

# West Belconnen European Cultural Heritage Report

ACT Land:  
Blocks 1605 and 1606



Prepared by

**Eric Martin and Associates**

For

**The Riverview Group**

*EMA*

**ERIC MARTIN & ASSOCIATES  
ARCHITECTS**

10/68 Jardine St  
KINGSTON ACT 2604  
Ph: 02 6260 6395  
Fax: 02 62606413  
Email: [ema@ema.com.au](mailto:ema@ema.com.au)

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## 1.0 INTRODUCTION

### 1.1 Background

The Riverview Group are developing a proposal for rezoning land in West Belconnen and adjacent NSW for residential development. To assist this task they have requested research and investigation into the area and preparation of a report on European Heritage. The overall site includes four distinct areas divided by ACT and NSW land and land ownership.

### 1.2 Brief

#### 1.2.1 Site

A summary of the brief is outlined below with a full copy in Attachment 1. The initial brief was expanded to include ACT Land Blocks 1605 and 1606.

The site for this study includes ACT Land Blocks 1605 and 1606 (refer Figure 1 for a plan of the overall site) but excludes Belconnen Farm as this has its own Conservation Management Plan (Issue 8 Final Draft is being considered by the ACT Heritage Council). The area included in this report (ACT Land) is shown in Figure 2 and Figure 3.

