis	Summary of proposed conservation treatments for wallpaper at MM	ACT Gov file no 95/19505		
15 Nov 1994	Karman Gretch	Quote for repairs to wallpaper/textiles	ACT Gov file no 95/19504		
1994		Aerial photograph	IC V3 p69		Reproduction poor – cannot distinguish
1994	John Armes	Sequential Plan shows current situation includes a cottage and remnant outbuildings surrounded by a much modified landscape.	CMP July 94 p40		
1994		Block and Section Plans – boundaries revised	IC July 94 p70		IC 70 show new boundaries. Unclear if these are official or annotations.
1994	Freeman Collett and Partners	MM Cottage Precinct – plan showing dates of additions and changes provided by Sylvia Curley	IC July 94 p71		IC 71 contains annotated map.
Pre 1995		Mugga Mugga Memorial Education Centre built through donations of materials and labour from local business people and trades people.	The Queanbeyan Age, 12 June 1996 p17		
1995		The environment education centre was constructed through voluntary labour and the donation of goods and services by local business and private individuals	Mugga Mugga A Guide. P29		
24 Jan 1995	John Armes	Submits account for work done to prepare scope of works and drawings.	ACT Gov file no 95/19511		
25 Jan 1995	Peter Freeman	Submits account for services re drafts stabilization works	ACT Gov file no 95/19511		

January 1995		Scope of works	ACT Gov file no 95/19511		
1995	Sylvia Curley to ACT Government	Mugga Mugga handed over the ACT Minister for Heritage Garry Humphries by Miss Sylvia Curley	The Queanbeyan Age, 12 June 1996 p 7		
1995	Sylvia Curley	<p><i>"...on handing over my family's gift to the school students and people of Canberra as a pioneers' memorial, I also had the pleasure of handing over a report from the Department of Agriculture on the farm's management saying that the property was free from noxious weed, the fences were in order, there was no overstocking, the soil was well covered with natural grasses and there was no erosion. This was my reward – the farm had been kept in that state during our lease years."</i></p> <p><i>"Unfortunately my sisters did not live to see my dream come true in my education plan for Mugga Mugga. I wished young people to see the unspoiled land of this farm, the natural grasses, the native flowers, the old well never known to go dry."</i></p>	SC, 1998, p131		
1995		Flat attached to the house is occupied by a tenant and horse agistment brings small annual fund.	UC Summer School - Conservation of traditional buildings Jan 1995		
1995		MM is open to the public.			
November 1995		Conservation work was completed, the cottage refurbished and open for public inspection in November 1995	Mugga Mugga A Guide. P29		
8 Feb 1995	Carol Cains	Quote for conservation of net curtains	ACT Gov file no 95/19504		

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February 1995	Kerry McInnis	Invoice for Conservation Work on wallpaper undertaken, estimate of work outstanding	ACT Gov file no 95/19505		
September 2001	Kim Morris, Kerry McInnis	Report on treatment of wallpaper at MM	ACT Gov file no 95/19505		

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Attachment 3.3: Residents/People Who Worked at Mugga Mugga

Date	Who	Where	First Reference	Other References	Comment
1839-43	Ewan (Hughie) Mcpherson and family		History of Mugga Mugga, note signed SC, July 1993.		
1839	Ewan (Hughie) McPherson, wife Isabel, daughter Catherine, son John	Came from Cromarty, Ireland and lived at Ginninderra. They had five children . <i>"As possibly the first tenants at Mugga Mugga so could not have been at Mugga prior to 1839"</i>	CMP July 94 p11-12	Footnote: S Curley A History of Mugga Mugga, 1993	IC July 94 p8 does not support.
	FCP+H	<i>"they sailed from Plymouth on 22 January 1839 and arrived in Sydney on the barque Asia on 10 May 1839"</i>	CMP Oct 94 p12	IC Oct 94 p8	As above.
1841	McPherson – Kitty, Lockie and Johnny	Located at Mugga Mugga	Ada Coster 1988	Diane King	
1844	Donald McDonald		History of Mugga Mugga, note signed SC, July 1993.		
1844	Donald McDonald	Lived at Mugga Mugga	Mugga Mugga A Guide p 28		
1844	Donald McDonald with his wife Anne and son Alex.	Lived at Mugga Mugga	CMP Oct 94 p12	Curley op cit p120	
1850s	John McPherson. Lachlan McPherson Kitty McPherson	<i>"...stockman and horse breaker lived at Duntroon but also worked at Mugga Mugga with his cousins Lachlan and"</i>	CMP July 94 p17	Footnote: Cantlon, M Homesteads of NSW 1830-	

		<i>Kitty McPherson</i>		1900, Queensbury Hill Press, 1981, p99	
1850s	Alfred Mayo	Timber splitter also worked at Mugga Mugga (fencing, construction of stockyards and slab huts). Later as overseer till retirement	CMP July 94 p17	Footnote: Biographical register p109	
1856	Richard Schumack	Note of rations issued for use at MM. no statement that Schumack lived there but <i>“collected a ration and a half comprising 15lbs of meat, 15lbs of flour, 1/2lb of tea, 3lbs sugar and 5 oz of salt*. Mouse proof storage for quarterly rations, a kitchen and an oven would have been necessary at Mugga Mugga, in addition to a dwelling and rudimentary, probably communal sleeping quarters for the shepherds. A timber dwelling with a fireplace, of the kind generally available to rural workers in the mid 19th century and an external oven would probably have sufficed. In addition a small garden, fowl shed, post and rail stockyards and one or two small huts would have been necessary.”</i>	CMP July 94 p17-18	*Schumack, S, Tales and Legends of Pioneers, 1967, p1.	
1858		Patrick Curley's father came to Duntroon to transport wool for Mr Campbell. He was 4 years old. (Patrick was born at Cotta Walla, Crookwell in	History of MM, Sylvia Curley, undated.		

		October 1853).			
1858	McPherson	Mrs McPherson visited at MM by her married daughter (Mrs Avery)	Ada Coster 1988	Diane King	
1866-1880	Lachlan McPherson, Kitty McPherson	Lachlan McPherson and his young sister Kitty. Lachlan was shepherd and his sister kept house for him.	History of Mugga Mugga, note signed SC, July 1993.		
1866		Slab building built after 1866	Handwritten letter from SC (1)		
1866	Patrick Curley	<i>"Patrick lived in the stone cottage... "Charles Masters was the head shepherd and he lived in the rough slab hut which had been erected by Mr Ainslie years before as the shepherds living quarters. This cottage consisted of four rooms – three bedrooms and a general purpose room, including cooking, and it still stands as splendid museum."</i>	SC 1998, p11		
1866	Lachlan McPherson, Kitty McPherson (sister)	Lived at Mugga Mugga	Mugga Mugga A Guide p28		
1867	Charlie Masters	Was there at the time. Supervised the boys. Stayed in the watch box at night to watch the sheep	JA chat with sisters 9/2/89	JA Pink file	
1867	Patrick Curley aged 13 Lachlan McPherson, Kitty McPherson, aged 17	Sent to MM as a junior shepherd. Lived in the cottage with Lachlan McPherson (son of Duncan McPherson) and Kitty McPherson	History of MM, Sylvia Curley, undated.		Unclear how long Lachlan and Kitty McPherson had been or were at MM. Contradiction of dates with Dianne King's chronology

		(aged about 17) who was their housekeeper. After a reasonable time he returned to Duntroon. Mr Masters (Head Shepherd) came in for the evening meal.	Handwritten letter from SC (1) Handwritten letter from SC (1).		
		Mugga Mugga called the "first out station" by Campbell	Handwritten letter from SC.		
1874	McPherson Family	Leaves MM			
	Alfred Mayo	<i>"Had also worked at Mugga Mugga"</i>	CMP July 94 p20	Footnote: Biographical Register p109	IC July 94 p19, 25, 31 does not support
	Alfred Mayo	<i>"Alfred Mayo also worked at Mugga Mugga. As a timber splitter he would have been involved in fencing, the construction of stockyards and slab huts. Mayo was later employed as an overseer, which position he kept until retirement."</i>	CMP July 94 p17	Footnote: Biographical Register p109	
1856	Richard Schumack	<i>Hired as a staion hand (at Duntroon)</i>	CMP July 94 p17		Authors suggests what would have been required "at Mugga Mugga" given Schumack's ration. This implies that Schumack was at Mugga Mugga. No evidence

					provided. [Refer next section]
1880-1895	Joseph Mayo and family		History of Mugga Mugga, note signed SC, July 1993.		
1880	Joseph Mayo and family	<i>Moved from nearby Stoneyhurst cottage to Mugga Mugga. Joseph Mayo was killed in a riding accident and his widow and children were moved to Duntroon.</i>	Mugga Mugga A Guide p28		
1881	Mayo family	Arrives MM	Ada Coster 1988	Diane King	
		<i>"Next family to come. They lived here for 15 years"</i>	Ada Coster 1988	Diane King	
		Brought from Long Gully by Patrick Curley	JA chat with sisters 9/2/89	JA Pink file	
1880 or 1881		Boundary rider Joseph Mayo and his family moved from Stoneyhurst cottage to Mugga Mugga	CMP Oct 94 p21	S Curley op cit p213	
c1890	Conjectural Sequential Plan No 2				
1890s	Frederick Warwick	Worked as a boundary rider.	CMP July 94 p24	IC V3 July 94 p31. 36	IC reference is 1913 map
		From Mugga manages Majura, Black Springs purchases, Mugga Mugga and Mugga Mugga Horse paddocks, possibly the newly acquired Stoney Hurst and Hill Paddocks.	CMP July 94 p24	IC V3 July 94 p31. 36	IC reference is 1913 map

1891 census	Joseph Mayo, wife Elizabeth Mayo, children Janet Mayo and Edith Mary Mayo 2 other women	Census identifies six people resident at Mugga Mugga	CMP July 94 p23	NLA, NSW 1981 Census MFM G22624 location 2/8413	
1891	Mayo	<i>"Six people resident at Mugga Mugga during the 1891 census – Joseph Mayo his wife and two daughters and two other women. Alfred Mayo was resident at Duntroon.* The presence of only one man is indicative of the change from shepherds to boundary riders. The two additional women may have been resident, or visiting relatives. However, the buildings vacated by the McPhersons would easily have accommodated the Mayos."</i>	CMP Oct 94 p24	*NLA, NSW 1891 Census, mfm G22624, location 2/8413	
1895	Joseph Mayo died in accident	Elizabeth and girls move to Duntroon	CMP July 94 p23, and Ada Coster 1988	Footnote, S Curley. Diane King	
1895-1905	Frederic Warwick and family		History of Mugga Mugga, note signed SC, July 1993.		
1895	Frederick Warwick and Family	Move to Mugga Mugga	Mugga Mugga A Guide p28		
1895	Frederick Warwick wife Alice Mary Austin and	Move to Mugga Mugga	CMP July 94	IC V3	Photos of school and maps do not

	family (7 children all born in the Q district)	<i>"Next family to come. They lived here for 13 years"</i>	p23-4 Ada Coster 1988	Diane King	support
1900	John Warwick	Dies at Mugga Mugga	CMP July 94 p23	Footnote, Biographical register p109	
1902	Sylvia	Kitchen door carved by the Warwicks	Conversation with Ms Curley 17 May 1993 p6		
1908	Frederick Warwick	Leaves MM	CMP July 94 p27	-	
1908-1913	Arthur Wilden and family		History of Mugga Mugga, note signed SC, July 1993.		
1908	Arthur Wilden and family	Move to MM	Mugga Mugga A Guide p28		Uncertainty about the possible resumption of the land by the Commonwealth may be reason a boundary rider rented the property.
1908	Arthur Wilden, wife Celia (nee Tong) and, Ruby, May and Iris rented	MM as an outstation not a tenant farm needed another boundary rider. Occupied the house at MM during a drought and water shortage. As a boundary rider his use was probably due to Frederick Campbell. Tenancy dependent on the arrival of someone to supervise the Estate.	CMP July 94 p27	S Curley A History of Mugga Mugga, 1993	IC V3 p 26 Percival's 1912 map supports.
		Celia referred to as Kitty (I think)	Conversation with Ms Curley		

			17 May 1993 p5		
1913	Wilden	Moved to Booroomba.	CMP July 94 p28	Footnote: S Curley A History of Mugga Mugga, 1993	IC July 94 p 31 map shows Wilden's House in 1913. P38 July 1914 map shows Wilden's House.
1913	Wilden	Defence Department Survey Map shows Wilden resident. But J Armes suggests that Curley was already resident by this time.	IC V3 p36		
1913- "present day"	Patrick Curley		History of Mugga Mugga, note signed SC, July 1993.		
1913	Patrick Curley and family	Move to Mugga Mugga from Duntroon	Mugga Mugga A Guide p28		
August 1913	Curley Family	Move to Mugga	Conversation with Ms Curley 17 May 1993		
1913	Patrick Curley Jnr wife Ann Elizabeth (Annie) (nee Tong born 1869) and children Ada (1894), Sylvia (1899) and Evelyn Ida (1902)	Move from Duntroon to Mugga Mugga – employed to "supervise the Estate". Brought own stock including sheep, dogs, horses, a pony and several head of roan shorthorn milking cows. Use the cottage and kitchen as their family dwelling. Slab skillion on the south end of the cottage used as a bedroom and store.	CMP July 94 p30 CMP July 94 p32	IC July 94 p32 History of MM, Sylvia Curley, undated.	IC reference is to Wilden's House Celia Wilden nee Tong Ann Curley (nee Tong) Relationship needs to be explored

					both worked at Yarralumla and were of a similar age
1913	SC	<p><i>"The larger plain paddocks were leased for grazing cattle and sheep to Mr Alex MacDonald of Hill Station on the Monarao Highway in the present day suburb of Hume.</i></p> <p><i>"Alex MacDonald did not own Mugga Mugga. The Federal Government managed the ACT area from Melbourne and a clerke collected the rent from rural leases, houses etc at a small timber office in Acton. My parents paid the rent of the buildings at Mugga Mugga from 13 August 1913. I hold the first receipt received.</i></p>	SC, 1998, p56		
1914	Ada Curley	Leaves MM to train as a teacher at Blackfriars College Sydney	CMP July 94 p32	-	
1914	Ada Curley	Leaves Mugga Mugga for Sydney to accept a scholarship to train as a teacher at Blackfriars College	Mugga Mugga A Guide p28		
1915	AJ McDonald	<p>Wins lease of Mugga Mugga, excludes the Horse and cultivation paddocks (Curley Family)</p> <p>Uses slab 'hut' to house casual workers. Built large stock yards used by stock agents (including Harry Calthorpe).</p>	CMP July 94 p31	IC V3 p37	Map shows area offered for lease.
1915	Curley	Assists in the management of	CMP July 94 p31	IC V3 p37	No supporting information

		McDonald's stock			
1918	Sylvia Curley	Left Mugga Mugga to begin her nursing training at Goulburn Hospital	Mugga Mugga A Guide p28		
1918	Sylvia Curley	Leaves MM	CMP July 94 p32	Pers comm. JO'Malleys	
1919	Plans showing Federal Capital Lands for lease	Shows MM outside city boundary.	CMP July 94 p32	AA Series A196 Item 164/11475	
1919		Changes to leasehold	CMP July 94 p32	AA Series A196 Item 164/11475	
1920	Patrick Curley	Intervention required to prevent Patrick Curley being 'turned out' of MM under a new Solider Settlement at Jerrabomberra <ul style="list-style-type: none"> - Harry Calthorpe - Letter Feb 14 1920 from Returned Soldiers 	CMP July 94 p32	IC V3 p44	shows letter from soldiers and copy of lease
		Sir Austen Chapman, the Member for Eden Monaro, took the petition to Melbourne where the case was heard	SC, 1998, p64		
		Association with Harry Calthorpe and Bill Woodger. Stock sales held in Mugga Mugga yards	JA chat with sisters 16/2/89	JA Pink file	
1920		In her second year she [Sylvia] became seriously ill with diphtheria and returned to Mugga Mugga to	SC, 1998, p vi-vii		

		convalesce for several months.			
30 May 1921	Patrick Curley	Signs lease for 307 acres being Block 110E. Plan does not show dwellings.	CMP July 94 p32	IC July 94 p 43 (map of lands available for lease)	<p>Leases were for a 12 month period with quarterly advance rental payments. Leases to be renewed annually until required for other purposes. Conditions placed on use (CMP 94 p33)</p> <p>Footnote: AA Series A192 Item FCL 1921/842</p>
1925	Federal Capital Commission	Reduces Curley's holding at MM to 28 acres. MM now Block 15 of Orchard Garden Suburb with access from the south. Remained a grazing lease.	CMP July 94 p34	IC July 94 p47-48 (map showing lease supports statement)	
June 1925	Patrick Curley	Reduced area offered to Patrick and Annie Curley	IC July 94 p48	map showing lease supports statement	
1928	Patrick Curley	Curley applies for more land (28 acres too small due to depression). Unsuccessful.	CMP July 94 p34	IC July 94 p 51 map showing lease supports statement	
30 Apr 1930	Patrick Curley	Lease to Patrick Curley	IC July 94 p52	Copy of lease supports statement	
29 Nov 1936	Patrick Curley	Patrick Curley dies at MM aged 83	CMP July 94 p36	Biographical register p 37	
1936	Patrick Curley	Dies. Mrs Curley and Evelyn took over management of the farem	Mugga Mugga A Guide p28		
31 Mar	Annie Curley	Lease for Block 3 Section 103 leased	IC July 94 p53	Copy of lease supports	