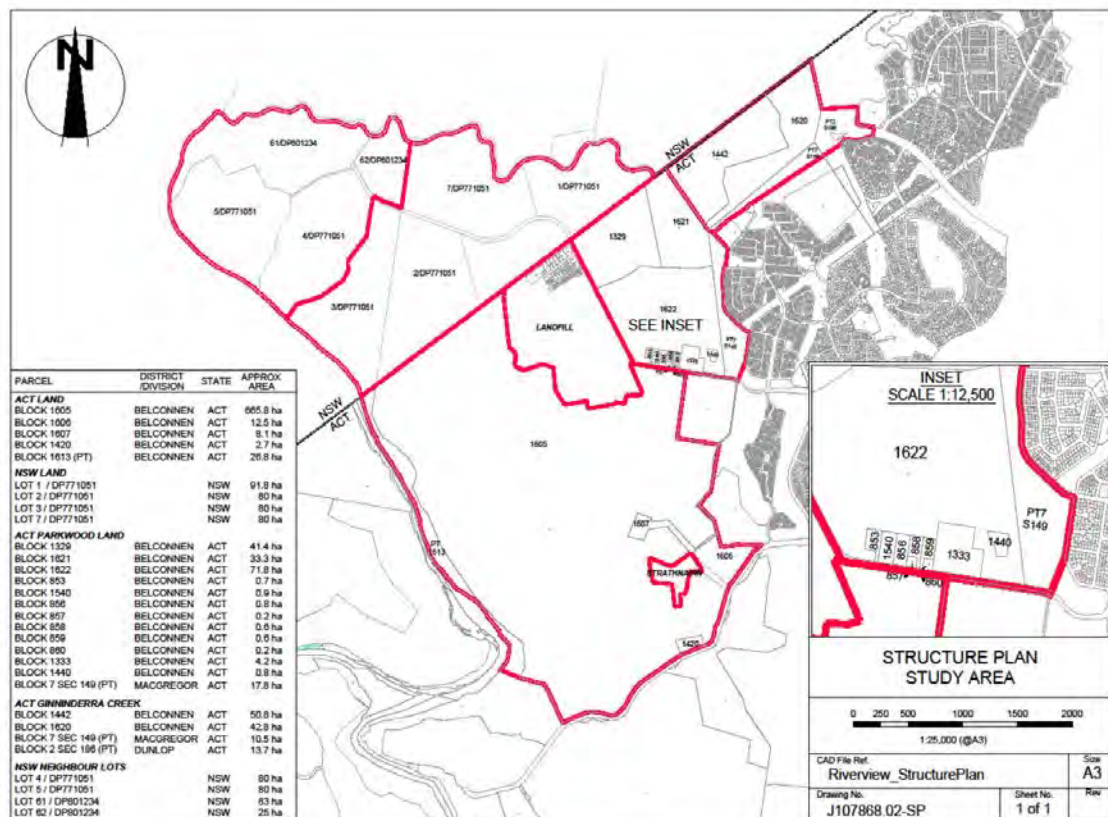


Figure 1: Overall Site

Source: The Riverview Group, 2013

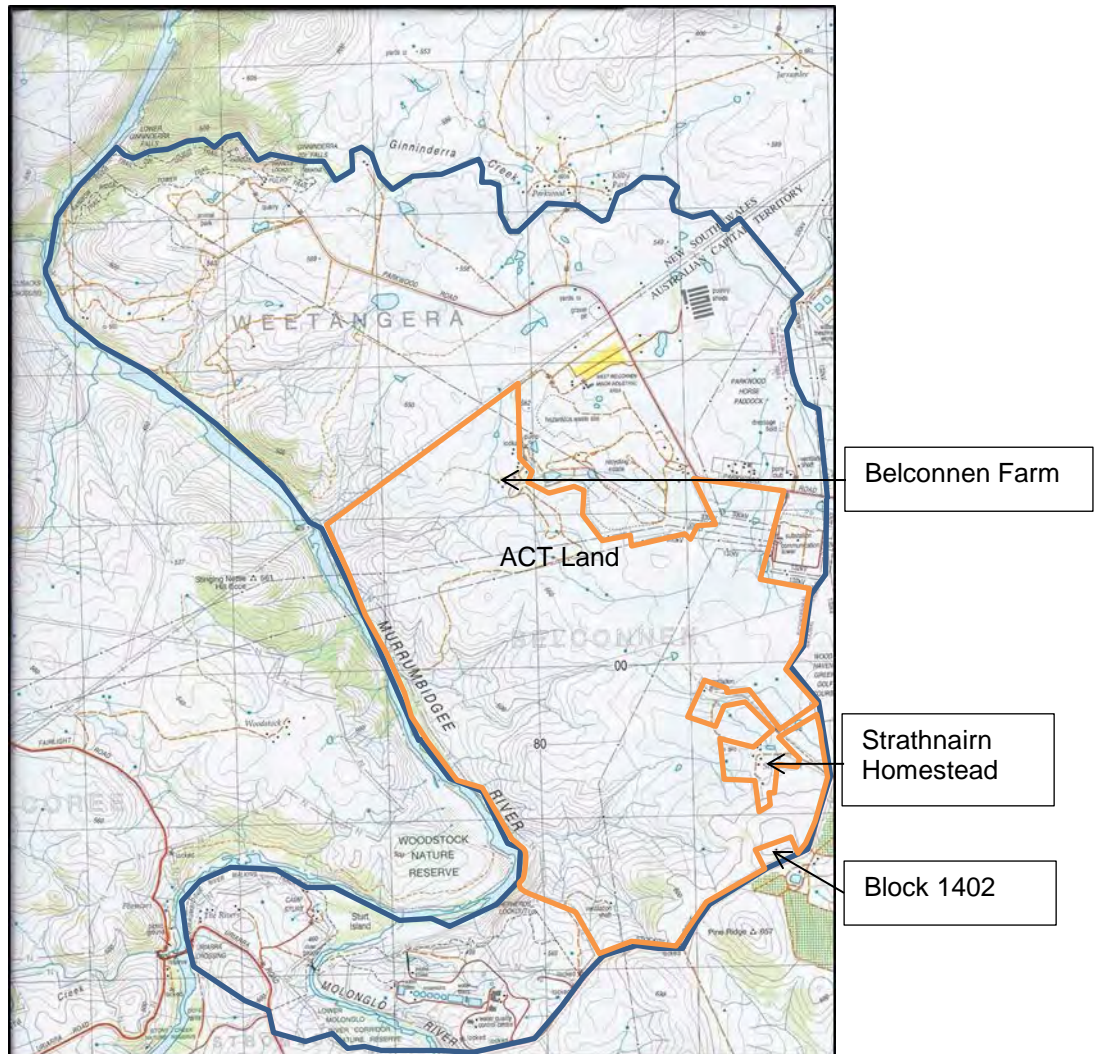
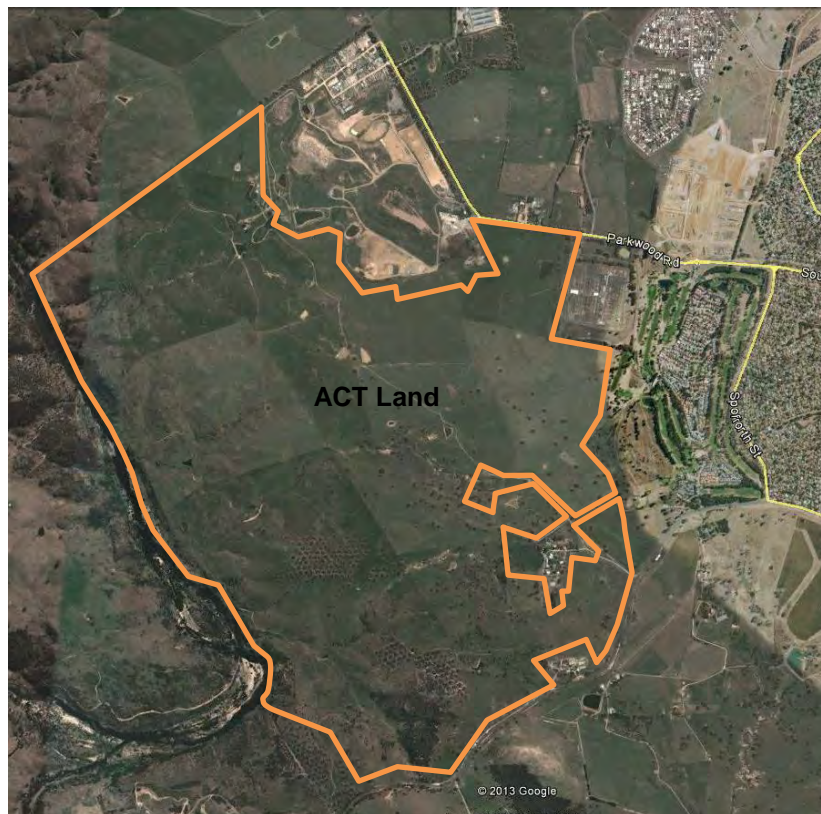


Figure 2: Site Plan showing Parkwood Land



**Figure 3: Aerial View of Parkwood Land**

*Source: Google Earth accessed 4 December 2013*

### 1.2.2 Task Description

To undertake necessary research and investigations and prepare a report on the European heritage of the study area.

The report to identify any features that are of heritage interest and provide an assessment of appropriate options for the future management of such features in the context of urban development.

Report to provide a commentary on the European heritage of the study area that may inform future social and cultural planning for the proposed new community.

Report to provide sufficient information to substantiate proposals to rezone the land for urban development including the identification of any requirements for heritage management or protection that should be incorporated into rezoning proposals.

### 1.2.3 Methodology

The study adopts the principles and practices of Australia ICOMOS and will include:

- Introduction
- Historical background
- Physical evidence; and
- Assessment of significance.

If any item is identified as significant, then an appropriate statement of significance, opportunities and constraints, conservation policies and management issues will be prepared. If significance does not reach threshold for heritage registration there may be recommendations that guide future development. These will be defined in this report.

### **1.3 Authorship**

The report has been a collaborative effort by:

Conservation Architects	Eric Martin & Associates	Eric Martin
Historian	Di-Petaia Research	Dr Peter Dowling
Cultural Landscape	Consultant	Geoffrey Britton

### **1.4 Current Status**

Belconnen Farm is listed on the ACT Heritage Register dated 25 August 2011 (Notifiable Instrument – NI 2011 – 494).

There are aboriginal sites listed in the area as detailed in Attachment 2.

### **1.5 Acknowledgement**

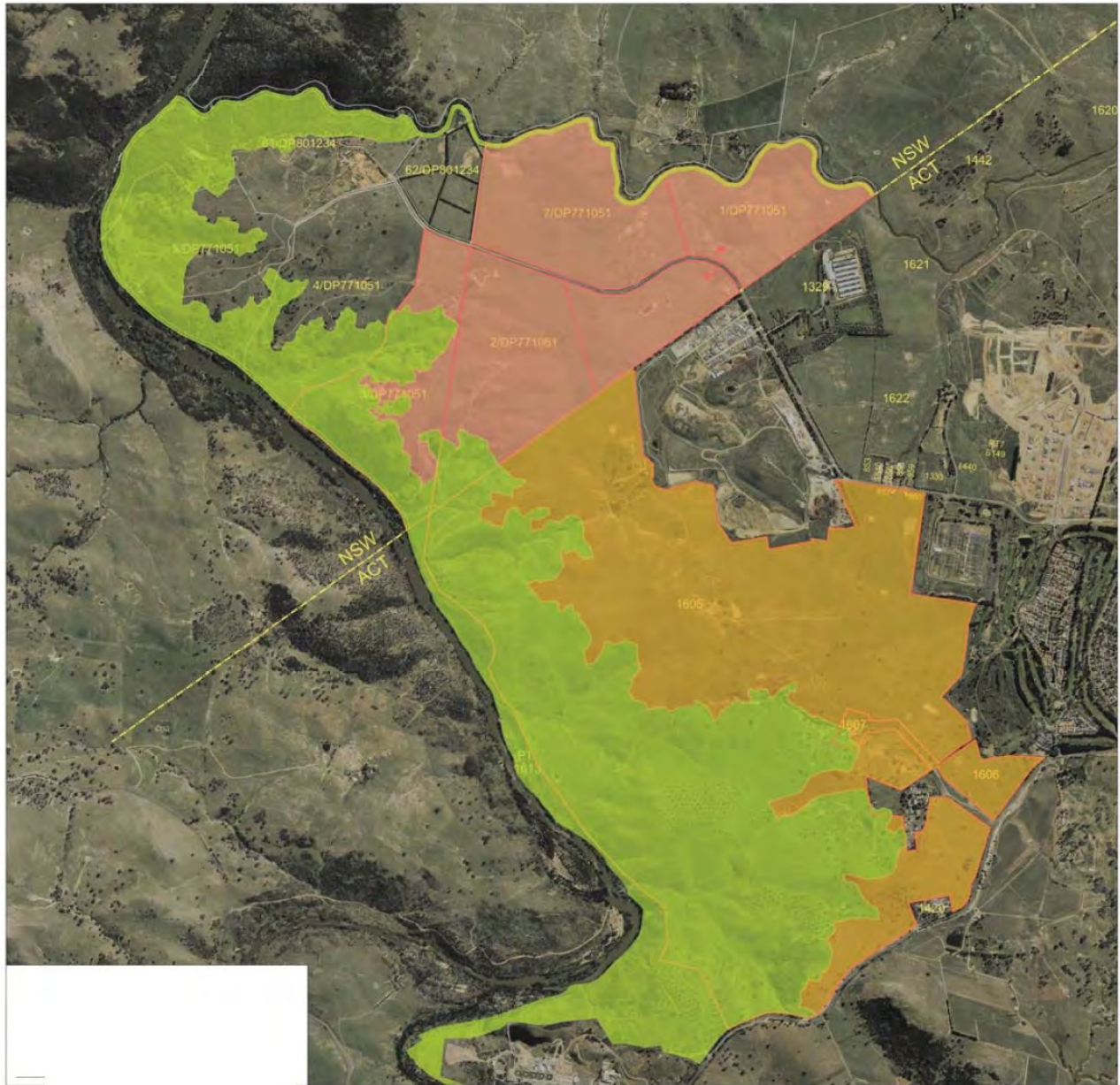
We appreciated the assistance of David Maxwell of Riverview Group who arranged or assisted access to the site and the individual owners/tenants of land who permitted site access.

Unless otherwise stated, photographs were taken by Eric Martin & Associates in 2013.

### **1.6 Limitations**

The report is restricted to European Cultural aspects. Indigenous Heritage uses previous research and natural heritage values are assessed by David Shorthouse and Kevin Mills.

It is worth noting that as a result of natural values a redefined river corridor has been established and this is included as Figure 4.



- D PROPOSED URBAN AREA
- D RIVERVIEW NSW LAND
- D PROPOSED RIVER CORRIDOR

**Figure 4: Site Plan showing Proposed River Corridor**

Source: The Riverview Group Knight Frank, J107868.02  
Cadstral Mapping Metadata Rev C (26 September 2013)

## **2.0 HISTORICAL BACKGROUND**

### **2.1 Introduction**

This section provides the history of the site and its development over time.

### **2.2 Aboriginal History**

Archaeological investigations have revealed a Pleistocene antiquity of Indigenous occupation in the Southern Highlands of Eastern Australia, centring on the Murrumbidgee River and tributaries. Excavations at Birrigai Rock Shelter in Tidbinbilla Nature Reserve have produced evidence of relatively discrete phases of occupation of the shelter dating to c21,000 BP (Flood et al. 1987).

A first phase of occupation, beginning in c21,000 BP, was of low intensity use of the site which was maintained through to c3,000 BP, when occupational intensity increased dramatically. This increase in Indigenous occupation is reflected in many other places in the Southern Highlands. Around c100 BP the evidence of occupation, charcoal from fires and artefact density decreases. This period sees the onset of European impact on the landscape and the subsequent impacts on Indigenous cultural and economic practices.

The archaeological investigation at the Birrigai Rock Shelter has revealed a deep antiquity for human use of this area of the highlands. Apart from Flood's work in the 1980s and theses by several ANU students, there has been little detailed archaeological research undertaken in the ACT since, and our knowledge of the period from the Pleistocene to European arrival is sparse. Most subsequent archaeological work in the ACT has been development-driven, consisting mainly of non-intrusive surface surveys. The results have, however, revealed many areas, especially in the lower valleys and along river and creek corridors that have great research potential. This knowledge vacuum is extraordinary, given the known antiquity of human occupation and the scope for further rigorous scientific investigation. Additionally, the ACT has some of the most important mires and swamps in Australia, and can provide invaluable data regarding the palaeoecology of the region (Brockwell & Dowling 2010).

### **2.3 Indigenous Occupation in Belconnen area**

It may be assumed that the Molonglo River, Ginninderra Creek and Murrumbidgee River corridor were important precontact Indigenous resource zones that attracted a considerable level of hunter-gatherer occupation. The importance of these zones have been demonstrated by archaeological surveys where over two hundred Aboriginal sites including open camps sites, stone quarries, scarred trees and ceremonial sites had been recorded by the early 1990s (Navin Officer 2004; Klaver 1993).

Archaeological surveys conducted along sections of the lower Molonglo suggests that gentle slopes, spurs and alluvial flats along the water corridors will exhibit the highest archaeological potential (Navin Officer 2004). The results of previous surveys in the vicinity of the Molonglo-Murrumbidgee junction and post-bushfire surveys also indicate the importance of spur lines leading to water corridors in steeper terrain (refer Table 1 below). The most common Indigenous sites recorded are the numerous but small surface scatters of stone artefacts.

An archaeological assessment of the Murrumbidgee River Corridor within the ACT was undertaken in the early 1980s (Barz and Winston-Gregson 1981, 1982). During this study the field survey was extended to encompass the banks of the Molonglo near its confluence with the Murrumbidgee, including landscape units within Block 1605 adjacent to the Belconnen Farm heritage area. The general survey findings indicated that Aboriginal sites throughout the Murrumbidgee corridor environment, with both riverine and non-riverine oriented economic activities being reflected. However, the survey showed a strong positive association between the concentrations of sites with distance from water sources. The nearer the main water source (for example the Murrumbidgee and Molonglo Rivers) the higher were the concentration of sites. Such an association is indicative of a high economic exploitation of resources within river valleys and permanent water sources.

Table 1 displays Indigenous sites recorded in the Belconnen District within Block 1605 and area in the vicinity of the Belconnen Farm heritage area and the Murrumbidgee and Molonglo River corridors. The sites were identified by an ACT Heritage Register sites search (ACT Heritage Unit).