1937		to Annie Elizabeth Curley		statement	
1938	Sylvia Curley	Returns to Canberra to work at the Royal Canberra Hospital	Mugga Mugga A Guide p 28		
1 Apr 1948	Annie Curley	Annie Curley dies aged 79.	CMP July 94 p37	IC July 94 p53	
1948	Annie Curley	Dies and Evelyn Curley takes over the lease	Mugga Mugga A Guide p29		
	Evelyn Curley	"there were only two women lessees in the ACT for many years: Mrs Fox, a widow at a property at Cotter Road, and Evelyn Curley	SC, 1998, p73		
13 Apr 1949	Evelyn Curley	Lease for Block 3 Section 103 leased to Evelyn Ida Curley. Expires 30/6/1958	CMP94 p37	IC July 94 p56	Text says Ida Evelyn Curley, IC shows signed leased in Evelyn Ida Curley
1956	Evelyn	Evelyn Curley took up option to purchase the buildings, sheds and portion of the boundary fences.	Mugga Mugga A Guide p29		
1963	Ada and Evelyn Curley	Ada Coster went to live in flat with sister. Ada had been a teacher. Moved from Sydney	Conversation with sisters 9/2/89	JA pink file	
1966	Sylvia Curley	Retired from Royal Canberra Hospital.	Mugga Mugga A Guide p29		
1967	Sylvia Curley	opened Sylvia Curley Employment Agency	Mugga Mugga A Guide p29		
1970s	Ada	Ada Coster (nee Curley) returns to MM	CMP July 94 p39	-	

		as a widow Subsequently a new sunroom is built		Cox, J 29/6/94, p4	
1975	Ada	Ada Coster (nee Curley) joins Evelyn at MM	Mugga Mugga A Guide p29		
1982	Ada and Evelyn	Evelyn and Ada leave MM, but retain the lease.	CMP July 94 p39	-	
		Evelyn worked with Cusacks for 46 years as a clerk.			
5 Aug 1985	Evelyn Curley/Sylvia Curley	Evelyn Curley dies. Ms Sylvia Curly takes over the lease. Flat was let and land agisted for horses.	CMP July 94 p40	J Cox 29/6/94, pr MM1/92	
5 Aug 1985	Evelyn Curley/Sylvia Curley	Evelyn Curley died at John James Hospital	SC, 1998, p74		
1985		Evelyn Curley Died	Mugga Mugga A Guide, p29		
1987		Sylvia Curley sold Sylvia Curley Employment Agency and embarked on preservation of Mugga Mugga	Mugga Mugga A Guide, p29		
May 1993	Sylvia Curley	Offers the gift of the improvements on MM and the surrender of the lease on the provision that it be used as a heritage and education resource for the people of Canberra	CMP July 94 p40	IC July 94 p71	"gift" uncertain that she had the right to do this. Gift was the surrender of the lease.
1990	Ada Coster	Ada Coster died.	Mugga Mugga A Guide, p 29		

January 1990	Ada Coster	Ada Coster died in Canberra, not at Mugga Mugga.	SC, 1998, p 75		
1995	Sylvia Curley to ACT Government	Mugga Mugga handed over the ACT Minister for Heritage Garry Humphries by Miss Sylvia Curley	The Queanbeyan Age, 12 June 1996 p17		
1995		Flat attached to the house is occupied by a tenant and horse agistment brings small annual fund.	UC Summer School - Conservation of traditional buildings, Jan 1995		
1995		MM is open to the public.			
1999	Sylvia Curley	Sylvia Curley died.			

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Attachment 3.4: People Born at Mugga Mugga

Date	Who	Who to	Source		
1844	Alex McDonald	Donald McDonald and wife Anne from Inverness Scotland	CMP July 94 p12	Curley, S, The History of Mugga Mugga, 1993	
		<i>"The birth certificate of his son Alex states Mugga-Mugga as the place of his birth."</i>	Mugga Mugga A Guide p28		
c1845	Mary Ann McLaughlin	Patrick McLaughlin arrived from Ireland in March 1841 and married Isabella McMahon in Queanbeyan in 1844	CMP July 94 p12	Biographical Register of the ACT, 1820-1913, Heraldry and Genealogical Society of the ACT, Panther Printing p120	
1890	Edith Mary Mayo	Joseph and Elizabeth Mayo	CMP July 94 p23	-	
1896	Arthur Warwick	Probably born at Mugga Mugga	CMP July 94 p24	-	

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ATTACHMENT 4: SOCIAL VALUE RESEARCH

4.1 Heritage focus group, Canberra Museum and Gallery, Public Meeting Room, 17 March 2011.

List of Participants

Attendees

Bethany Lance, National Trust (ACT)

John Armes, ACT Museums and Galleries

Patricia Clarke, Heritage Places Advisory Committee

Kate Gardiner, Education & Community Programs, ACT Museums and Galleries

Ken Taylor, The Australian National University

Barbara Reeve, Historic Places Advisory Committee

Sophie Chessell, Education & Community Programs, ACT Museums and Galleries

Eric Martin, Heritage Architect & EMA

Apologies

Canberra and District Historical Society

Friends of the Grasslands

Peter Haynes

Elaine Lawson

Outcomes: Social Values Community Workshop 17 March 2011

Association	Why Important	What is Important
Recently started working at the National Trust.	Important as a heritage place and as an educational asset.	There are layers of importance. The tangible aspects provide a visual example of the heritage. The stories give a personal view.
Architect, National Trust, Historic Places Advisory Committee.	Important fabric of ACT heritage reflecting the different cultural heritage of a modest farm building compared to the larger ACT heritage places like Calthorpes' House.	The whole site: all the components are part of the story. The sites natural elements.
Through former ACT Heritage and the National Trust, as well as a part of the early Conservation study.	A local heritage place. Representative of the rural history of the area – vernacular character of buildings and interiors Not special in its own right, rather has to be seen in the wider cultural context of the rural history of the area and ways of life of different social classes.	The whole house /garden/setting. Its remnant landscape reflecting its rural history. The people and the land.

Association	Why Important	What is Important
Visited Mugga Mugga when first opened to the public, gave the Sylvia Curley Oration.	Important as an example of land settlement since the arrival of Europeans. Historic significance. Environmental value close to suburban development.	The rural landscape showing the history. The house. Connection with ways of life that is now historic. The education center as it can convey some of the history and environment to many.
Conservation consultant, Conservation Manager.	Sense of connection to the regional history (pre- Federal Capital Canberra). The humble history of the place. As knowledge increases, feelings for the place grow. Educational role. The collection items and setting form an important, less common type of historic site.	Rural Landscape inside the cityscape. Fragrility of the fabric, expressing the 'Spartan' history of the place. The layers and the history, namely the families who lived there. A combination of the fabric, stories and history of the place.
ACT Historic Places Advisory Committee Member, I live near Mugga Mugga and appreciate its landscape and sense of space/ place.	Stories of families associated with Mugga Mugga during its working life. Ability to illustrate the history of this type of landholding The building materials local to the region. The building styles and techniques used.	Rural landscape. The geology, flora and Fauna endemic to the site.
Past senior curator of Historic Places Section, CFC, involved from ACT Governments negotiations with Miss Curley until retirement	Important in a professional sense, as it was my last opportunity to plan, supervise and help develop a complete site museum in close association with the former owner. Strong connection to Canberra and surrounding countryside especially links to Duntroon and the Campbells, as well as other local families. High degree of local recognition of Miss Curley and hence high interest in Mugga-Mugga. Different social demographic from Lanyon and Calthorpes' House – social history of shepherd turned small landholder, with great desire for his daughters to be educated. Miss Curley was proud of her parentage and committed to teaching both history and environmental studies at Mugga-Mugga.	Many strong memories of Miss Curley - her frequent visits during the conservation process. Miss Curley's insistence that children should walk across the paddocks and see the well to understand difficulties of carting water for household use. Hard to compare to other site museums – it has its own special place and peculiarities due to Miss Curley's vision and ongoing involvement until her death in 1999. Simplicity of the cottage, its rare authenticity with no romantic fantasies developed by over-enthusiastic curators. Many other examples of worker's cottages but none has such a strong association with a former occupant and such a well-provenanced and documented collection.

4.2 Community Workshop, Mugga-Mugga, 16 March 2011

List of Participants

Attendees

Judy Brooks, ACT Historic Places
Susan Ebejer, ACT Historic Places
Chris Power, ACT Historic Places
Garry Mayo, Volunteer, descendent of Mugga-Mugga pioneer family
Carol Carlyon, Volunteer
Nicole Keane, Volunteer
Kate Gardiner, Education and Community Programs, ACT Museums and Galleries
George Main, former staff of ACT Historic Places, lived in flat at Mugga-Mugga
Sophie Chessell, Education and Community Programs, ACT Museums and Galleries
Ann Sutherland, Front of house, ACT Historic Places
Margaret Fleming, former staff member at ACT Historic Places
Greg Roberts, Site Coordinator, ACT Historic Places
Will Van Weerdenburg, Horse agistment at property
Megan Berry, graduate student ANU (assisting Sandy Blair)
Eric Martin, CMP project team
Sandy Blair, CMP Project team

Apologies

Friends of the Grasslands
Robert & Helen Campbell
Will Inveen
Jenny Andrew

Outcomes: Community Workshop, 16 March 2011

Association	Why Important	What is Important	Comments
Lived in the rented flat for about 8.5 years, Worked as a guide, Knew Miss Curly.	Significant for family as it was their home together, which is maintained by their children continuing to be a part of public programming here. One of the first settlers habitation sites on the southern side of the Molonglo. Likely to have been a site of first encounter with Aborigines. The plants that were harvested for food still grow here (Kangaroo grass, Chocolate lilies). First child was born while living in the flat, 1 st birthday party in the Education centre.	The Well – may have been used and maintained by the Indigenous population. All of the property, (the flat, garden, paddock). The grave of the dog (buried under the planted Yellow-box trees). Indigenous artefacts. Remnant native vegetation – grasslands are a rare surviving ecosystem	Planted the Yellow - box trees in the Horse Paddock, planted indigenous plants in the flat garden, and helped establish the community vegetable garden. In 2003 Indigenous artefacts were exposed at the Mugga-Mugga well after a storm (well is based on a permanent spring).
Educator at Lanyon, Involved in the education and public programs, met Miss Curly.	Window into pioneer family life. History of human connection with the environment (early pastoral, Indigenous, the transition to the national capital). Interconnectedness between Lanyon and Calthorpes' House, the families and places-moving the stock to summer pastures. Real objects, buildings and stories within their actual context.	All aspects are interwoven, connected and need to stay as a whole. The education centre.	The site is vital for lifelong learning. Highly accessible – kids can visit and it makes them think about their own life circumstances. It's a hardship story of tenacity and struggle, everything was recycled. People can relate to 'ordinariness'.
Professional Conservation Architect, on the National Trust Council when Mugga-Mugga was offered, Historic Places Advisory Committee, general interest in ACT heritage and Mugga-Mugga.	A rural building of modest detail in a setting and telling a story of settlement and management of the land. Rustic structure and construction techniques. Evolution of change but still maintained heritage. Tells a story about heritage in the ACT.	Collection of buildings- the flat in some ways is part of evolution but an unfortunate addition. Rural setting & landscape Connection to distant Duntroon.	

Association	Why Important	What is Important	Comments
Former Education and Community Programs Manager, wrote first education program on site focused on landscape change.	Makes one look carefully and think hard about how to highlight elements of the site that are sometimes not noticeable at first. Many layers of history of the site & scope for examining different aspects. Making connections here seems like a more significant achievement than the other historical sites. Indigenous history. The contrast with the city.	The cottage construction/ wood slabs, recycling wall paper cut offs. The landscape and view. Relationship between the built and the natural/ cultural landscape. Memories- people have great stories about Sylvia Curley.	Sylvia Curley was very tenacious – kept the farm going after her father died.
Canberra resident, Historic Places Advisory committee, involved with Sylvia Curley school essay competition.	Represents Canberra's rural past before it became the Federal Capital. Its survival and continuation as a rural lease in the middle of a modern city is extraordinary. A layer of Canberra's distinctive history & heritage. Together with Lanyon & Calthorpes' House it represents significant phases in Canberra's history, across different periods, activities and social settings. Subsistence farming on small lease /hardship story – like Callum Brae across Narrabundah Lane.	Cottage in rural landscape in modern city. Lifestyle of working families (ordinary, rather than wealthy and prominent). Grasslands- Natural heritage values in combination with history / cultural values. Sylvia Curley – the strong connection with her as an individual & her vision for conserving Canberra's history and educating others about it. Collection and interiors, Sylvia Curley's meticulous housekeeping which ensured its survival.	

Association	Why Important	What is Important	Comments
The front of house coordinator of ACT HP, initially as a student, then as a guide, a resident of the flat for 2 years with husband.	Important site personally, passionate about the site and a strong connection. My home, and a place of refuge and serenity. Part of pivotal moments of personal life- first home with husband, engagement party in the environment centre, family gatherings at Christmas. Grandfather suffers from dementia and being an 'original' Canberran, this was a happy place for him!	All aspects are important as they reflect a holistic story and interpretation. The landscape provides glimpses to a time gone by. The textiles, photos & stories keep the Curley family and other pioneers alive. The garden- became a personal project and we feel proud to be part of it.	Husband worked as caretaker and painstakingly removed over 20 years of pine needle waste/ debris- neither of them will forget the smell of pine, and the excitement and shock of some of the unearthed pieces. (Dead animals, horse shoes etc.).
Studied site for heritage assignment. About 10 years of association.	The long history associated with the place, the various owners, changes in the boundaries, and its Indigenous history.	The cultural landscape and the changes associated with it.	There is more history here than currently interpreted.
Since 1988, having horses on agistment	Sylvia Curley's view and vision for the heritage and education value of the buildings and property. Remains relatively under-developed and unchanged since first occupied.	Rural landscape and maintenance as a horse paddock, with grazing horses still present. The heritage value of the cottage and the surrounds such as the well and the old roads. Landscape changes with the seasons	In an area increasingly subject to urban encroachment and development, the maintenance of a virtually untouched rural landscape is increasingly important.
Volunteer, part-time student studying Cultural Heritage at University of Canberra	Helps to make a connection to Canberra's pre-federal capital history. Helpful as a learning tool for students i.e.: building conservation, significance to community, management issues, understanding a rural, working class lifestyle. Rarity- especially as the Capital continues to grow and places become threatened by development. The impact that the early Canberra families had on the region.	All of it. The building set within a rural setting helps the visitor to visualize a different lifestyle, time and place. Entering the building is like stepping back in time and often surprises the visitors.	The place still has potential to develop its significance on a sensory level – changing seasonal colour, smells. The re-establishment of the garden would do this and possibly introduce the house to a new set of visitors.

Association	Why Important	What is Important	Comments
Relative was a previous occupant circa 1850s; co-opted by Sylvia Curley as a volunteer.	Important representation of the average rural worker's property as opposed to Lanyon.	All	Concerned about the maintenance and management issues.
Volunteer, twice monthly for the past four years.	Indicative of how working people lived in the past.	The historical contrast, a shepherd's cottage, compared to Blundell's. Sylvia Curley's legacy including her view of Mugga-Mugga and how it should be presented to the public.	The garden should be better managed.
Maintenance, manages repairs, special projects and infrastructure issues from management plans/ audits & day to day maintenance	Remnant of the time before Canberra. The best reminder of Australia's rural heritage. The family and the people, intertwined with the associated land. Constantly challenges beliefs and practices in the structures around the property.	All aspects of the site and location right in the middle of the city.	
Involved with initial development of education program, also met Sylvia Curley several times	The stories about the cottage and landscape link us to what has gone before and provide a strong sense of place For people who have grown up on properties, it has a special link as it tells about a farming family and changes in landscape practice	Strong memories of Sylvia Curley and link to Mugga-Mugga, the land and buildings I drive past often and love seeing the open landscape around the old house It brings people 'down to earth' as we recognize how life was for people who worked on the land	

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ATTACHMENT 5: CONJECTURAL PLANS

The following conjectural plans have been developed to understand the historical development of the site.

- **Conjectural Plans Showing Mugga Mugga in its regional context:**

C1840	Conjectural Sequential Plan No 1	Freeman et al, CMP July 94 p15
C1890	Conjectural Sequential Plan No 2	Freeman et al, CMP July 94 p21
C1914	Conjectural Sequential Plan No 3	Freeman et al, CMP July 94 p29
C1933	Conjectural Sequential Plan No 4	Freeman et al, CMP July 94 p30
C1994	Conjectural Sequential Plan No 5	Freeman et al, CMP July 94 p41

- **Conjectural Plans of the Cottage Precinct:**

C1913	Mugga Mugga Cottage Precinct Sequential Plan No 1	Freeman et al, CMP Oct 94 Vol 3 p1
C1945	Mugga Mugga Cottage Precinct Sequential Plan No 2	Freeman et al, CMP Oct 94 Vol 3 p2
C1994	Mugga Mugga Cottage Precinct Sequential Plan No 3	Freeman et al, CMP Oct 94 Vol 3 p3

- **Conjectural Plans of the Cottage and Garden:**

C1913	Cottage Precinct	J Cox
C1918-20	Cottage Precinct	J Cox
C1926-30s	Cottage Precinct	J Cox
C1994	Cottage Precinct (actual)	J Cox

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A hand-drawn map of a river valley. The river flows from the top left towards the bottom center. To the left of the river, there is a large area labeled "P. 100" and "P. 100" with a small circle containing a triangle. Below this, there is a small circle with a triangle and the text "P. 100". To the right of the river, there is a large area labeled "P. 100" and "P. 100" with a small circle containing a triangle. Below this, there is a small circle with a triangle and the text "P. 100". The map also shows several other features, including a "P. 100" label, a "P. 100" label, and a "P. 100" label. There are also several small circles and triangles scattered throughout the map.

MUDGA MUDGA COTTAGE PRESENTING
CONSERVATION PLAN


VOLUME 1
CONSERVATION ANALYSIS
HISTORICAL OVERVIEW

SEQUENTIAL PLAN NO.1
C1640

Site based on Mudga's settlement and the surrounding
Country and Towns. The surrounding landscape
includes the 1713 and 1714 Indian Capital
Settlements.

FREEDMAN COLLETT & PARTNERS PVT LTD
ARCHITECTS & PLANNERS - GANDHARA

JULY 1994



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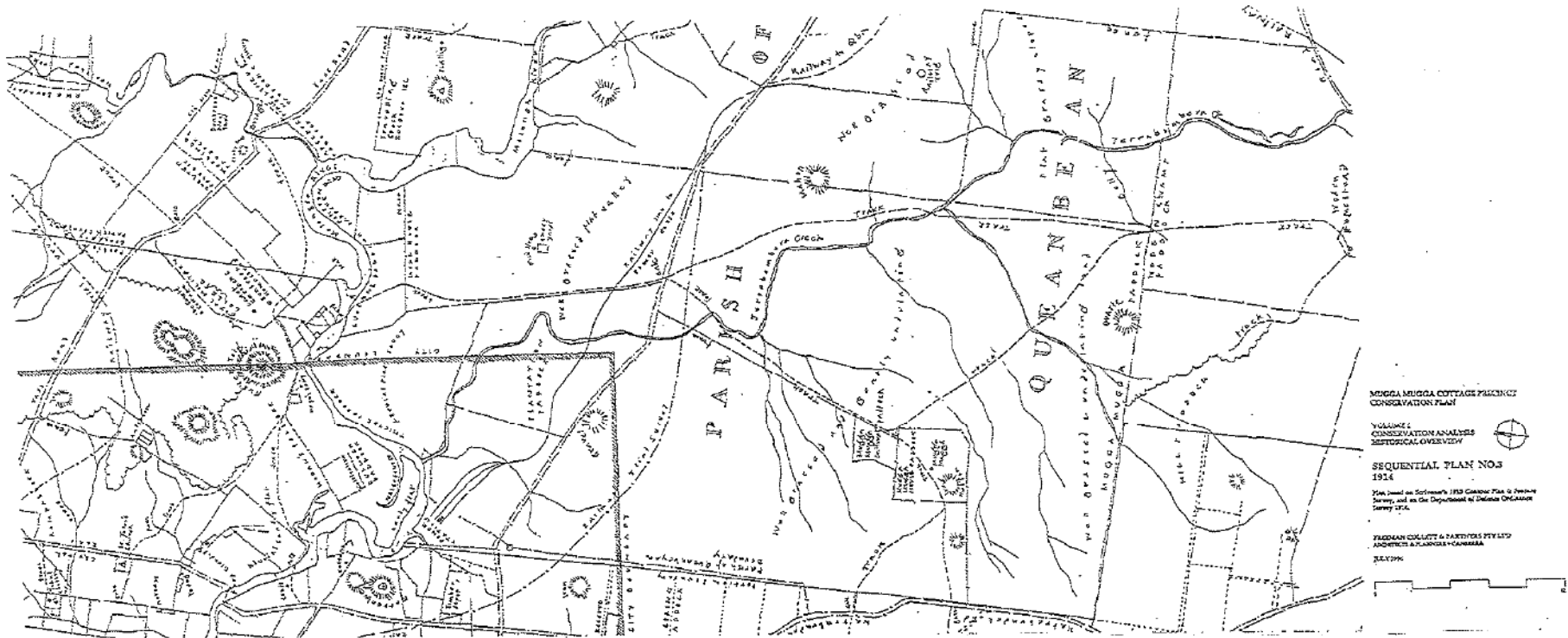
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Conjectural Sequential Plan No 3 c1914

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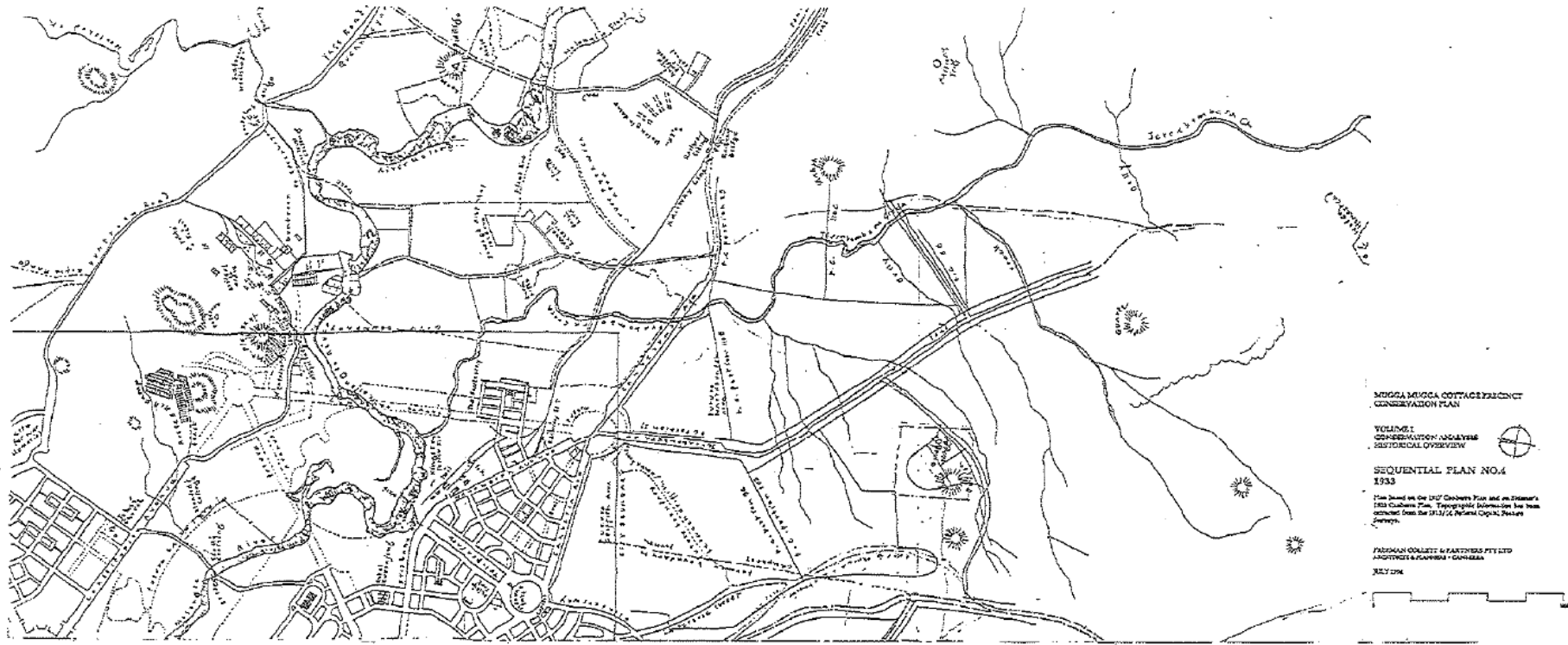
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Conjectural Sequential Plan No 4 c1833

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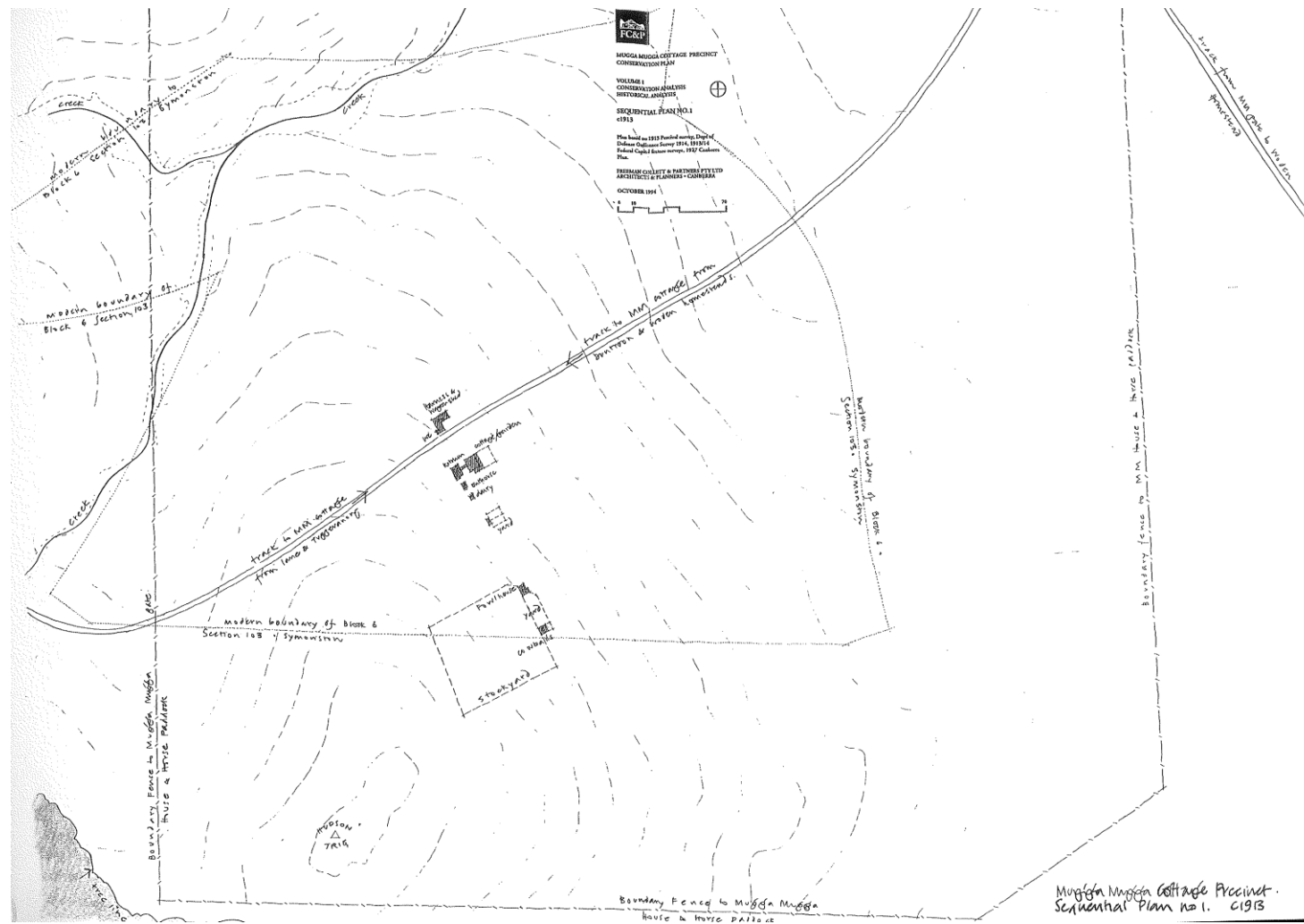
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Mugga Mugga Cottage Precinct Sequential Plan No 1 c1913

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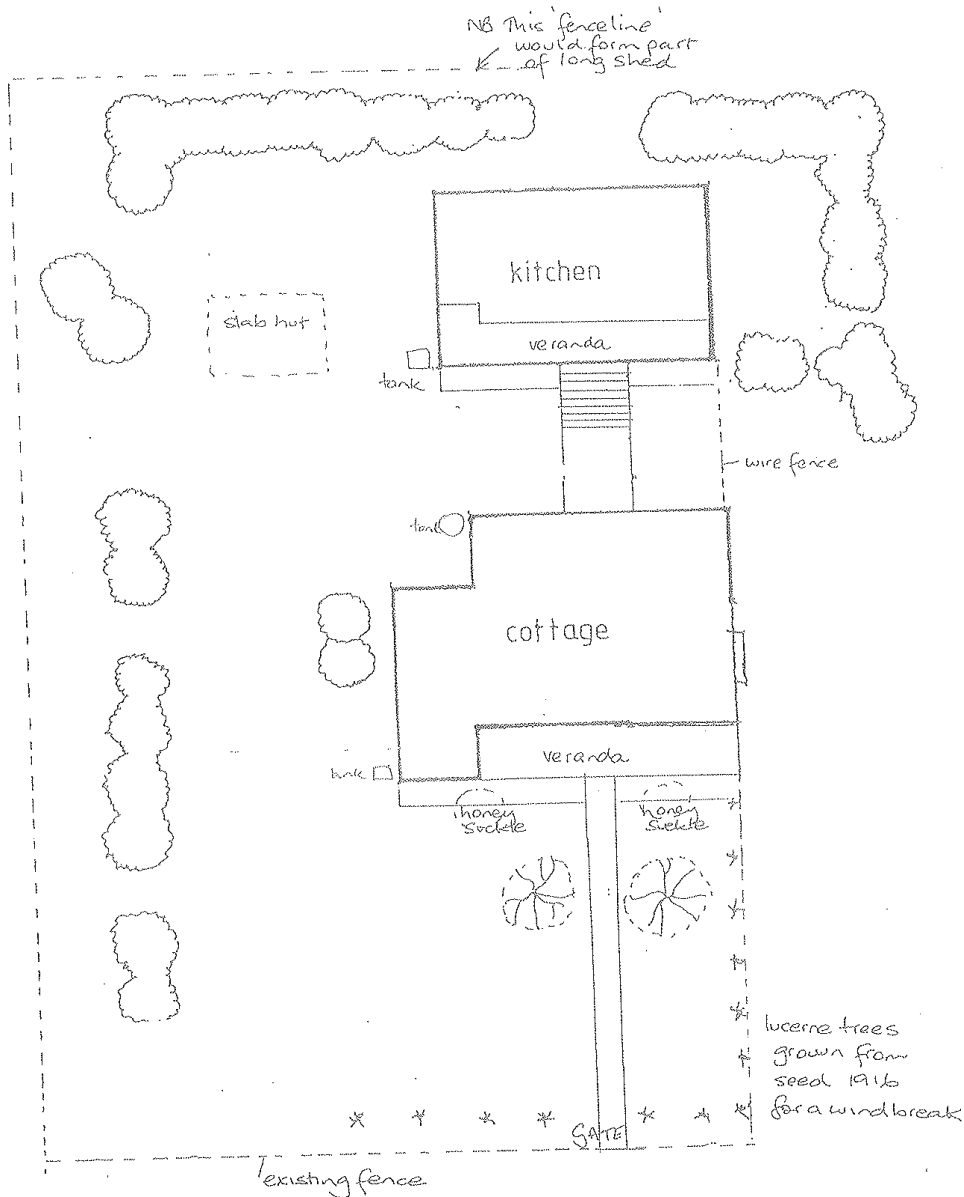
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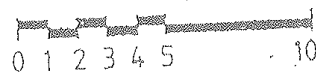
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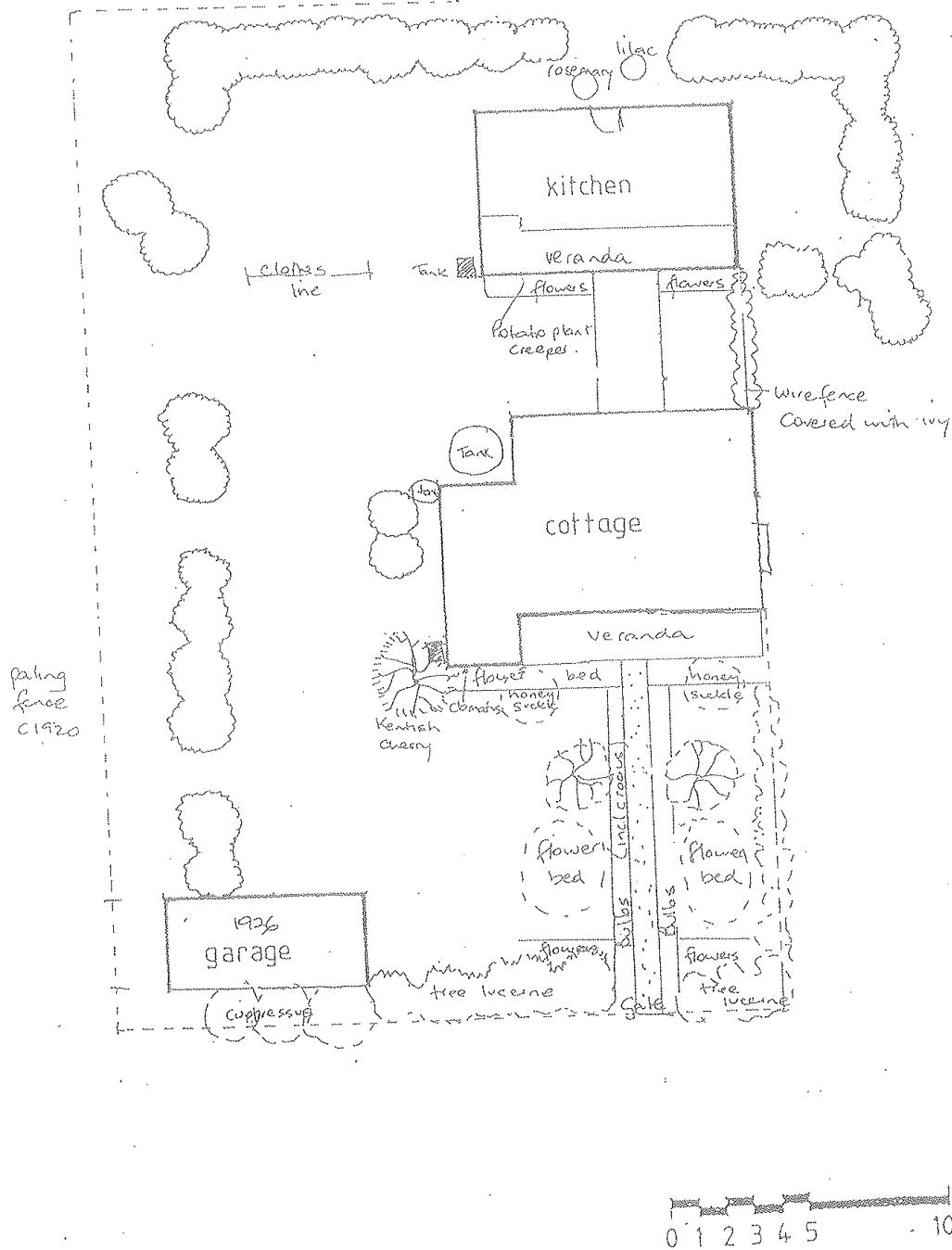