One Indigenous site (BSAS1) has been located within the heritage area of Belconnen Farm. It consists of a small surface scatter of two stone artefacts. Both artefacts have been described as 'green chert flakes, one with possible retouch on edge'. The artefacts were located during a supervised survey by University of Canberra students in 1992. One artefact was located on a track leading down-slope from the cattle yards; the other exposed on a track approximately ten metres west of the homestead garage.

Two other isolated artefacts (single artefacts) have been located on Block 1605; two half-hand size river pebbles (one broken) south west of the heritage area 8-10 metres from Spring Creek. These sites while being in areas disturbed by farming and vehicle activity are most likely associated with Indigenous activities association with food resource collecting along Spring Creek. No other sites have been located within or immediately adjacent to the Belconnen Farm heritage area.

Several other Indigenous sites have been located in the wider area of Belconnen Farm. All but one are open artefact scatters and all are within or on the perimeter of the Murrumbidgee River and Molonglo River corridors. The open sites range from small isolated artefacts to one scatter containing 18 artefacts. One site (MRC123) is a rock shelter south east of the Belconnen Farm homestead on a small creek line leading to the Murrumbidgee River. This site, located by Bartz and Winston-Gregson (1981) during the Murrumbidgee Corridor survey, was described as containing surface stone artefacts with a potential to contain archaeological cultural deposits.

The type and distribution of the Indigenous sites is indicative of the area along the Murrumbidgee River and lower Molonglo River being used as a focus for hunter-gather economic resource exploitation. While the size of the sites in terms of numbers of artefacts exposed on the surface is small (the largest recorded being 18 artefacts) many of them may represent larger sub-surface scatters not detected by the surveys. None of the sites so far located have been excavated.

Refer to Appendix G for definitions of Archaeological sites.

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**Table 1: Indigenous archaeological sites located in the Belconnen District east of the Murrumbidgee River in the vicinity of Belconnen Farm (ACT Heritage Register site search).**

Note: Location references to Indigenous **archaeological** sites are restricted under the ACT Heritage Act. Locations references can be obtained with permission from the ACT Heritage Council).

Site name	Block	Type	Description	Date located
<b>BELCONNEN FARM HERITAGE AREA</b>				
BSAS1	1605	Artefact scatter	A scatter of two stone artefacts, both green chert flakes, one with possible retouch on edge.	1992
<b>SOUTH WEST OF THE HERITAGE AREA</b>				
BSIF1	1605	Isolated artefact	A broken half of a hand size river stone observed on eastern bank of Spring Creek, eight metres from Spring Creek on the track.	1992
BSIF2	1605	Isolated artefact	Half a hand sized river pebble, flattened in shape. Located on the western bank of Spring Creek, ten metres from the creek.	1992
<b>SOUTH EAST OF HERITAGE AREA</b>				
CLWB33	1563	Open scatter	Twenty eight artefacts. May be part of continuous scatter with CLWB36.	2003
CLWB36	1563	Artefact scatter	Sixteen artefacts. May be part of continuous scatter with CLWB33.	2003
CLWB35	1563	Artefact scatter	Scatter located on a lower to mid slope.	2003
CLWB34	1563	Artefact scatter	Eight artefacts located on the mid-crest of a slope.	2003
BS1	1563	Artefact scatter	Eight artefact scatter on a granite outcrop on a terrace above Murrumbidgee River. Site extends into Murrumbidgee River Corridor. Three flakes and a number of river cobbles.	?
CLSN3	1518	Isolated artefact	Single artefact located on the lower slope of a creek margin.	2003
MRC123	1518	Rock shelter	A rock shelter with surface stone artefacts and potential to contain cultural deposits.	1981
CLSN2	1518	Artefact scatter	Open scatter of six artefacts located on the lower slope of a creek margin.	2003
CLSN4	1409	Artefact scatter	Open scatter of two artefacts on lower slope of a creek margin. Artefacts relocated 5m NW.	2003

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Site name	Block	Type	Description	Date located
CLSN1	1332	Isolated artefact	Single artefact located mid-slope near a drainage line. Artefact relocated 5m north beside dam on drainage line.	2003
MRC122	1518	Artefact scatter	An open artefact scatter located 250 metres east of the Murrumbidgee River on the South bank of a major tributary.	1981
CR1	1518	Artefact scatter	Open scatter of stone artefacts on a northwest terminal spur of a major ridge line (Pine Ridge) within the Murrumbidgee corridor.	1980
CR2	1518	Artefact scatter	Open scatter of stone artefacts located on a northwest terminal spur of a major ridge line (Pine Ridge) within the Murrumbidgee Corridor.	1980
<b>VICINITY OF MOLONGLO AND MURRUMBIDGEE RIVER JUNCTION</b>				
MH1	1603	Artefact scatter	The site comprises a small low density artefact scatter of four artefacts exposed in an area that has been ripped and replanted with eucalypts.	2004
LMWQCIF3	1553	Isolated artefact	An isolated find located near the lower gate of the Lower Molonglo Water Control Centre. Site may be upper extent of MRC121.	1992
MRC121	1553	Artefact scatter	A scatter of eighteen flaked stone artefacts scattered along an unformed farm track on a slope leading down to the Molonglo River.	1981
LMWQCIF2	1558	Isolated artefact	A single stone artefact located on the southern side of the crest of a steep slope on a walking track within the Murrumbidgee River Corridor.	1992
LMWQCC Site1	1553	Artefact scatter	An open scatter of 13 artefacts located in exposed ground on a ridgeline leading to the Molonglo River. Site has potential to be more extensive.	1992
LMWQCIF1	1553	Isolated artefact	Isolated artefactA single stone artefact located on a small exposure of bedrock on the southern slope of a steep valley. Most likely been transported down slope in eroding sediments.	1992
IF25	1602	Isolated artefact	Isolated artefact. A single artefact	1994

Site name	Block	Type	Description	Date located
			find located on a steep SW facing slope below the terminal end of a ridgeline spur above an ephemeral watercourse draining to the Molonglo River.	

## 2.4 European Settlement History

### 2.4.1 Initial exploration

In the early years of the 1820s European explorers reached what is now the Australian Capital Territory. Dr Charles Throsby, a former Naval Surgeon turned landholder and explorer, his nephew Charles Throsby Smith, guided by his convict overseer, Joseph Wilde, and James Vaughn reached the Molonglo River and the wide valley it flowed through. They were on their way to find the Murrumbidgee River. After several setbacks, Throsby reached the River in 1821. Throsby and his party were the first Europeans to see the Murrumbidgee River.

Following his explorations Throsby wrote of the country he had crossed:

*...perfectly sound, well watered, with extensive meadows of rich land on either side of the rivers; contains very fine limestone, in quantities perfectly inexhaustible, slate sand-stone and granite fit for building, with sufficient timber for every useful purpose; and, from the appearance of the country, an unbounded extent to the westwards (Throsby Australian Magazine June 1821).*

Certainly overstating the natural resources available, Throsby's description of the land he saw had an element of accuracy ('extensive meadows') and when it was published in the Australian Magazine in 1821 it triggered much interest among the Sydney entrepreneurs. More tantalizing news of favourable lands and profits to be made came soon after.