- * Trees purchased from Mr Weston at Yarralumla
- * southern fence installed to keep stock from trees. (paling fence)

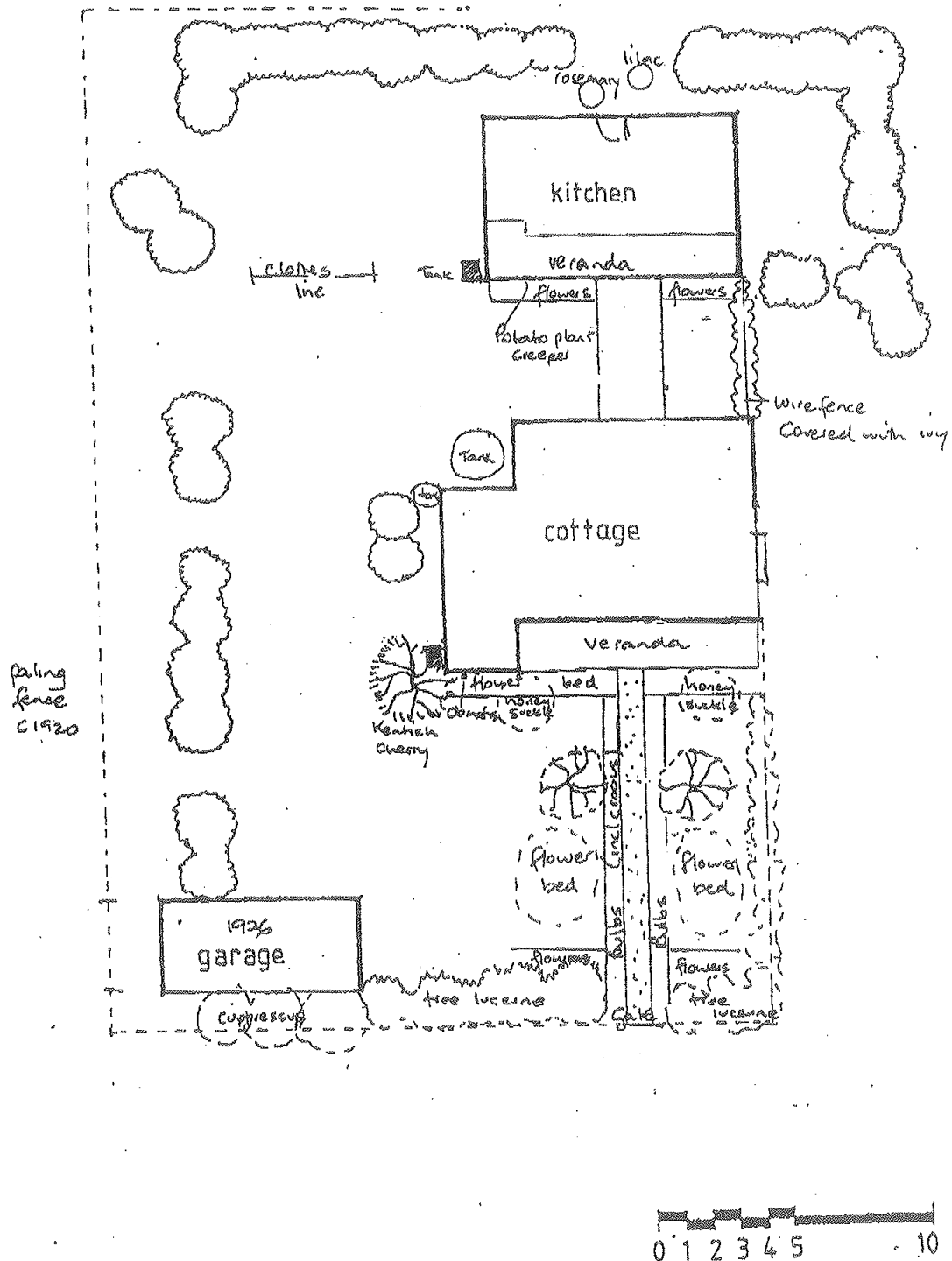


Conjectural Plan of the Cottage and Garden c 1913

MUGGA MUGGA 1926-30s



Conjectural Plan of the Cottage and Garden c 1918-20



Conjectural Plan of the Cottage and Garden, c 1926-30

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A hand-drawn site plan of a property. The plan includes the following features and labels:

- Top:** A rectangular area labeled "shed 1950".
- Top Right:** A compass rose with a crosshair, labeled "color band fence 1985" and "hoist".
- Center Top:** A rectangular building labeled "kitchen" with a "veranda" below it.
- Left of Kitchen:** A cloud-like shape labeled "slab hut removed 1970s".
- Right of Kitchen:** A rectangular area labeled "carport 1985".
- Center:** A large rectangular building labeled "cottage".
- Right of Cottage:** A rectangular area labeled "1948 flat".
- Below Cottage:** A cloud-like shape labeled "honey suckle".
- Bottom Left:** A rectangular building labeled "1985 garage zincalume".
- Below Garage:** A small square labeled "?", with the word "toilet" written next to it.
- Bottom Center:** A curved path or driveway.
- Bottom Right:** Two cloud-like shapes labeled "1982 tree lucerne" and "1940s tree lucerne".
- Bottom:** A scale bar labeled "0 1 2 3 4 5 - 10" and a circular feature labeled "P" and "n".
- Other Labels:** "fence 1985" at the top, "1960s?" near the cottage, and "1985" at the bottom left.

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ATTACHMENT 6: PHOTOS

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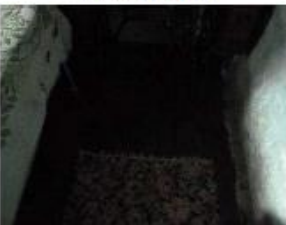
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21/02/2011 GEOFFREY BRITTON PHOTOS

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Old cypress stumps next to cottage



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6

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MUGGA MUGGA CMP REVIEW & UPDATE

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Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12

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21/02/2011 GEOFFREY BRITTON PHOTOS

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Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21

Geoffrey Brittons Photos



23 well site.JPG



24 willows.JPG



25 ex-veg gdn, creek + MM.jpg



26 Prunus sp..JPG



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Prunus sp..JPG



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ATTACHMENT 7: SITE AND BUILDING INVENTORY

MUGGA MUGGA PRECINCT CONSERVATION & MANAGEMENT PLAN

PART A - SITE AND BUILDING INVENTORY



By

**Freeman Collett & Partners Pty Ltd
Architects & Planners Canberra**

Updated by

Eric Martin and Associates

For

Canberra Museums and Galleries

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INTRODUCTION

This site record prepared in 1994 has been updated to record the condition as it exists in 2011 as part of a revised Conservation and Management Plan (CMP) for Mugga Mugga. The photographs are current ones (taken by EMA in 2011) taken in similar location to the original report.

1.0 SITE & BUILDING INVENTORIES

1.1 Introduction

These site and building inventories are an integral part of the physical analysis of Mugga Mugga. The inventories are, however, placed in a separate volume because of the length and complexity of the physical description and analysis material presented. They are also in a separate volume as it is an update of a previous report.

The 'inventory' format has been chosen because it provides a simple and comparative method of presenting this material to the reader. The history of the site is not discussed within this document, however the physical evolution of structures is analysed where relevant.

The boundaries of the present site are defined by a timber post and wire strand fence that encloses a stone cottage and attached buildings, a timber slab kitchen, a timber garden shed, a metal garage, a toilet, a carport and a garden landscape. The original fence enclosure was, however, much smaller than the modern enclosure.

The categories discussed within the inventory pro forma follow.

The site includes a number of structures as indicated on the site plan below.

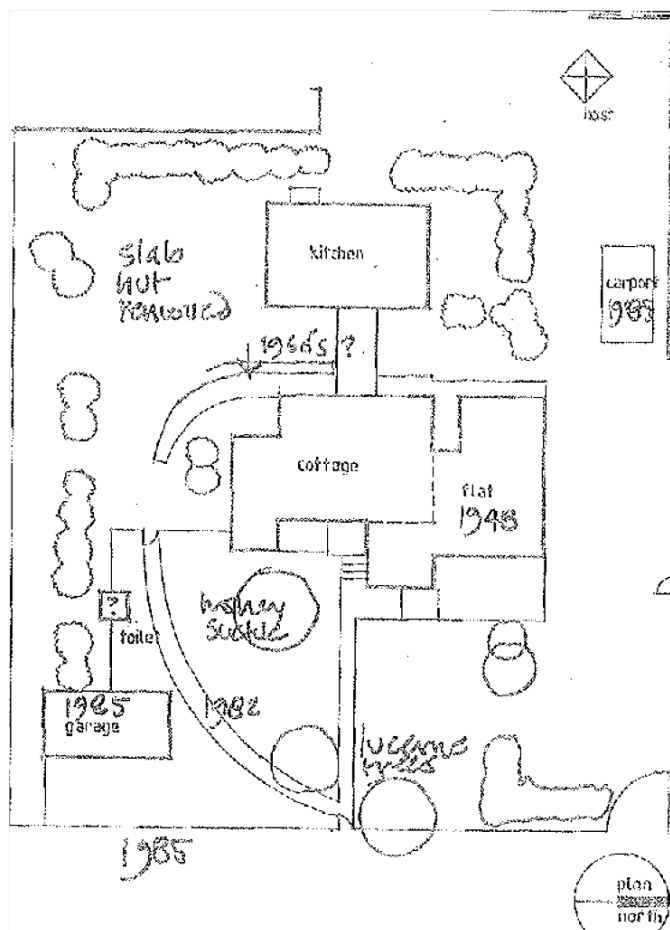


Figure 1: Site Plan

Source: FCP 1994

Elevation

The elevation of each facade of relevant structures is discussed and analysed.

North Point

For the sake of brevity, this report will assume that the verandah and front door are facing east.

Room names

For the purposes of identification the structures and rooms have been given, where appropriate, the names used by Miss Curley. Where commonly accepted names do not exist, the numbering system proposed in the Armes/ Winston-Gregson report has been utilised. The currently accepted names are shown in the plan below. The steps between the cottage and the kitchen were described as a "pathway" with a "c. i. roof" by Percival in 1912 (refer Percival survey 1912 - Illustrated Chronology).

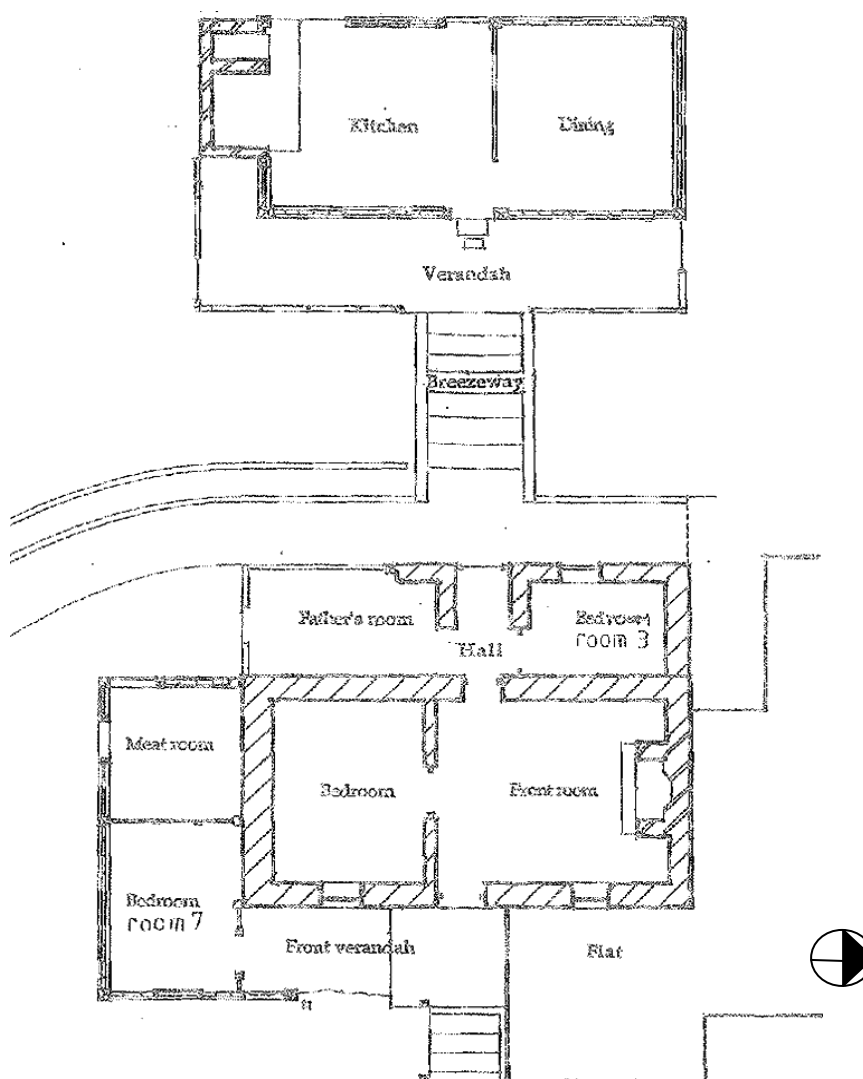


Figure 2:

Floor Plan of the cottage and kitchen with current room names

Source: FCP, 1994

External/Internal Materials and Detail

This section presents a description and analysis of building fabric on the present Mugga Mugga. The external elevations are discussed first followed by a room-by-room analysis. The commentary draws upon field observations undertaken as part of this conservation plan.

Condition Report

A brief summary of the condition of the room is included but further details are in a separate report.

2.0 THE COTTAGE

2.1 The Cottage Exterior

2.1.1 EAST ELEVATION

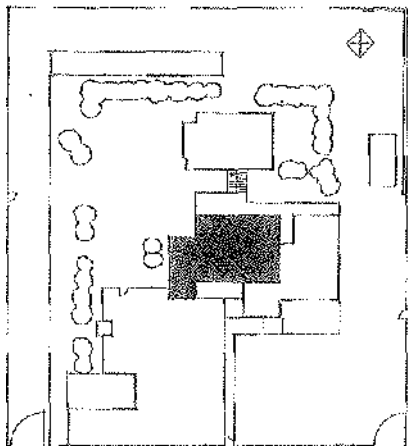


Figure 3:

The Cottage

Source: FCP 1994

The east elevation of the cottage comprises the east elevation of the slab skillion, the cottage front verandah and the east elevation of the circa 1950 fibro addition

Cottage verandah

The verandah sits forward of the east wall and is bounded on the south by the slab skillion and to the north by the fibro flat. There is an entry porch to the front door which presumably dates from the addition of the flat. Remains of earlier stumps under the porch possibly indicate that there were formerly steps to the front door. The front facade would formerly have been symmetrical with a window either side of the front door. The Percival survey shows a simple verandah to the face of the cottage. To the south of the slab extension a tank is shown. (Refer Percival's survey).

A rough cast concrete slab covers the ground between the slab skillion and the porch. The bedroom window and door to the front room are in original condition however the window to the front room is covered by the fibro addition. Above the door an unstained section of wall and two angle cut pieces of timber indicate a previous porch roof.

Electrical conduits terminate outside the door, probably indicating an outdoor light. The verandah roof over the front has been raised to the level of the roof on the fibro addition. The slab skillion roof at the south end appears to be at the former height.

Corrugated iron sheet has been adapted to cover the gap resulting from the two different roof pitches.