Following the Throsby expedition, Captain Mark Currie, accompanied by the reliable Joseph Wilde and Brigade Major Ovens, reached the Molonglo River and turned south, reaching the Murrumbidgee in 1823. Alan Cunningham and his party were the next to pass through the area in April 1824. Cunningham's objective was to make a detailed botanical inspection of the lands already seen by Throsby and Currie. He followed the Molonglo and Murrumbidgee Rivers, covering some of the ground which Currie had crossed the previous year (Havard 1956; Lee-Scarlett 1968).

Throsby, Currie and Cunningham reported back to the Colonial Government on the open and well-watered lands they crossed; suitable, they claimed, for sheep and cattle grazing. At that time there were great opportunities for those with an entrepreneurial flair and the financial backing to achieve their aims to invest in tracts of land recently found on the western slopes of the Great Dividing Range. A rush to claim these lands began. European settlement began on the flood plains and slopes above the Molonglo River in what is today the central area of Canberra, and spread quickly south towards Tuggeranong and north to the lands bordering Ginninderra Creek and the Murrumbidgee River.

### 2.4.2 The Charles Sturt period

Following his explorations along the Darling and Murray Rivers systems (1828-1830) and government postings, Charles Sturt returned to England in poor health. While undergoing treatment he published an account of his journeys, and after many petitions to the New South Wales Government for recompense, he was promised a grant of 5,000 acres (2,024 ha). The promised grant came with a condition that he sold his military commission and renounced all other rights arising from his military service. Sturt's decision to resign from the military was no doubt based on his continuing ill health, poor eyesight and strained financial situation (Gibney, Cumpston 1951, Beale 1979).

Sturt and his wife returned to New South Wales in 1835. On 17 April 1835 Sturt wrote to his brother William: You are aware that the Government gave me a 5,000 acre grant of land, but I have not as yet made my selection, being puzzled as to the locality (Cumpston 1951)

Just a few days later it would appear that Sturt had made up his mind on where to select his land. On 21 April he wrote again:

*I am on the eve of making a journey to select my acres. The country to the south is described by several people as most beautiful. As soon as I get my land I shall stock it with 1,000 sheep and 150 to 200 head of fine cattle. As a beginning, that, I think, will do very well; and a trip once or twice a year to see my establishment will be a pleasure to me.*

(Cumpston 1951)

On 5 June an order was issued by the Governor for the promised grant of land. Just after their arrival back in the Colony the Sturts purchased an additional 1,950 acres (789 ha) near Mittagong where they settled. Sturt may have made a journey to the area of Ginninderra to select his granted land.

Sturt's wife, Charlotte, wrote in her biography:

*Sturt delayed for some time to select his land and the Survey Office in Sydney warned him they would cancel his grant if he did not exercise it within a given time. This notice found him lying ill at Yarralumla, so on hearsay and in haste, he chose his grant at Ginningdera [sic] near Queanbeyan, a block surrounded on three sides by the water of the Murrumbidgee, the Queanbeyan [actually the Molonglo] and the Ginningdera. The land, however, is not good, and has suffered heavily from flood (cited in Cumpston 1951).*

Writing many years later, Charlotte Sturt may have exaggerated the flooding of the land. While the Murrumbidgee and Molonglo Rivers and Ginninderra Creek would have regularly flooded, much of the land Sturt selected was and is today above the floodplains of these waterways.

Whether he did actually inspect the area, or relied on the recommendations of contacts in the district, the land he selected for his grant was a good choice. The 5,000 acres was a gently sloping area of land with sheltering ridges. The selection fronted on to the permanent water sources of the Murrumbidgee River, and was bounded in the north by Ginninderra Creek and in the south by the Molonglo River. Small drainage creeks and springs added to the water availability of the land (Figure 6).

The selection was surveyed by Robert Hoddle, the Deputy Surveyor General for the Colony, on 25 November, 1835 and gazetted on 8 February, 1836. Sturt was asked by the Colonial Secretary to name his grant for the title deed:

*In reply to your communication requesting to be informed by what name I would wish the 5000 acre grant confirmed on me by the Government to be designated that the same may be entered in the Title Deed which His Excellency the Governor had directed to be prepared. I have to express my wish that it may be called "Grange" (AO NSW Microfilm No. 1185).*

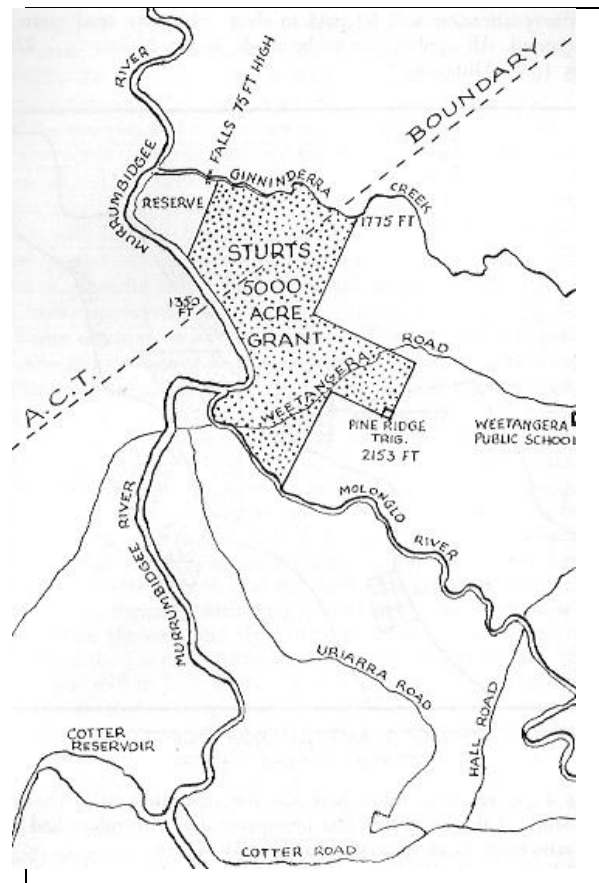
With the name of the property duly recorded the land was finally granted to Sturt on 3 February 1837.