Figure 4: Front door with fly wire screen and raised timber porch



Figure 5: Front verandah view north to flat



Figure 6: Front verandah view from south

2.1.2 SOUTH ELEVATION

At the south elevation the slab walled skillion abuts the south wall of the cottage where the patched brick gable sits upon the rubble-stone wall. On the western end of the gable, infill brickwork can be noted dating from the addition of the west skillion.

Fascias consist of sheet lead.
Analysis of the slab extension would suggest portions of an existing structure relocated to its present position

Roof is corrugated metal.



Figure 7:

South west corner of Cottage with oblique view of south elevation

2.1.3 WEST ELEVATION

The west elevation consists of a random rubble wall to the north end. To the south end, a sheet fibro wall replaces a section of rubble walling that collapsed some time ago. There is a centrally placed door and two windows to either side. Prior to the collapse of the wall, this facade would have been symmetrical. The stone work, which has been white washed.



Figure 8:

The Cottage west elevation

Roofing is corrugated metal which is rusting.



Figure 9:

The Cottage east elevation

2.1.4 NORTH ELEVATION

The north elevation of the cottage was covered by the construction of a fibro and timber flat in 1949.

The flat has a lower pitched corrugated metal roof.



Figure 10:

The top of the north wall can be seen above the flat in this view from the north.

2.2 COTTAGE INTERIOR

2.2.1 FRONT ROOM

FLOOR

150 x 25 Butt jointed hardwood with patterned linoleum laid over the main floor area. Exposed boards either side of the fireplace are treated with a japanned shellac finish. Japanning is a technique wherein dark stains are added to the shellac prior to its application. This technique has been used fairly extensively at Mugga Mugga in both the Stone Cottage and the Kitchen on floors, skirtings, doors and trim. The japanning follows the ragged edge of the linoleum and may have been applied later. The skirting does not cover the linoleum.

The room now includes a floral patterned carpet rectangle over the central section and a drab coloured mat over the main walking area to take the main wear.

WALLS

North wall

A rendered rubble-stone wall with a large brick fireplace and chimney breast extend up to near plate height (approx 2.1.m.). Hessian has been tacked to and inserted wall plate at top of fire place and extends further up the wall to the underside of the hessian tent ceiling.

The walls have been finished in wallpaper, however decay of the paper and render indicates that the original rubblestone wall had a limewash finish which appears to have been smoothed but not rendered flat.

At a later stage a lime/mud render was applied (in some instances there appear to have been two coats of render). This surface has been given multiple layers of white limewash and later was papered with one layer of newspaper followed by the presently visible patterned wallpaper. The base edge was treated with an abstract (1930s) patterned paper border, whereas the top, and around the doors, has been edged with a floral design border in parts of the fireplace a solid silver paper band is evident.



Figure 11:



Figure 12

The brick fireplace appears to have been limewashed and subsequently papered. The base of the hearth has been raised by four bricks (now heavily fretting from rising damp) and is painted red-ochre colour. Splashes of the red paint are evident on top of the floor boards adjacent.

The opening of the fireplace is supported by a brick arch partly visible behind the japanned timber mantelpiece. A sheet of painted tin further reduces the opening of the

fire chamber and hides a more recent copper blocking sheet presumed introduced concurrently with the extant enamelled metal woodheater (WarmRay). Above the opening is a black Japan painted timber mantel supported on brackets at each end. The back and sides of the fireplace appear to have many coats of pipe clay (or lime) which have been cut through to allow the installation of the heater. Bricks can be seen behind.

Flue

At the top of the chimney breast the flue is stepped back to be integral with, but proud of, the gable wall. The top of the chimney breast is infilled with stone rubble. Above the chimney breast, but behind the hessian, the limewashed brick gable is apparent with a machined timber plate evident where the gable rises from the stonework. It is not clear if the gable is one course thick resting on the plate.



Figure 13:

There is a brick flue above chimney breast.

Ceiling

Ceiling

The present ceiling is a hessian tent painted white which had previously come adrift from the roof. It has been resecured following the roof form but is still fragile. It is possible that initially there was no ceiling.

The painted gable and the heavy staining (smoke?) of the underside of the shingles would indicate a former absence of ceiling (not visible in 2011). The present hessian has minor staining as a result of possum activity.

Shelving

The shelves to either side of the chimney are fabricated from assorted pieces of timber, some machined and a few pit sawn. Construction is simple with the shelves built onto the wall and resting upon the skirtings. The shelves have been covered in newsprint as a base and the visible surfaces covered with the same wallpaper as elsewhere in the room. A date visible on the newsprint is *Monday February 16, 1931* (not seen in 2011). On the second shelf from the top is a small timber strip that was probably a plate restraint. The render behind the shelves is damaged in places consistent with objects impacting against the wall. In one location a large hole is filled with paper mache newsprint. Hooks at top and bottom of both units indicate curtains stretched as a cover to the faces. A lace curtain is now installed.



Figure 14:
Shelving Detail

East Wall

A granite rubble wall with the same finish sequence as for the north wall. The wall has been constructed to plate height (2.4m) with the space to the underside of rafters and shingles having been filled in with lath and cement plaster. The upper portion of the wall therefore appears firm. This differs from the construction sequence at the top of the north wall where the wall is extended in hessian on a timber frame.

The wall paper has been taken into the reveals around windows and doors. Construction details of the heads are hidden by the wallpaper. There is a large cement repair beneath the window. A mark on the wall adjacent to the shelving indicates an earlier shelf unit of the same height but protruding forward to line up with the front of the fireplace.



Figure 15:
Front Room East Wall

Source: EMA 2011

Window

A four pane sash set hopper fashion in hardwood framing deep in the reveals. Hooks on the sash are indicative of a window curtain, as are tacks remaining on the upper jamb. A connection box possibly for telephone, is attached to the lower left jamb. A strip of wood above the reveal is fitted with brackets suitable for a holland blind. This batten may indicate the presence of a timber lintel behind. Above the window at ceiling line were two dowels (1994) but only the hooks remain in 2011. These are consistent with holding curtain drops.

Door

There are five vertical boards in the ledged and braced door in pine species timber with Japan finish in good condition, fitted with a Vaughan rimlock (striker plate missing) hung with T hinges off a hardwood jamb. There was some minor borer activity in the south jamb. Three nails are fixed to the upper ledge of the door back, and a brass catch is affixed to the floor hold the door open against wind.

The door now includes a security reed switch.

Electricity Supply

An electrical supply mounted superficially to the wall comprises a power outlet, a batten holder for the light and a switch the fittings are bakelite with the wiring run through black metal conduit.

South Wall

Wall paper finish to cornice height (approx. 2.4) with white painted hessian to underside of tent. It is believed this wall is constructed of solid sandstock brickwork approx 230mm thick, with a lime render finish to both sides. The render is returned to meet the 150 mm x 70mm hardwood door jamb. There is a shallow reveal above the door to about 2.1m as if the jamb has been continued upwards. It is not known if the brickwork finishes at 2.1 height (as do the walls (not obvious in 2011 except in bedroom) and chimney breast) or continues to the cornice. That this is a brick wall is of some interest, as one would anticipate this wall to be of the same material as the external walls if constructed at the same time. However the wall may have been constructed to the earlier plate height and it is noted that brick is used extensively in the gables and chimney breast. Two conduits are mounted at cornice height.



Figure 16:

South wall with view through to bedroom. Note door reveal and wallpaper boarder.

Door

There are three wide timber planks in the ledged and braced which is heavily marked. The door is fitted with a white ceramic knob. The initial 'A' carved into the door is upside down.



Figure 17:

Door between front room and bedroom. The initial A is upside down beneath the handle.

West wall

A masonry wall with construction sequence presumed similar to that of the east wall, with lath and plaster infill between plate height (2.1metres) and cornice. The change of material is not evident on the wall (but is in the bedroom). Timber battens mounted either side of the doorway support a shaped dowell that would presumably have held a doorcover (now installed).

These timbers are Japan finished

Electrical Supply

A bakelite switch and light are wall mounted. Two metal conduits then feed through the door jamb to the west of the building and the kitchen.



Figure 18:
Front room West Elevation

Door

There are five vertical boards in the pine door with Japan finish set deep in the reveal. Head construction not known. Cement floor in doorway is presumably not original now covered in floral carpet. Damaged plaster to both sides of reveal show a limewash finish to the original granite stonework followed by two coats of render, layers of limewash and cement mortar patching beneath the wall paper. Cement patching is evident in several locations within the room and was obviously applied in preparation for the wall papering.



Figure 19:
West Elevation. Door through to hall.

Condition of Front Room

- Floors appear sound
- Linoleum is worn but reasonably in-tact
- Carpet is in quite good condition
- Rubble walls sound
- Mud renders are drummy but reasonably stable.
- The remaining sections of wall papers are in quite good condition but there are some water stains apparent.
- Hessian has been refixed and limewashed and while fragile is in quite good condition.
- The roof framing is assumed to be sound.
- Electrical services operate and appear safe.
- Paintwork is in quite good condition.

2.2.2 BEDROOM

Floor

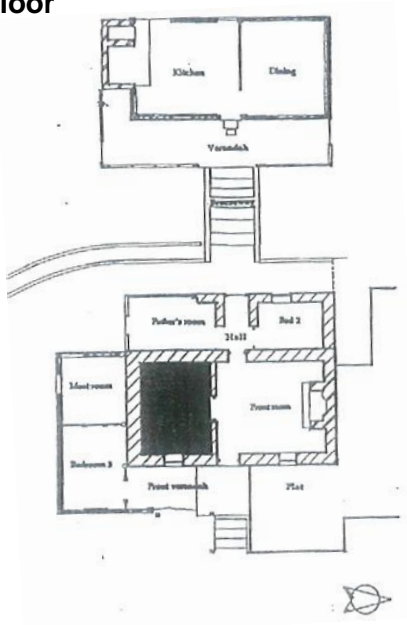


Figure 20:
Plan showing location

Source: FCP 1994

150 x 25 butt jointed hardwood with Japan finish to whole surface, now in reasonable condition. A patterned linoleum runner on paper backing is centrally to the room over which is placed a protective drab coloured mat.



Figure 21:
Bedroom Floor

North Wall

A rendered brick wall with several layers of limewash. A newspaper backing sheet *Sydney Morning Herald* October 1930, has been covered with the present wallpaper.

The wall appears solid to cornice height and is capped with a limewashed timber slab which has subsequently been wallpapered. Hessian continues to the underside of the ceiling on the front room side of the wall. The wall may have been constructed to 2.1m initially and extended to 2.4m prior to papering (which could explain the shallow reveals to the doorway).



Figure 22:
North Wall

Door

The heavily marked 3 panel ledged door to the front room appears to have been recycled. The initials WL are carved into the door but are upside down. A former lock hole is located lower down. A swivelling catch that still operates has worn several concentric circles into the woodwork. The T hinges are mounted on packing blocks.



Figure 23:
Bedroom side of door to front room.



Figure 24:
Bedroom side of door to front room.
Note scarring from catch and initials in central panel.

East Wall

Masonry wall with two coats of render, layers of limewash and wallpaper. A four pane timber sash similar to the eastern parlour window is mounted in the deep reveal and the window now has a security reed switch. A hewn timber head supports masonry above the opening. The wall has been extended from plate height to cornice height. A vertical batten or lath is located within the render approx 900mm from the north corner. Both eastern windows (one in front room and one in bedroom) are symmetrical about the entrance door.



Figure 25:
East wall with false wall
inside original wall

South Wall

Masonry render and limewashed as elsewhere to a timber plate at 2.4m. Hessian continues to the underside of the ceiling, with wall-paper and border finishing at cornice height (2.4m).



Figure 26:
South Wall

West Wall



Figure 27:
West wall showing exposed lath work
behind false wall.

Masonry wall with render and limewash to 2.1m. The decayed plaster atop this wall reveals crude laths that appear to be pre-weathered hardwood roughly fixed to battens with forged nails. The wall paper extends across both sections of wall to 2.4m. A large section of render has fallen off the lower wall.

False Wall

A false wall has been installed in front of the east/south and west original wall. This is lightly framed and covered with wall paper to match the rest of the room. A hole about 600mm x 450mm has been left to expose the original wall and construction on the west side.

Condition

The structure of the floors and wall appear sound. The wall render however is extremely fragile with much of it having already dropped off the wall. This has been now stabilised and protected by a false wall.

NOTE: There are no electrics in the room.

2.2.3 BEDROOM

ROOM 3 (Green room within skillion section)

Floor

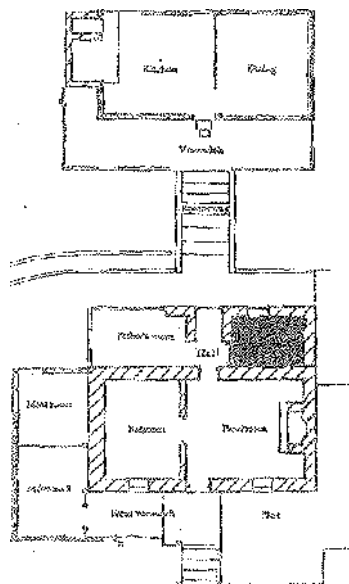


Figure 28:

Plan showing location of Bedroom

Source: FCP 1994

North Wall

Granite rubblestone with render now finished with green calsomine. The wall is rotating slightly to the north indicating a lack of integration with main building. Render on upper portion of wall (above 2.1 m) is bulging. Some render repairs, particularly at the top, have been left unpainted.



Figure 29:

Bedroom 3, North view.

Note rough texture of wall surface on right (original western exterior wall).

East Wall

Rubble stone, roughly finished, with occasional horizontal lines indicating crude coursing. The wall has something of a bagged or smoothed appearance consistent with there having been many layers of limewash. All coats except the last are white, with the last being green limewash. The top of the masonry finishes at 2.1m. Space above covered with timber slats, possibly old shingles. These are, in-turn, covered with limewashed hessian.

South

A rendered masonry wall on the west end is finished in render, limewash and green calsomine. There are five and a half, vertical boards in the timber ledged door which is Japan finished and hung with hand forged gate hinges. The door, cut to fit between the 125 x 50 H/W jambs, contains evidence of a former catch. A security reed switch has been installed on the door.

West

An external masonry wall rendered and now finished in green limewash contains an original four-pane window sash hung hopper style in a hardwood frame. The sill, which is weathered, shows wear and tear from animal entry and plant growth. Some new timber has been spliced into the frame which has tacks as if for curtains. A security reed switch has been installed on the window.

Figure 30:

**Window in west wall. Four pane
hopper style.**

Source: EMA 2011

**Ceiling**

The ceiling is of hessian painted white.

NOTE: There are no electrics in the room.

2.2.4 HALL

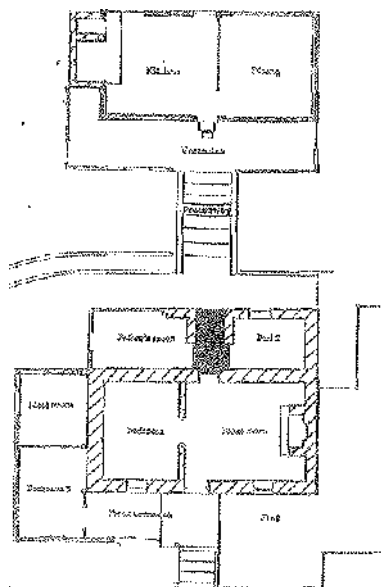


Figure 31:
 Plan showing location of Hall
 Source: FCP, 1994

Floor

150 x 20 butt-jointed hardwood. This floor has been renewed as for bedroom 3. Note that during the excavation here in 1991, several bricks uncovered adjacent to the parlour door are consistent with them having supported a back door step.

North Wall

The masonry extends to about 1.8 m, its upper portion being rounded over. The door-head to bedroom 3 is only about 1650mm. Three horizontal boards, possibly old slabs, fill in to the ceiling.

East Wall

Rear of front room door is Japanned and in good condition. The two boards that fill in to the plate level may have been recycled, or have weathered in this position. Vertical shingles extend to the underside of the ceiling. A security reed switch has been added to the door.

South Wall

The masonry wall is still in-tact although interestingly the jambs have been removed from the doorway. These were absent prior to reconstruction of the floor. Sections of the render have been repaired and left unpainted.

West Wall

The timber door has six boards and is ledged with the interior face of door with Japan finish. Repairs to base of jambs. Barrel bolt and catch operate well. Security reed switch has been added to the door.

Ceiling

Hessian painted white with electrical conduits running from front room to back door.



Figure 32: View to east



Figure 33: View to west

2.2.5 FATHER'S ROOM

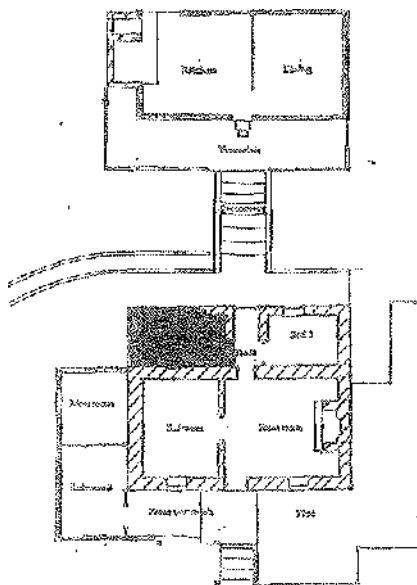


Figure 34:
Plan showing location of
Father's Room

Source: FCP, 1994

Floor

150 x 25 Butt jointed hardwood as for bedroom 3

North Wall

Masonry at west end continues to the ceiling with a render, limewash and pink calsomine finish. The base of the wall is decayed and patched in areas. As noted above, the door and jambs to the Hall are missing.

East Wall

Masonry wall with some evidence of crude coursing. Timber plate at 2,1m with shingles covered by hessian above. On the wall, behind the former location of the missing jamb, limewash is apparent over the granite (this indicates the wall finish prior to the construction of the western skillion).

Similar evidence is apparent at the southern end of the elevation where the southern masonry wall of the skillion has been demolished and left exposed. The masonry at the base of the wall is particularly crude, as if the builder anticipated this portion of the wall being hidden.

Figure 35:

View north to lobby.

Note that door and jambs to lobby are missing. Textured wall on east is earlier external west wall. The former window reveal is evident in upper left corner.



South

A timber stud wall with fibro (asbestos cement sheeting) to outside skin. The wall is constructed on a dwarf brick wall and has a recycled timber framed and vertical boarded door hung centrally. A security reed switch has been added to the door.

West Wall

Most of the wall consists of a timber frame, fibro clad (asbestos cement sheets) on a dwarf brick wall. A length of the former masonry wall remains intact at the north end. Part of the former window reveal is evident. The introduced timber framed window is further to the south than the former and breaks the earlier symmetry. The rubble wall collapsed

some time ago (date unclear), possibly from the weak lime mortar being undermined by water. It would appear as though the original wall plates are still extant.

Comment

Some of the stones are apparently piled in the paddock.

Figure 36:
View south showing
introduced fibro wall



Ceiling

Presently a hessian ceiling painted white. Splashes of limewash apparent on the underside of shingles above the former wall may indicate that the initial ceiling was merely the underside of the shingles.

Roof

The roof over the western skillion. consists of corrugated iron fixed over the existing shingles which are fixed to pit sawn battens fixed to split timber rafters. The upper end of the skillion rafters are supported on the sawn rafters of the main roof.

Figure 37:
Father's room, showing location of
former skillion wall. Note evidence
of limewash and distinct coursing,
limewash splash to ceiling, split
timber rafters and construction
details where wall continues to
underside of shingles.

Source: FCP 1994

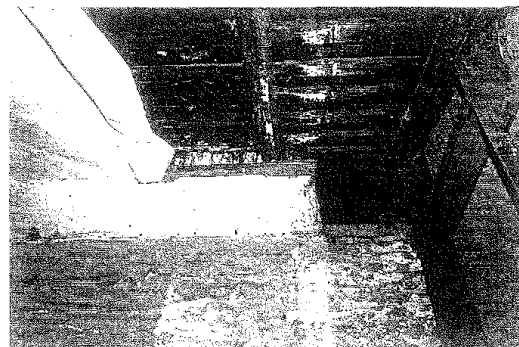


Figure 38:
View to ceiling space above
bedroom 1. Crude laths in
foreground, limewash to inner
brickwork, nails to edge of sawn
rafters

Source: FCP 1994

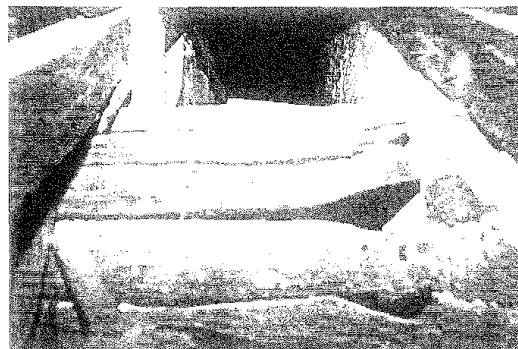


Figure 39:

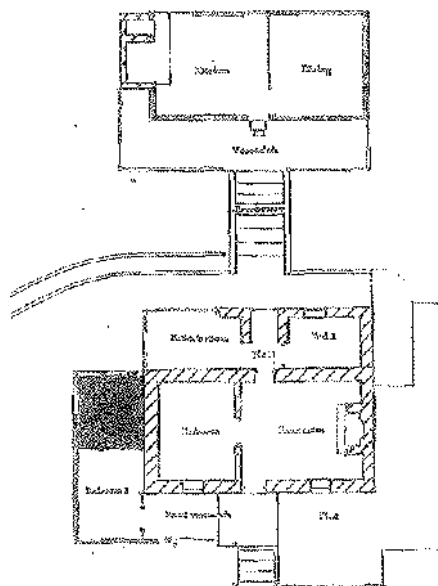
The area shown in Figures 37 and
38 are now covered over.



Condition

Now stable following conservation in 1991.

2.3 SLAB WALLED SKILLION



The slab skillion at the south end of the stone cottage comprises two rooms. The eastern room is identified as a bedroom and the western room as a meat room. The internal framing and roofing materials appear to have been recycled.

Figure 40:

Plan showing location of Skillion

Source: FCP, 1994

2.3.1 MEAT ROOM

Floor

150 x 25 butt-jointed hardwood. This floor was laid in 1990 on a new 100 x 50 hardwood sub frame and replaced a decayed floor constructed of recycled boards from pine packing crates. A solid chopping block is anchored through the floor into the ground.

North Wall

The north wall of the room is the exterior wall of the stone cottage which has been given many coats of limewash. The lower courses of stone are quite irregular as if planned to be hidden. The wall is stained and dusty and shows evidence of water run-downs. Loss of mortar and limewash from the base of the wall is indicative of rising damp and mechanical abrasion.

Figure 41:
North wall showing chopping block in floor

Source: EMA 2011



East Wall

A crude timber wall constructed from bush rounds as framing with recycled pine boards as panelling. Short slabs infill above the plate and the wall has previously been limewashed. It was dismantled and faithfully reconstructed in 1990. The width of the central panel is indicative of a former doorway however all materials show evidence of their previous construction details and an interpretation of former use is difficult. Two timber shelves on timber brackets are affixed to the wall.

Figure 42:
East wall

Source: EMA 2011



South Wall

Vertical slab wall with rusted metal strips covering gaps between slabs. Some strips appear to be zinc, others have been cut from recycled tins. Base plate stabilised.

A centrally placed timber ledged door with five planks opens inwards to reveal a crude panel/door with netting insert. The original decayed base plate was replaced in 1990 with a new plate from a recycled telegraph pole.

Figure 43:**South wall***Source: EMA 2011***West Wall**

A slab wall with timber ledged door with three planks at south end. The door has a metal latch. The introduced base plate has been rebated to accommodate the (later) door. Flattened kerosine tins, or the like, are affixed to part of the wall with heavy paper above the upper slabs.

Figure 44:**West wall***Source: EMA 2011***Roof**

Recycled corrugated iron on recycled machined hardwood framing. A variety of hooks and wires hang from the rafters.

Condition

The room was restored in 1991 and the condition is both fair and stable. The roof timbers are weak and there are minor leaks. Some internal linings are loose.

2.3.2 BEDROOM (ROOM 7)

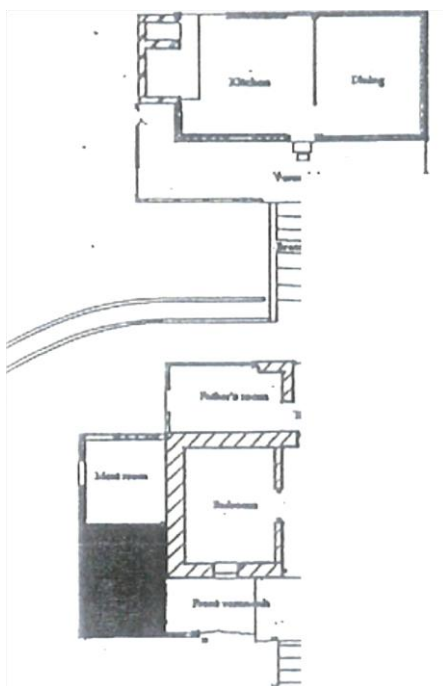


Figure 45:

Plan showing location of Bedroom

Source: FCP, 1994

East Wall

A timber slab wall with a six-pane sash window, recycled from a double hung casement and now hung sideways. Netting has been fixed to the exterior of the window. The abundant wall tacks internally are evidence of the former linings. It is now lined with wallpaper. It is possible that this wall continued north to enclose more of the verandah as both top and base plates continue to an adjacent wall post. The post is new, having replaced one of similar dimension and detail that was partially rotted. The replaced post was recycled to become the base of the corner post. In the event that the wall continued to the position of the north post, the window would have been centrally placed within the wall.



Figure 46:



Figure 47:

ROOM 7

This room is located at the eastern end of the slab skillion and was also conserved in 1990

Floor

150x25 butt jointed hardwood replaced earlier similar flooring.

North Wall

The west end of the north wall is presently the limewashed wall of the stone cottage. Two rails that sit forward off this wall now hold hessian with a wallpaper finish. The wallpaper covered all four walls and hessian on parts of the upper walls and ceiling. The north wall continues across the verandah with a door flanked by several slabs. The timber ledged door with 6 planks is Japan finished and shows evidence of an earlier lock and striker plate. Like many of the doors at Mugga Mugga, a felt pressure pad has been added to the door jamb (no evidence in 2011.)

Internal view of north wall**Internal view of east wall****South Wall**

Vertical timber slab wall previously limewashed and subsequently covered in hessian and wall paper. All slabs were trimmed of rot in 1990. A base plate introduced in 1990 was raised to accommodate the trimmed wall slabs. Mud caulking had been used to seal the gap between the top-plate and corrugated iron.

West Wall

The west wall divides the bedroom from the adjacent meat room. It is only one leaf thick and is thus the real timbers seen from the meal room side. It is now lined with wallpaper.

Figure 48:
View of west wall.

**Ceiling**

The ceiling is limewashed hessian partly stained by possums.

Roof

Recycled sawn timber supporting recycled corrugated iron.

Condition

The condition is good and stable.

3.0 THE KITCHEN BUILDING

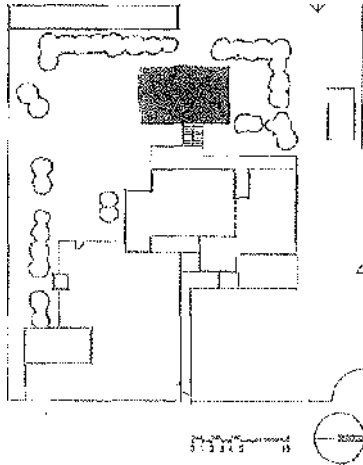


Figure 49:

**Plan showing location of the
Kitchen building**

Source: FCP 1994

Figure 50:

**Kitchen Building North
Elevation**



The kitchen building is a free standing slab structure linked to the stone cottage via a stepped path and with a corrugated iron roof. A verandah on the east face may have enclosed a former wet area.

The building comprises two rooms, the south of which is referred to as the kitchen, having a bread oven and fireplace, and the north is the dining room. In the site valuation of 1930, the dining room is referred to as a store (Refer Illustrated Chronology and note that the diagrams appear to be inaccurate).

3.1.2 East elevation

Verandah infilled with corrugated iron and lattice. Half- round gutter drains to the south and down an improvised down-pipe. The breezeway steps follow former details and consist of recycled timber slabs with cement mortar infill resting on the ground.

The open breezeway now has corrugated iron at base with fence netting above to the northern side. There is a potato vine at both ends. Needles from pine trees tend to accumulate on roofs and gutters and cause rapid rusting and sagging due to increased load.

**Figure 51:
East Elevation**

Source: EMA 2011



**Figure 52:
East Elevation**



**Figures 53:
East Elevation**



3.1.3 South elevation

Bread-oven at the west end is set upon a stone base. The sandstock brickwork above appears integral with the fireplace. A stove pipe has been adapted to act as a flue. The fireplace chimney is of flattened corrugated iron adapted to fit the bush frame structure. Slab work has been used to close the gable end. The verandah alcove has been enclosed with recycled iron and an old door.

Figure 54:
South Elevation



3.1.4 West elevation

A vertical slab wall with new slabs to the northern end supported on a new timber plate. Posts at either side of this section contain rebates indicating former structures, possibly a skillion over part of this wall. The rebate and paint around the central door would likewise indicate a skillion here with some sort of structure attached to the post. This post has also been re-stumped. The skillion over the double doors has been reconstructed to former details and presumably post dates the introduction of the double doors and hence the adaptation to shearing shed. Similarly the rough cement paving would date from this time. The half round gutter to this roof is a recent introduction and replaces an earlier quad profile.

Figure 55:
West Elevation



3.2 Kitchen Interior

3.2.1 THE VERANDAH

Floor

Presently a thin rough-cast concrete, breaking up in places. The age is not known but is presumed to be mid C 20th. The concrete has been poured on fill and shored up with crude stonework and logs. It envelops the original doorstep, being level with the lower step. There is no evidence of an earlier verandah floor. In the floor at the south end is a 50mm gal pipe, presumably waste. Traces of linoleum have been pressed onto the concrete at the far end, and in the adjacent alcove.



Figure 56:
Verandah Floor.

Note the tap and waste pipe.



Figure 57:
Verandah Alcove

North Wall

This wall partially encloses the north end of the verandah. It consists of a short panelled wall with netting over and adjacent to a door which leads across the yard and track to the earlier harness shed and toilet. The door is a reconstruction using several of the original pieces. Note the earlier use of green paint and recycled materials.

East Wall

Assorted timbers, including bush rounds, support a curtain wall that has corrugated iron to about 800mm above floor level, and a fine diagonal lattice extending to the top plate. This verandah had subsided considerably and was re-levelled in the 1993 work program when new material was added to the base.

South Wall

The south wall consists of al corrugated iron on a hardwood frame. A timber ledged and braced door is located at the east side where a tank was indicated in the Percival survey of 1912.

West Wall

The west verandah wall is the external wall of the slab kitchen and dining room. Most of the fabric here appears to be original. There is packing beneath the base plates that would prevent entry of rabbits to the underfloor. The quality of the slab work is high and the fit of components very good. The walls have been whitewashed and retain details including a metal hook, assorted nails, shelving and plumbing fixtures. In the alcoves at the south end are the remains of what appears to be a toilet roll holder. Tar has been painted in front of the door (no evidence in 2011) and the threshold is well worn from use. Leather straps on the left doorjamb may have been the hinges of an earlier fly wire door. The upper plate has been trenched to receive slabs, and with the door open, an additional auger hole can be seen. The round plates supporting the corrugated iron are deeply rebated with an axe-cut to allow adequate penetration of the nails.

A curtain has been added to screen off the alcove.



Figure 58:
Kitchen door detail showing date 1902



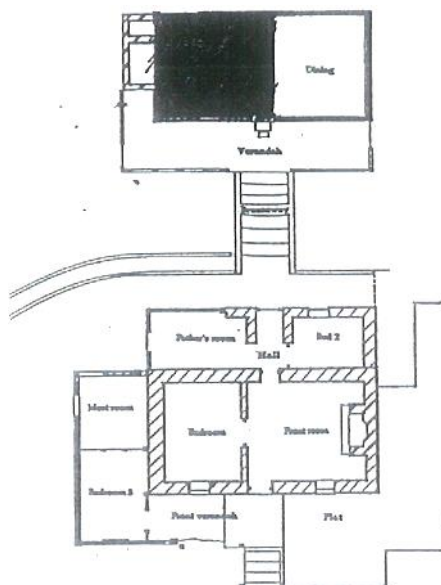
Figure 59:
Verandah wall.
Note whitewashed slab work and earlier hooks.

Roof

The corrugated iron spans the full width from the wall plate to the top of the verandah plate. It is not known if the verandah roof is contemporary with the rest of the structure. The enclosure of the alcove at the south end was probably a later addition. Note that the roofline over the enclosure falls back down to form a valley which leaked prior to repairs in 1993.

Electrics

Electrical conduits extend across the verandah and into the kitchen.

3.2.2 THE KITCHEN**Floor**

150 x 25 butt jointed hardwood replaced a floor of similar material and detail in 1993. The floor had previously been patched with assorted timbers and this detailing has been retained in the new work. Several boards on the east side have been salvaged from the earlier floor. The former floor was supported on bush rounds which were left in place during excavation of the subfloor, although new 100 x 50 joists have been introduced.

In front of the fireplace and bread oven the floor consists of sandstock brick laid upon the ground with thick layers of limewash or pipe clay. Cementitious patching is evident near the former rear double door.

Figure 60:**Plan showing location of the kitchen***Source: FCP 1994***North Wall**

Multiple layers of paper over a timber frame have been painted. A batten acts as a dado line below which the walls are painted light green. The dado line is darker green and the wall above white. The wall above the plate to the ceiling line is also filled in with paper.

The wall was apparently added some time after construction and it can be noted that some floorboards carry through under the wall. The fabric of the wall is fragile and tearing at the base.

Figure 61:

Kitchen north wall also showing patched and repaired flooring.

**East Wall**

Painted paper as for the north wall with details including; bakelight light switch on door post, hook between door and window and wood box, handmade towel rail above tap, tap but no sink or drain. A large wooden box, apparently for flour, is located in front of the window. The timber ledged door with 6 planks has a felt pressure pad above the

earlier lock rebate. Two hand made brackets on the back of the door would have held a rail, there is no evidence of former hinges. Note that the door has the date 1902 clearly carved onto the outside face. A security reed switch has been added to the door.