**Figure 5: Charles Sturt**

Source:

[http://www.cheltenham4u.co.uk/tepark\\_history.asp?area=The+Park%2C+Tivoli](http://www.cheltenham4u.co.uk/tepark_history.asp?area=The+Park%2C+Tivoli)



**Figure 6: The location of Sturt's land grant, later named 'Belconnen'. Note how the ACT-NSW border has cut through the original grant leaving the northern section under NSW legislation and retained in private ownership, and the southern section under Commonwealth legislation to be compulsorily resumed (after Cumpston 1951).**

*Source: JHL Cumpston, Charles Sturt. His Life and Journeys of Exploration, 1951, Georgian House, Melbourne*

Judging by the letter he had written to his brother on 17 April, Sturt most likely had no intention of actually building and living on the Ginninderra land grant. By 1836 he and his wife had purchased and settled on a property between Bowral and Mittagong. Sturt was to hold title of the 'Grange' for just a year. On 26 February 1838, he sold the whole 5,000 acres to Charles Campbell. There is no record of Sturt returning the Ginninderra region and he saw out his last years in Australia in Adelaide; living in a modest house he named 'Grange'.

However, the figure of Charles Sturt has been prominent in Australia's history, particularly for his explorations in the Murrumbidgee and Murray River Corridors and into the desert centre of the continent. His name has been given to a suburb in Adelaide, a University in New South Wales, and several municipal streets and roads, including the major highway linking South Australia, Victoria and the Hume Highway in New South Wales. Sturt's association, however fleeting it was, with the land along the Murrumbidgee was locally and officially recognised into the early nineteenth century with 'Sturt's Grant' being marked on the 1915 Feature Map produced by the Federal Capital Territory. Today, the Sturt association is still recognised by the naming of Sturt Island in the Murrumbidgee Corridor.

### 2.4.3 The Campbell Period

Charles Campbell had come to the district to manage his fathers (Robert Campbell) station at Duntroon in 1835. He briefly assumed responsibility for the management of George Thomas Palmer's Ginninderra Estate, marrying Palmer's daughter, Catherine, in 1837. Following the sale of Sturt's acres, Charles Campbell arranged to buy his father-in-law's Ginninderra property with a down payment and the balance being paid by instalments. The deal did not last long, and Palmer resumed possession when his son-in-law could not keep up the payments. A drought, along with falling wool and stock prices were the main causes. However, Charles and Catherine managed to hold on to Belconnen even though they moved back into the family home at Duntroon (Gillespie 1992). Belconnen became an outstation to the Duntroon estate.

Campbell did not keep the name of 'Grange' for his new acquisition and soon after purchase the land was named 'Belconnen'. The origin of this name is not entirely clear however

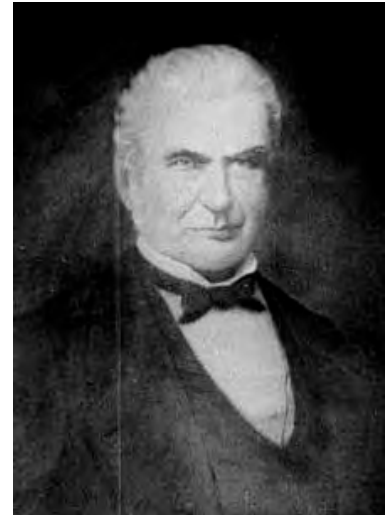
*"It is thought that Campbell gave it this name following an incident on the property when an Indigenous man used the word "Belconnor", meaning "I cannot find".<sup>1</sup>*

The name, like many Indigenous terms adopted by Europeans, has been spelled as 'Belconnel', 'Belconnon' and 'Belcomon'. The name was largely limited to the property and was not applied to the present area of Belconnen until after the Naval Transmitting Station, built nearby in 1938/9, adopted the name.

Campbell's staff set to work clearing the native vegetation, opening up the land for sheep grazing. Campbell may also have planted exotic species. A two-room stone dwelling was built during the Campbell period, most probably to accommodate an on-site overseer to manage the property. There is some uncertainty over the age of this first building (Barrow 1998); one source (NCDC 1988) suggests it was built early in the Campbell period between 1835 and 1850. However the early date in this range can be discounted. Sturt acquired the property in 1837 and there is no record either of a building on the site before that time or of Sturt building, or even planning to build, prior to selling in 1838. Other sources (Barz & Winston-Gregson 1982; ACT National Trust) suggest the dwelling was built later in the 1880s. A period of construction sometime between the 1850s (favoured by the ACT Heritage Council) and the 1880s is plausible given that Charles Campbell began developing the property to graze sheep soon after he acquired it.

Living in the Ginninderra district in the 1830s and 1840s meant an isolated and confined lifestyle. A census taken in 1841 showed the only inhabitants of the area were from Palmer's holdings, Charnwood and Glenwood Stations and the Campbell holding of Belconnen. The total population was just over one hundred and approximately seventy five percent were males. The isolation was especially telling for the women, but there were some opportunities for socialising. The main social events in these times were visiting other families and the Sunday church services. Catherine Campbell, while living at Duntroon, often visited her father's property (Gillespie 1992) and most likely, accompanied by her husband Charles, visited their Belconnen holding.

By the end of the 1870s the Ginninderra region began to show signs of development, with the population increasing following the passing of the Crown Land Acts (Roberson Land Acts) of 1861. Most of the properties in the area were small, ranging from 40 to 400 acres (16-161 ha), although when Crace purchased Charnwood he held around 20,000 acres (8093 ha).

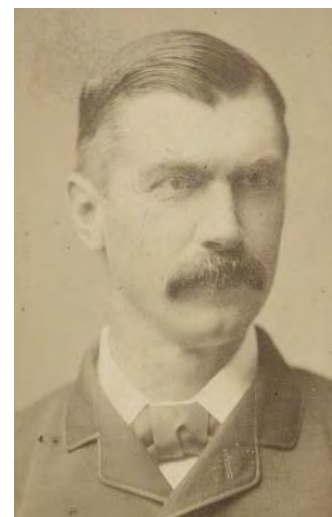


**Figure 7: Charles Campbell**

Source: State Library of New South Wales GPO 1 178509

<sup>1</sup> Shepherd, ARN, 2005 *Personal Communication*, p7 of notes held on the heritage registration for Belconnen Farm compiled by the ACT Heritage Unit.

Charles Campbell's son, Frederick, took over the management of the Duntroon estate, including the Belconnen outstation, in 1877 when his father was overseas (Gillespie 1992). The second son of Charles and Catherine, Frederick was born at Duntroon in 1846, the same year his grandfather, Robert, died. Frederick was born with a cleft-lip and experienced difficulties with his speech throughout his life. Embarrassed by his speech and having problems with his studies at Sydney University, Frederick decided to try life on the land (Newman 2007). He worked as a jackaroo in Queensland; and later in 1873, with financial help from his uncle, purchased land near Walgett. Frederick experienced financial problems and sold out two years later. He accepted an offer from his uncle, George Campbell, to manage Duntroon estate, which he did for five years. Duntroon had become the centre for an elite rural society of established and wealthy landowners and professionals. Frederick, now just in his thirties, did not fit easily into this society, most likely because of his speech difficulties, and did not often entertain, but nonetheless liked to be recognised by the local communities as a Campbell. In 1878 he married into the elite society. His wife, Frances Wright, was the daughter of James and Mary (nee Davis) Wright of Lanyon and Cuppacumbalong.