The six pane sash is centre pivoted in the frame, there being no exposed jambs or architraves. Note that this sash is a relocated double hung window on its side.

Figure 62:
Kitchen east wall



South wall

This wall contains a large centrally located fireplace opening of brick construction to approx 1,5m with a chimney constructed of bush timber and corrugated iron cladding. This frame had previously been damaged by fire. The firebox is heavily encrusted with layers of pipe clay.

A woodstove has been introduced to one side of the fireplace, and a metal plate allows open-fire cooking on the other. Black stains to the brick-work attest to its use. Several layers of sandstock bricks have been laid into the base of the fireplace. Some of these are fretting, as were bricks adjacent to the bread-oven (these were replaced in 1993 and can be identified by the brighter limewash).

On the face of the timber mantelpiece is an oilcloth valance with a koala bear motif in good condition. To the east of the fireplace is a timber post and slabwork covered by painted paper and a handmade set of shelves. To the west of the wall is a bread oven basically in sound condition although some internal bricks have collapsed. The masonry surfaces above the fireplace are heavily encrusted with flaking limewash.

Figure 63:
Kitchen south wall and stove alcove. Bread oven is to the right.



West Wall

The west wall consists of former double doors at the south end, now lined with canite and plywood to match the rest of the wall, a single timber ledged door with 6 planks at the north end and a slab wall centrally that is lined internally with painted sheet metal below the dado and painted paper above. A recycled fruit box is mounted to the wall as a shelf.

The double doors, which open outwards, do not appear to have been made as a pair. A white hinged gate covers the opening and opens inwards (not visible in 2011). It is understood that this opening and doors were added when the shed was adapted for use as a shearing shed.

On the north door the green paint is peeling to reveal the japanning underneath. The trenched top-plate may indicate this doorway was introduced sometime after the building was constructed. The base plate under this wall was replaced in 1993.

A security switch has been added to the door

Figure 64:
West wall with double doors and sheep gate to the left, and Japanned door with peeling paint on right. Note fruit box as shelf.



Ceiling

The present ceiling consists of tar-paper fixed to battens following the roofline and tie chord. The tar paper is painted. A section of the west side is stained.

Prior to ceiling repairs it was evident from smoke stains and paint that the building may have been used without a ceiling initially. A lateral brace from the ridge pole to above the fireplace had been cut to allow the installation of the existing ceiling. Roof rafters are bush rounds and it is unlikely that there was any roof material other than corrugated iron.

Electrics

This includes a light with a chinaman's hat shade and a powerpoint on the collar tie.

**Figure 65:****Internal view of chimney****Figure 66:****Stove alcove. Note heavy build-up of pipe clay.****Condition**

The building was conserved in 1993 and the condition is now stable. The floor has been patched. Rising damp has caused some fretting to the fireplace. The roof to the bread oven has fallen in.

3.2.3 THE DINING ROOM

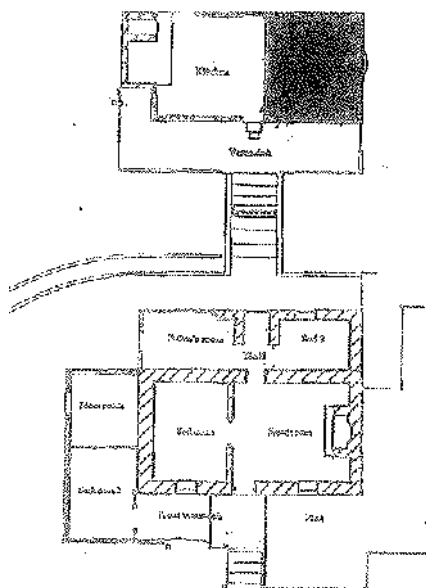


Figure 67:

Plan showing location of the Dining Room.

Source: FCP 1994

Floor

150 x 25 mm butt jointed flooring laid on bush rounds is original and in good condition. Japanning has been applied to the perimeter of the floor as an outline to an earlier floor covering. Green linoleum covered this floor in 1993 and has now been reinstated. Cracks in the floorboards had been plugged with folded paper.

North Wall

A slab wall with a wall-paper finish. Vertical timber slabs were supported between a base and top plates. Gaps between the slabs have been covered internally with strips of tin and zinc. These had been whitewashed. At a later stage, hessian and several layers of news-print and wallpaper were applied. There is a paper border at the top of the wall. The base is restrained by a Japanned batten as a skirting board. Wall-paper at the west end was damaged when the west wall was removed. The paper was partly stabilised in 1993 by increased anchorage to the wall following replacement of the base plate.

Figure 68:

Dining Room north wall.

Source: EMA 2011



East Wall

Paper finish as for the north wall. The six pane sash window is side hung. Note the wall paper border around this frame and the use of border paper adjacent to the kitchen post.

A wall hook is adjacent the window.

South Wall

Patterned paper on a hessian base stretched over a timber frame wall, this wall is believed to be an infill. Traces of earlier wall paper are evident on the plate above. Note that some floorboards appear to continue under the wall.



Figure 69:
East Wall



Figure 70:
South Wall



Figure 71:
West Wall

West Wall

A timber slab wall which was reconstructed in 1993. The wall was apparently removed when the building was adapted for shearing sheep. A new ground-plate and one floorboard have been introduced to the base of the wall. Weathered slabs, reintroduced, are believed to be from this wall and indicate earlier use of limewash. There was no evidence here of a western window. Although the top plate had originally been trencled, subsidence of this wall has necessitated the addition of battens to the underside of the plate to prevent slabs falling out.

Ceiling

A hessian tent ceiling was introduced in 1993 to replace a collapsed hessian ceiling that had previously been given several layers of calsomine type paint. A piece of the original fabric has been stitched back onto the new ceiling. Note the use of timber battens to the inside corners of the ceiling.

Figure 72:
Dining Room showing location of
former floor covering and tent ceiling
with former fragment



Condition

The room was stabilised in 1993 and is in good condition except some of the wallpaper is sagging.

4.0 FLAT

Built to the north of the cottage in about 1949, the flat is constructed from fibro and timber. There is a concrete porch with a fibro extension on the east side and a concrete path on the west. The flat, which appears to be in sound condition, is currently tenanted and electrical and water services are connected and functioning. The internal ceiling heights are approximately 2.1 metres, lower than present convention.

The structure and detailing are reminiscent of much 1940's and 1950's rural dwelling construction. Whilst the flat is distinctly out of character with the stone cottage, it nevertheless has significant connections with the site and its occupation.

Metal framed single car carport on north side.



Figure 73:
East Elevation with flat to the right



Figure 74:
North west elevation



Figure 75:
North East Elevation



Figure 76:
Flat from north east

5.0 SHED

This is a long timber shed divided into sections and built utilising an existing timber paling fence. Much of the additional material that has been incorporated is of recycled origin, or are timber off-cuts.

The more substantial part of the shed is the chook house and feed store at the south end, the latter having a concrete slab. In the central portion of the shed there are a number of openings in the walls at various heights. Their function is unclear, although they may have allowed easy access for pets.

The corrugated metal skillion roof is held down in many places with logs, bricks and other weights.

The shed is in poor/fair condition but may require regular future maintenance. The building is exposed to the north west winds and acts as a wind break for the rear of the precinct.

Mugga Mugga once contained a number of sheds and outbuildings, of which this shed appears the oldest remaining.



Figure 77:
North and west elevation



Figure 78:
South east elevation



Figure 79:
East elevation



Figure 80:
Central section of the shed view north.
Note the remnant paling fence on the
RHS, the dirt floor, and the tar paper
ceiling.



Figure 81:
Shed internal view, showing the paling
fence and pine flitch boarding externally
with cut-outs



Figure 82:
Shed. Internal view north to chook house.
Note the hen perch.

6.0 TOILET

An outside toilet with fibro cladding on a timber frame. The building is now closed up. Fencing and gardening tools are now stored inside. The toilet appears to have been an earth closet.

The building is in reasonable condition.



Figure 83:
Outside toilet, N/W elevation



Figure 84:
Toilet - internal view

7.0 GARAGE

A modern metal clad garage with corrugated metal gable roof occupying approximately the same site as the earlier garage that housed the car purchased by Evelyn Curley in 1926. The structure is in good condition and has some significance by virtue of the fact that it replicates the same function as the previous building that occupied this site.

The building has a concrete floor and includes an interpretative display. There is an aluminium framed window (on north side), steel clad access door to west and steel framed infill with translucent interpretative panels to former main door.

Gutter has been removed from the east side as it was displaced by the cypress.



Figure 85:
Garage from north east.



Figure 86:
Garage southwest elevation



Figure 87:
Garage from north west.



Figure 88:
Garage interior



Figure 89:
Garage interior

8.0 EDUCATION CENTRE

A timber framed building with metal cladding and flat sheet externally and flat sheet internally. The hipped and gable roof is corrugated metal.

A timber deck and verandah has been added to north and east. The clear skillion roof sheeting is supported on steel post and beam and timber rafters and battens.

Windows are clear anodised aluminium sliding and access doors flush panel.

Internally there is a large meeting room with kitchen and store room. Male, female and disabled person's toilets are accessed off the verandah on the north and west.

A prefabricated garden shed is on the south side.



Figure 90:
Education Centre from north.



Figure 91:
Education Centre North West



Figure 92:
Education Centre from south west



Figure 93:
Education Centre east

ATTACHMENT 8: CONDITION AUDIT

MUGGA MUGGA PRECINCT CONSERVATION & MANAGEMENT PLAN

PART B - CONDITION AUDIT



By

Pip Giovanelli

Updated by

Eric Martin and Associates

For

Canberra Museums and Galleries

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**DRAFT
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1.0 INTRODUCTION

1.1 Summary Description

For the purpose of this audit, the place has been assessed as four buildings: the Cottage, the Kitchen, the Caretaker's Flat and the Shed. This is consistent with nomenclature in the Conservation and Management Plan (CMPCMP).

The report prepared in 2007 was rechecked on site and updated to current information as part of the revised CMP of Mugga Mugga.

1.2 Layout of the report

The report is structured as follows:

- Summary of Modifications
- Summary of Condition
- Room by room assessment of condition
- Indicative summary of works with site plans

The previous report also included the following, but these are not included here:

- Photo index sheets
- A set of 500 photographs that has been burnt onto a CD.

1.3 Authorship

This audit and report was undertaken by Pip Giovanelli, heritage and conservation specialist, on behalf of ACT Historic Places. Pip undertook physical conservation work at Mugga Mugga in 1993 and has worked closely with Sylvia Curley, John Armes, Peter Freeman and Lanie Lawson at various stages during the site's conservation.

The update of 2011 was undertaken by Eric Martin also prepared the CMP.

2.0 SUMMARY OF MODIFICATIONS

Major stabilisation was undertaken in 1993 to the Cottage (including Bedroom 7 and the Meat Room) and the timber slab Kitchen/Dining rooms. Less invasive conservation of surface fabric has occurred since then, notably the introduction of reproduction wall papers to Bedroom 7 and the front Bedroom (off Lounge), wall-paper repairs to the lounge room, application of fresh japan to most floors and selective painting/lime-washing to walls and hessian ceilings.

The interior of the flat has been re-painted and there have been patch repairs to the roof iron above the flat at the sunroom /living room junction. Termite baits have been laid in the ground.

There has been little if any work to the shed, although it is understood that the hen house at the southern end was made functional by one of the tenants.

3.0 SUMMARY OF CONDITION

Overall condition ranges from poor in the timber shed to quite good for the remaining structures. Almost all spaces internally and externally have had conservation work over the past few years and works identified in 2007 have been implemented.

3.1 Routine Works

Much has been done over the past few years. Items outstanding are identified below.

Caretaker's Flat

- Repair decaying fascia board at western side of alcove.

The Shed

- Develop a conservation strategy for the shed. This is likely to involve major repair work including re stumping, re levelling, re roofing and reinstatement of loose fabric.
- It may be appropriate to introduce a storm water drain the western up-hill side of the shed.

Garden

- There remains some brick paving which is not even and is a trip hazard. Re-level two or three bricks on the entry path.

CONDITION ASSESSMENT

Legend for Table

Condition:

Poor

Fair

Good

Integrity:

Low

Moderate

High

Category of Works Required:

A – Maintenance

B – Major Repair Works

C – Adaptation Works

D – Desirable Works

Urgency of Works Required:

Overdue – within the next 6 months

Urgent – within the next 12 months

Routine – within the next 5 years

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COTTAGE: EXTERIOR

EXTERIOR

Element	Description	Age	Condition/Integrity	Works Required	Category	Urgency
Walls	Rubblestone to the original building core with brick gables at the north and south ends.	1860 - 70	Good	Minor re-pointing to base of wall in Alcove.	D	Routine
	The Flat butts on to the north wall	1949	Good			Routine
	Asbestos to Father's room	19XX	Good		C	Urgent
	Timber slab to Meat room and Bedroom 7	Pre1912	Good		A	Urgent
Windows	Timber framed	1860	Good	Monitor	A	Routine
	The sill to Window 7 is not flashed and water is entering Bed 7	1860	Good	Pay close attention to Bed 7 Window	A	Routine
Window Flyscreens	N/A					
Awnings	Cement sheet (Asbestos?) awning over Father's Room	1960's?	Good		A	Routine
Front Door	Vertical timber panels		Good			
Other Doors	Timber, all good except external door to Father's Room, which has decayed at the base. The external architraves have also decayed badly.		Good/fair		A	Routine
Door Flyscreens	Front flyscreen timber framed		good			
Roof	Corrugated galvanised iron over shingles, many sheets are loose and lifting	c1890	Fair	Monitor to ensure fixings are solid	A	Routine
Eaves	N/A					

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Element	Description	Age	Condition/Integrity	Works Required	Category	Urgency
Guttering	Galvanised Half Round (front and side of building) and Quad (rear)	1890's and 1960s	Good		A	Routine
Downpipes	Galvanised iron. Downpipe added to SE Corner of Bed 7.	1960s	Good		A	Routine
Verandah	A timber framed skillion with a raised timber entry platform. Includes timber posts and railings	1950s/60s	Fair		A	Routine
Rear porch/ Breezeway	The breezeway is supported on a variety of posts, the lower one of which has been spliced together. The splice is loose and needs to be strengthened				A	Routine
Chimneys	Brick	1860	Good		A	Routine
Plumbing Services	N/A					
Electrical Services	Not inspected – but appears sound					
Fire Services	Not inspected					
Lighting	Not inspected					
Mechanical Heating/ Cooling Systems	N/A					

COTTAGE: INTERIOR**FRONT ROOM**

Element	Description	Age	Condition/Integrity	Works Required	Category	Urgency
Walls	Rendered masonry with applied wallpaper. Some render has decomposed behind the wall paper. Previous wall paper tears have been repaired. Where wallpaper is missing the substrate has been painted a neutral brown. In some areas, eg around door to bedroom, silverfish have eaten all but the blue ink.	1860 masonry wallpaper 1930s	Fair		A	Routine
Ceiling and Cornice	Hessian painted white with wall paper strip cornice. There are some stains on the hessian, but the age and origin of the stains is unclear	c1930?	Good	Nil	A	Routine
Floor	150mm butt jointed hardwood with japan to exposed areas and linoleum in centre. There is wear at the doorways (now covered by a mat). The carpet and mat have been recently installed		Good		A	Routine
Floor coverings	Linoleum. Some edges of the linoleum are breaking down and the nail heads from the floor have pressed through the lino (now covered to protect it)	mid 20 th C	Fair	The linoleum is significant fabric that is being impacted by excessive use.	A	Routine
Skirtings and architraves	Rounded edge flat profile timber skirting. No architrave	Mid 20 th C?	Good			

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Element	Description	Age	Condition/Integrity	Works Required	Category	Urgency
Doors including door furniture	Vertical panelled timber with simple brass and ceramic knobs. On the door between the lounge and hall the stop bead on LHS is coming loose. This door's surface-finish was damaged when the pad bolt was poorly installed.		Good	Secure stop bead on Lounge – Hall door. Apply japan to new scuff marks.	A	Routine
Windows including latches and locks	Timber window blocked in by sunroom		Good	Nil		
Window treatments	Shellac finish		Good	Clean	A	Routine
Light fittings	Exposed bulb on turned timber block Light switch		good		A	Routine
Other joinery	Shelves either side of fireplace				D	Routine
Fireplace	Enamelled cast iron wood stove set within the fireplace alcove. Decomposing brickwork in a few locations including to the front of the hearth		Fair	Apply sacrificial render to the fretting brickwork with red oxide coating to blend in with surround.	A	Routine

COTTAGE: INTERIOR

BEDROOM

Element	Description	Age	Condition/Integrity	Works Required	Category	Urgency
Walls	Walls on the east, south and west sides are re creations. The earlier surfaces behind were not inspected. Some of the render on the north wall is “drummy” but sound. An area east of the door has been repaired.		Original	Monitor	A	Routine
Ceiling and Cornice	Hessian in good condition	1930s ?	Good	Nil		
Floor	150 mm butt jointed hardwood with japan finish		Good			
Floor coverings	Linoleum centre strip. The edges of the lino are fraying	mid 20 th C	Fair	The lino protected by a mat. Monitor.	A	Routine
Skirtings and architraves	Small timber strip skirtings		Good	nil		
Doors including door furniture	The base of the door has been gnawed by rodents, but it is not clear when this happened		Otherwise good	The damaged area to be lightly sanded and coated with japan and shellac to determine if damage is continuing.	A	Routine
Windows including latches and locks	Timber framed			Clean	A	Routine
Window treatments	Natural patina					
Other joinery	Nil					