**Figure 8: Frederick Campbell**

Source: <http://nla.gov.au/nla.pic-an24219385>

In 1882 Frederick (or Fred as he was more widely known) finalised the purchase of Yarralumla Estate. At that time, Yarralumla consisted of a collection of land grants and conditional purchases accumulated by Augustus Gibbes. The land parcels were not adjoining and there was no single marked boundary to the estate. To consolidate the estate holdings Frederick bought land areas lying between his scattered titles with the object of clearly delineating the Yarralumla Estate. The Belconnen lands, which had passed to Frederick following the death of his father, were incorporated in the Yarralumla Estate (Newman 2007). The total estate, now 39,000 acres (16,783 ha), also included land on the south side of the Molonglo, incorporating the present 'Huntly' lands.

Frederick employed overseers and staff for his holdings. Richard Vest was one; he most likely lived in the stone cottage from 1882 to 1888. Other employees living and working on the Belconnen lands were of Scottish descent, including D. MacDonald from 1888 to 1889 and Duncan McInnes from 1890 to 1904. Fencing, stables and yards were erected during the 1880s to 1890s by James Kilby and Evan Cameron (ACT Heritage Council). The Campbell family, starting with Robert Campbell who established Duntroon, had a tradition of assisting Scottish migrants to Australia and employing them on their holdings.

By the beginning of the 20th century Belconnen was prospering. The farm included the stone overseer's cottage with slab attachments, animal enclosures including a stockyard, poultry run, pig sty and a stable close to the cottage. There were also large sheep yards to the south and another house and woolshed to the north. The land was used for sheep and crops of oats, barley and wheat but within the first three decades of the 1900s the situation was to change.

Following the Federation of the Australian colonies in 1901, and the selection of the Canberra area as the site of the new Federal Capital in 1908, the Federal government was anxious to accurately survey the new Capital Territory. Under the guidance of Charles Scrivener who was appointed Director of the Lands and Survey Department, the surveying of the border began in 1910. The first section to be surveyed was along a direct bearing between the summits of Mount Coree and One Tree Hill. This section now forms the only straight-line border of the ACT. The survey line cut through Campbell's Belconnen property putting the southern two-thirds of the land within the new Federal Territory and subject to compulsorily resumption (Figure 9 and Figure 11). Campbell was left with the northern third of the property within New South Wales and under his ownership. As well as Belconnen, all of the Duntroon estate lands within the borders of the Federal Capital Territory were to be subject to government acquisition. Campbell was also to lose his family home of Yarralumla, which became home to Australia's Governors General.



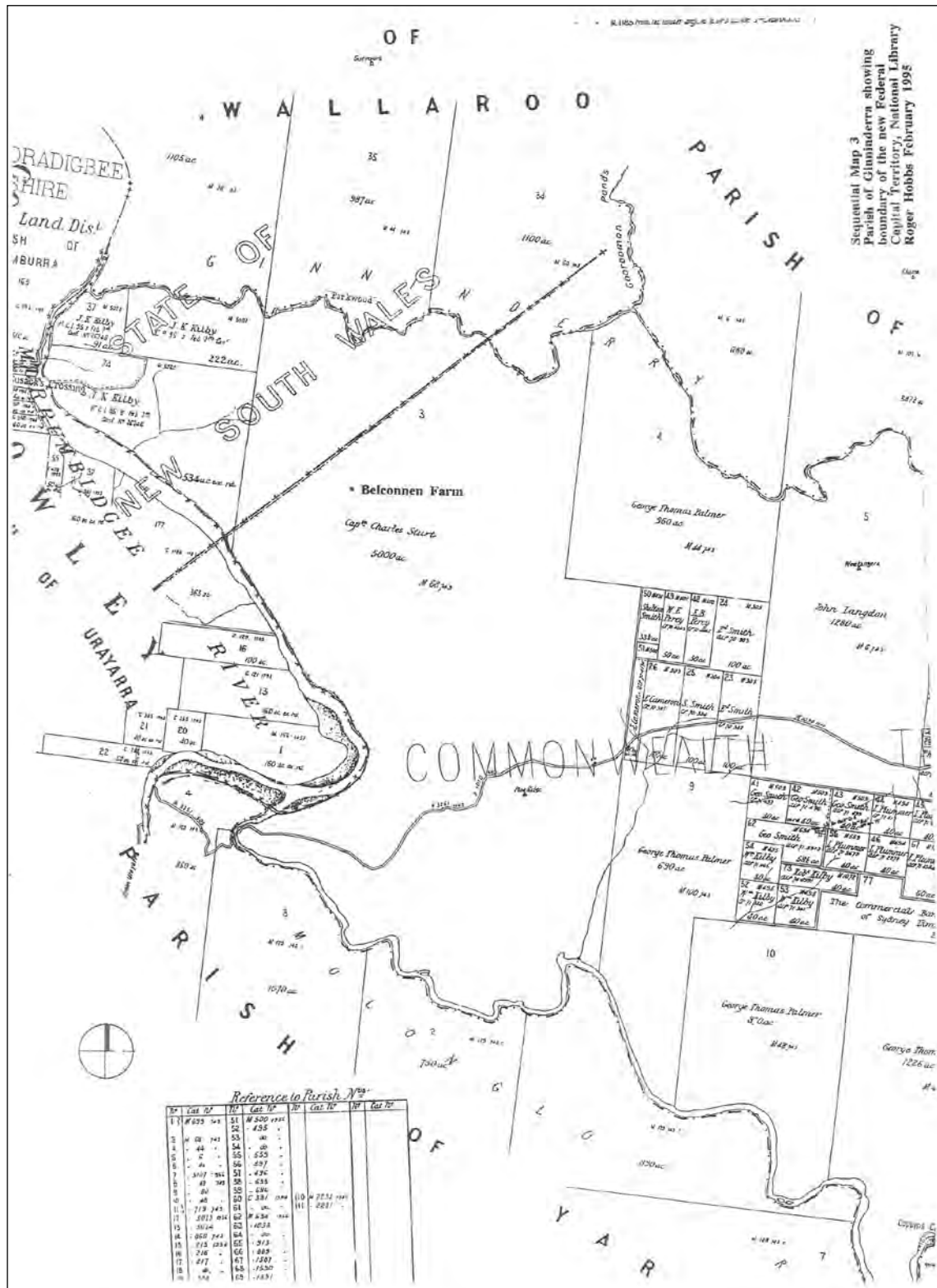


Figure 9: Parish of Ginninderra showing boundary of the new Federal Capital Territory