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COTTAGE: INTERIOR

BED 3 (At Rear)

Element	Description	Age	Condition/Integrity	Works Required	Category	Urgency
Walls	Render and limewash over masonry. Some of the render is cracked. The green limewash is chipped and patchy probably from a combination of abrasion, staining and partial re application of limewash at a previous stage.		Fair		A	Routine
Ceiling and Cornice	Painted hessian	Old	Good	Nil		
Floor	New 150 mm butt jointed flooring	1993	Good. This is a new floor	Nil		
Floor coverings	N/A					
Skirtings and architraves	Limewash on door jambs is flaking but does not warrant attention at this stage			Nil	A	Routine
Doors including door furniture	Vertical panelled timber ledged door		Good	Nil		
Windows including latches and locks	Timber frame hopper style		Good	Nil		
Window treatments	Oiled timber that is partly weathered		Fair	Nil		

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COTTAGE: INTERIOR

HALL

Element	Description	Age	Condition/Integrity	Works Required	Category	Urgency
Walls	Rendered and limewashed masonry. There are wall cracks, and render patches without limewash.		Fair	At a future stage it may be appropriate to apply fresh limewash	A	Routine
Ceiling and Cornice	Hessian. A board at the top of the north wall is loose		Good	Resecure board with care	A	Routine
Floor	150mm but jointed flooring	1993?	Good. This is a new floor.			
Floor coverings	N/A					
Skirtings and architraves	N/A					
Doors including door furniture				Monitor		
Windows including latches and locks	N/A		Catch repaired in 1993			
Window treatments	N/A					
Light fittings	N/A					
Other joinery	Panelling above eastern door appears sound					

COTTAGE: INTERIOR**FATHER'S ROOM**

Element	Description	Age	Condition/Integrity	Works Required	Category	Urgency
Walls	Rendered and limewashed masonry plus fibro sheet on a stud frame. There are cracks in the mud render and possible evidence of damp in the portion of wall that did not collapse. However this appears to be stable and not requiring treatment at the present time.		Fair condition. Other than for the asbestos wall the integrity is high	Monitor		
	The fibro sheeted wall appears sound although it may be appropriate to seal the surface with an invisible solution for OH and S reasons.			Seal fibro sheet	A	Urgent
Ceiling and Cornice	There has been some staining in the hessian ceiling, possibly due to roof leaks or possums. Note that the hessian was extended after the mid 1990s to cover the area once occupied by the stone wall.	Old	Fair	Monitor to ensure roof does not leak.	A	Routine
Floor	150mm but jointed hardwood	1993	Good. This is a new floor	nil		
Floor coverings	N/A					
Skirtings and architraves			Decayed		A	Routine
Doors including door furniture	Panelled door	Mid 20th C	Decayed at base	Monitor the base for weathering	A	Routine

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Element	Description	Age	Condition/Integrity	Works Required	Category	Urgency
Windows including latches and locks	The window is recycled and was installed when the collapsed wall was rebuilt in timber and fibro	Mid 20 th C		Clean		
Window treatments	A single coating of old paint and grime.		Fair	Clean	A	Routine

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COTTAGE: I NTERIOR

BEDROOM 7 (this is the slab room off the front verandah)

Element	Description	Age	Condition/Integrity	Works Required	Category	Urgency
Walls	Split timber slabs externally with a lining of wall paper bonded to hessian. The slab walls were stabilised in 1993 and the wall lining was installed after that date. The walls are stable but need monitoring. There has been evidence of water entry to sill. There is also evidence of water entry at the south east corner.		Good		A	Urgent
Ceiling and Cornice	New painted hessian in good condition. Some minor stains	After 1993	Good	Monitor		
Floor	150mm butt jointed hardwood	1993	Good			
Floor coverings	N/A					
Skirtings and architraves	N/A					
Doors including door furniture	Timber panelled door with shellac finish		Good	Nil		
Windows including latches and locks	Timber window that appears to have leaked. The window is not securely latched.		Fair		A	Routine
Window treatments	Old patina					

COTTAGE: INTERIOR**MEAT ROOM**

Element	Description	Age	Condition/Integrity	Works Required	Category	Urgency
Walls	Limewashed masonry, and limewashed timber slabs. Old boards used on internal dividing wall. Metal and cardboard cover strips over some joints.				A	Routine
Ceiling and Cornice	The exposed underside of the roof iron. The roof battens are very fragile and there would be a good argument for installing additional battens for increased strength and as a measure against further leaks.				C	Urgent
Floor	150mm butt jointed timber. Water is flooding into the room and damaging the floor.			Clean	A	Overdue
Floor coverings	N/A					
Skirtings and architraves	N/A					
Doors including door furniture	Timber panelled door with wire catch			Wire will need replacement soon	A	Routine
Windows including latches and locks	N/A					
Window treatments	N/A					
Light fittings	N/A					
Other joinery	Chopping block in good original condition					
Fireplace	N/A					

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SLAB KITCHEN: EXTERIOR

Element	Description	Age	Condition/Integrity	Works Required	Category	Urgency
Walls	The northern end of the top plates are exposed to the weather and continuing to decay		Fair condition high integrity		A	Urgent
	The base of the western wall is being buried in pine needles which may cause decay				A	Urgent
Windows	Timber frames				A	
Window Flyscreens	N/A					
Awnings	N/A					
Front Door			Fair			
Other Doors			Fair			
Door Flyscreens	N/A					
Roof	Many roof sheets have been loose and lifting. Water was entering the roof space, dripping onto the hessian ceiling and running down the wall paper, causing irreversible staining.			Monitor	A	Routine
	Lower edge of verandah roof sheets are loose				A	Overdue
	The roof over the verandah alcove has been strengthened.				A	Routine
Eaves						

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Element	Description	Age	Condition/Integrity	Works Required	Category	Urgency
Guttering	The gutters are exposed to high levels of leaf litter and need regular/ frequent checking and cleaning				A	Routine
Downpipes	The north west downpipe is clogged and not working	2000	Low		A	Overdue
Verandah	The verandah floor at the south end gets wet after rain probably due to the collapsed roof over the alcove.				A	Urgent
Rear porch	There is an accumulation of pine needles on the roof of the rear porch				A	Overdue
Chimneys	The chimney brickwork in the alcove is fretting (decaying)			Re-point as required.	A	Urgent
Plumbing Services	Not inspected					
Electrical Services	Not inspected					
Fire Services	Not inspected					
Lighting	Not inspected					

SLAB KITCHEN: INTERIOR

KITCHEN

Element	Description	Age	Condition/Integrity	Works Required	Category	Urgency
Walls	Painted paper with minor scuffs and damage to corners. There is a fine layer of dirt over some of this material. The damage and dirt make monitoring difficult.		Condition generally good and integrity high		D	Routine
Ceiling and Cornice	Painted tar paper with a few stains and tears		Condition fair	Consider repainting	D	Routine
Floor	Japanned hardwood with minor borer damage to some of the 1993 timber		Good	Re stain damaged parts	A	Routine
Floor coverings	Nil					
Skirtings and architraves	Rough sawn hardwood		Fair	Clean	A	Routine
Doors including door furniture	Rust is apparent on the front door strap hinges. The latches are loose on both the front and rear doors and the doors are scuffed and lightly soiled				A	Routine
Windows including latches and locks	The window is scuffed, the latch missing and the window can easily be pushed in from the outside				A	OVERDUE
Window treatments	Paint is scuffed		Fair			
Light fittings	Heavily soiled with fly dirt		Fair	Clean	D	Routine

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Element	Description	Age	Condition/Integrity	Works Required	Category	Urgency
Other joinery	Coverings of the food box are getting damaged on the corners. The paper is peeling back and presumably being knocked of by visitors. The surface is soiled.	Early- mid 20 th C	Condition fair, Integrity high	Specialist conservator to re-glue loose fabric back to the box. Infill damaged areas with new green paint to enable accurate assessment of wear and tear.	D	Routine
Fireplace	Sacrificial mortar that was applied to decayed brickwork in 1993 is beginning to break down	19 th C	Condition fair, Integrity high	Apply new sacrificial mortar to decaying brickwork	A	Urgent

SLAB KITCHEN: INTERIOR

DINING ROOM

Element	Description	Age	Condition/Integrity	Works Required	Category	Urgency
Walls	Decorative wallpaper glued to hessian and fixed over timber slabs. A roof leak has stained the central portion on the north wall.	c1930	Generally good condition and very high integrity		A	Overdue
	The timber slabs in the north west corner have shrunk and left a small gap	1993	Condition good integrity low		A	Routine
Ceiling and Cornice	Painted hessian tent ceiling. Some decorative papers on the cornice are loose	1993		The roof leak has stained the hessian. Conservation specialist to advise on Cornice	A	Overdue
Floor	150 mm hardwood		High integrity			
Floor coverings	Green linoleum that is fraying badly in some locations and covered by a fine layer of dust	Mid 20 th C	Fair condition, High integrity	Damaged edges and surface to be stabilised. If necessary protective covers to be applied. Conservation specialist to provide appropriate strategy. Clean	A	Overdue
Skirtings and architraves	Timber strip		Good			
Doors including door furniture	No Doors in dining room				A	Routine
Windows including latches and locks	Patinated timber window - soiled				A	Routine
Window treatments						
Light fittings	Nil					
Other joinery						

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THE FLAT: EXTERIOR

Element	Description	Age	Condition/Integrity	Works Required	Category	Urgency
Walls	Fibro sheets partially loose on north side and with some chips and cracks. Decayed skirtings and architraves adjacent to sunroom north door and WC door.		Good		D	Routine
Windows	Timber and steel. Minor decay on sunroom timber architrave		Fair		D	Routine
Window Flyscreens	N/A					
Awnings	N/A					
Front Door	Timber		Good			
Other Doors	South sunroom double doors show buckling plywood on their outer leafs	Mid 20 th C	Fair	Monitor		
Door Flyscreens	Timber and wire frame		Good	Nil		
Roof	A corrugated iron roof. There is a poor connection between the roof of the Flat and the gable wall of the Cottage This junction needs improved flashing and sealing of the damaged brickwork. There are a few patches of active rust that need to be sealed. sunroom / cottage junction needs to be stabilised		Fair		C	URGENT

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Element	Description	Age	Condition/Integrity	Works Required	Category	Urgency
	Apparently the sunroom leaks from time to time. The flashing between the sunroom roof and the Cottage is a loose sheet of lead that can work loose. The flashing at the					
Eaves	The eaves at the sunroom have decayed The fascia at the rear has decayed badly				A	Urgent
Guttering	Good					
Downpipes	Sunroom down pipe is clogged				A	Overdue
Verandah	The posts and rails by the ramp and that support the down pipes by the sunroom have decayed				C	URGENT
Rear porch - Alcove	The translucent fibreglass sheet roof is ageing with many fibreglass strands exposed on the upper surface. It is not known if this poses an OH and S risk, however the material is probably not considered to be of high significance and its replacement is inevitable.			Replace fibreglass roof sheets	A	Routine
	Re-pointing is required at the base of the Cottage stone wall				A	Routine
	It is important to ensure that water does not pool in the alcove floor or lie against the stone wall				Monitor	Routine
Chimneys	N/A					
Plumbing Services	There may be an odour associated with the vent pipe adjacent to the grease trap			Consider installation of an elevated vent pipe to discharge odour above roof line. Some work done?	C	Routine

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Element	Description	Age	Condition/Integrity	Works Required	Category	Urgency
Electrical Services	Not inspected					
Fire Services	Not inspected					
Lighting	There is a decayed and damaged light fitting on the underside of the south east eave				A	Routine
Mechanical Heating/ Cooling Systems	N/A					

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THE FLAT: INTERIOR

NOT INSPECTED - PREVIOUS INFORMATION INCLUDED.

SUNROOM						
Element	Description	Age	Condition/Integrity	Works Required	Category	Urgency
Walls	Sheet material		Good	Nil		
Ceiling and Cornice	Sheet material		Good	Nil		
Floor	Pine tongue and groove boards. There are two sites of damage. One is immediately in front of the entry to the Living room, where the groove of one board is broken. The other is adjacent to the north external door. Nails in the centre of the floor have previously rusted and stained the wood. This appears to be stable		Good	Minor repairs to both locations. These are not urgent	A	Routine
Floor coverings	N/A					
Skirtings and architraves	Architraves either side of the north Sunroom door have decayed most probably due to water damage to soft timbers. Filler has been previously applied.		Fair	Minor repair	A	Routine
Doors including door furniture			Good			
Windows including latches and locks			Good			
Window treatments						
Light fittings						
Element	Description	Age	Condition/Integrity	Works Required	Category	Urgency

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Other joinery						
Fireplace						

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THE FLAT: INTERIOR

LIVING ROOM

Element	Description	Age	Condition/Integrity	Works Required	Category	Urgency
Walls						
Ceiling and Cornice						
Floor						
Floor coverings						
Skirtings and architraves						
Doors including door furniture						
Windows including latches and locks						
Window treatments						
Light fittings						
Other joinery						
Fireplace	Minor cracking and paint damage to left hand side of fire chamber			Minor repair and re paint	A	Routine

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THE FLAT: INTERIOR

KITCHEN

Element	Description	Age	Condition/Integrity	Works Required	Category	Urgency
Walls						
Ceiling and Cornice						
Floor	A small area of the kitchen floor tiles are “drummy” on entry from living room			No work is required unless the problem spreads or condition deteriorates	A	Routine
Floor coverings						
Skirtings and architraves						
Doors including door furniture						
Windows including latches and locks						
Window treatments						
Light fittings						
Other joinery	Grout around kitchen sink needs maintenance			Repair grout around kitchen sink	A	Routine

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THE FLAT: INTERIOR

BEDROOM

Element	Description	Age	Condition/Integrity	Works Required	Category	Urgency
Walls			Good			
Ceiling and Cornice			Good			
Floor			Good			
Floor coverings			Good			
Skirtings and architraves			Good			
Doors including door furniture			Good			
Windows including latches and locks			Good			
Window treatments			Good			
Light fittings			Not inspected			
Other joinery			Good			

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THE FLAT: INTERIOR

BATHROOM

Element	Description	Age	Condition/Integrity	Works Required	Category	Urgency
Walls			Good			
Ceiling and Cornice			Good			
Floor	Linoleum around floor waste is drummy.	mid 20 th C	Fair	No action unless condition deteriorates		
	Linoleum tiles to floor in the WC are have shrunk and are in poor condition.		Poor	Remove existing lino tiles, and replace with similar new tiles laid to a high standard	C	Routine
Floor coverings	N/A					
Skirtings and architraves	Re-grouting is required on the inside of the shower hob	mid 20 th C		Re grout affected area	A	Routine
Doors including door furniture						
Windows including latches and locks						
Window treatments						
Light fittings						
Other joinery						

THE SHED

EXTERIOR AND INTERIOR

Element	Description	Age	Condition/Integrity	Works Required	Category	Urgency
Walls	Horizontal timber boards in a post and beam frame. Many of the intermediate posts have subsided as have the horizontal infill boards. This is particularly the case on the western side.	mid 20 th century	Poor condition, good integrity and an integral part of the Curley storey at Mugga Mugga	Where necessary, the shed to be re levelled, new bases spliced onto the base of existing posts, the bases stabilised against further decay and loose or missing boards reinstated. Other structural and conservation work as necessary.	B	Urgent"
	Water runs down the sloping ground and under the shed			Install surface drain as part of restoration work	C	As above
Front Door	Doors to be restored as part of an overall scope of conservation work. Some are very difficult to open		Poor condition but good integrity	Repair	B	Urgent
Other Doors						
Roof	The roof is in very poor condition		Poor condition but good integrity	Work will probably involve removal, re rolling, and reinstatement of all sheets.	B	As Above

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Conservation and Management Plan

Condition Audit

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SITE GENERALLY						
Element	Description	Age	Condition/Integrity	Works Required	Category	Urgency
Garden	Pine needles have built up in several locations.				A	Urgent
	Large amounts of soil are lying against the up hill (west) side of the metal garage.				C	Urgent
Garden bed edging	Loose bricks adjacent to Breezeway				A	Routine
Lawn						
Irrigation System						
Water Supply	Add and drain					
Drainage system	At the south east corner of bedroom 7 roof water runs into a downpipe and drain .				A	Routine
Driveway	Stable					
Paths	Path from front gate to cottage - some bricks are high and creating a trip hazard			Set the bricks lower to remove hazard	A	Routine
	Front side path. Bricks on the lower side of the cement path are breaking away				A	Routine
Paving						
Fencing	Paling fence to south of meat room is failing with advanced decay in some members				A	Routine
Gates	Soil is building up against the entry gate				A	Routine
Clothesline						
Garden Lighting						

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ELEMENTS WHICH DO NOT CONFORM TO BCA REQUIREMENTS			
Building/Element	Non Conforming Aspects	Mitigation Measures	Impacts on Heritage Values
All	Disability access	Reasonable access provided and rest is managed.	