Source: Roger Hobbs, February 1995



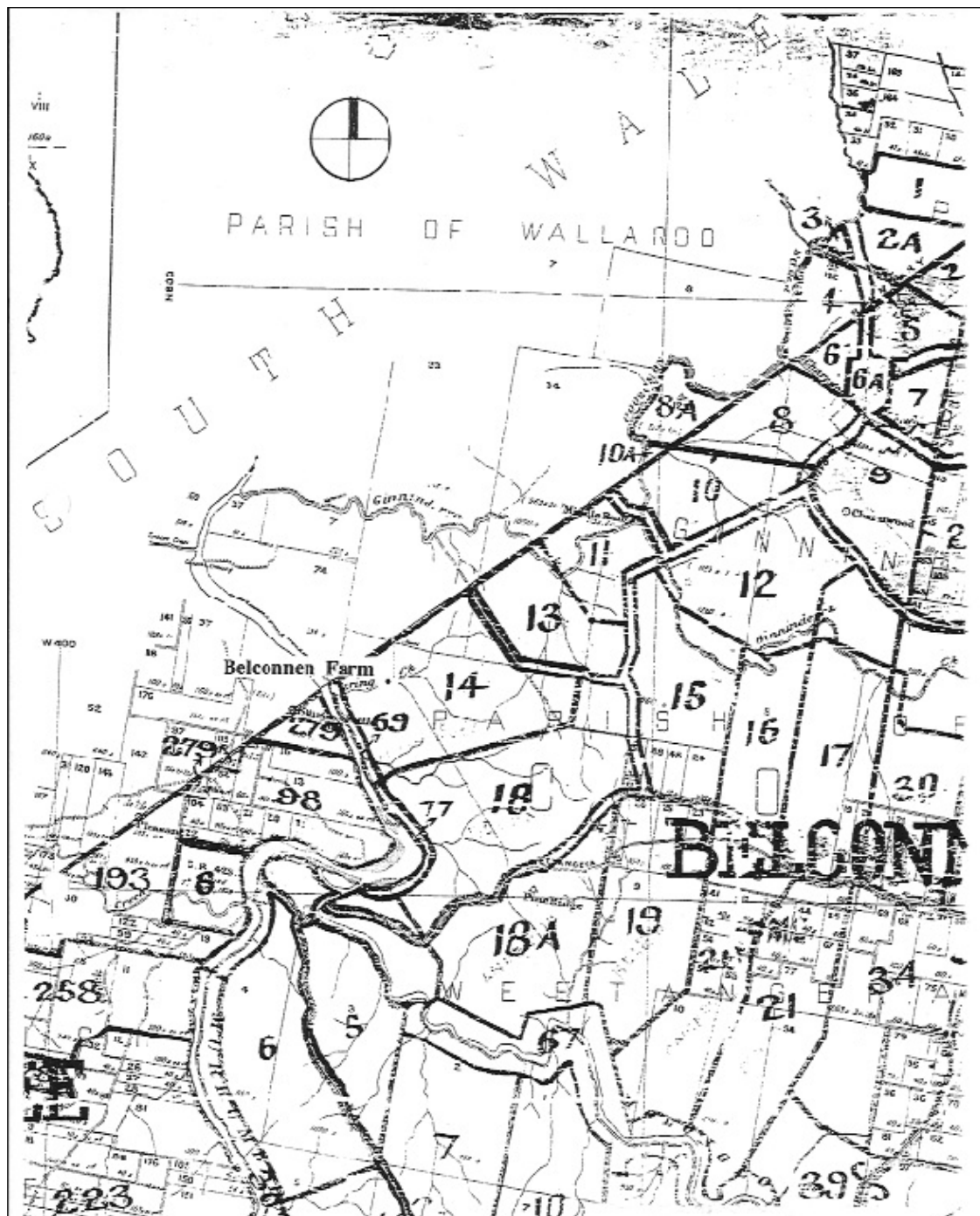


Figure 11: Section of Federal Capital Territory map showing the subdivision of Belconnen following government acquisition and subdivision. The original Sturt and Campbell holding was subdivided into Blocks 14, 18 and 18a. The present Belconnen Farm is within Block 14.

Source: ACT National Trust Files



Frederick Campbell was most distressed and angered by the impending government acquisitions. Referring to the Belconnen land, he wrote to Scrivener in August 1912 wishing to retain the 626 acres (253 ha) that remained of Sturt's original lease: *It is my Ewe Lamb, and I hope the Commonwealth Government will be satisfied to leave me that much of Sturt's 5000 acre grant and not drive me altogether out of my native district* (NAA A371.1).

The estate lands were acquired by the Federal Government and Frederick Campbell moved away from Yarralumla and the Federal Capital. He died in 1928. The Canberra Times wrote in its obituary:

*Mr Campbell's association with Yarralumla dated from 1881, when he bought that property from the Gibbes family. Yarralumla comprised about 8,000 acres, and when he received his father's property at Belconnon on the latter's death, in 1888, he owned about 20,000 acres freehold. Under his direction Yarralumla became a model station. Heavy forest land was converted into grazing and cultivation paddocks, marshy country was dried by about 500 miles of drains, and the whole area was made practically rabbit-proof. The clip, from Merinos of Boonoke and Wanganella extraction, became one of the most valuable in the State.*

*Mr Campbell resided at Yarralumla until it was resumed as a residence for the Governor-General, and then left to control Cooinbil, a property he had acquired in Riverina. During his residence in the present Federal Territory he took a keen interest in all local affairs. For many years he was a member of the Queanbeyan pastures Protection Board, and for some time also was president of the local branch of the Farmers' and Settlers' Association.*

#### **2.4.4 Belconnen and the Soldier Settlement Period**

Following the Federal Government acquisition of the Yarralumla estate in 1913, the rural lands within the new Federal Capital Territory were subdivided and advertised for lease under the instructions of the first administrator, Colonel David Miller. Miller managed to acquire the present Belconnen subdivision. Three rooms for shearers and a galvanized iron laundry were built on the property. It is thought (ACT Heritage Council) that Miller's son, Selwyn, occupied these buildings with one of the Colonel's workers occupying a tent to the south west of the stone cottage. Selwyn Miller worked the property during the years of the First World War and up to 1922 when he and his family left the district. In January 1916 it was reported that he had produced 700 bags of wheat from a 70 acres (28.3 ha) crop and 300 tons (272 tonnes) of oaten and wheaten hay from a paddock of 100 acres (40.4 ha) (ACT Heritage Council).

In 1922 the former Sturt land grant and Campbell holding was subdivided into Blocks 14, 18, and 18a (Figure 11). The present Belconnen Farm heritage area was within Block 14 (Figure 11). From 1922, following the departure of the Millers, the lease of Belconnen Farm (Block 14) was held by the Hyles family. Following the First World War and the introduction of a Soldier Settlement programme, Block 14 was leased to Austin Shepherd in 1924.

Corporal Austin Nugent Shepherd (7252) served in 5th Field Artillery Brigade in Sinai and Palestine during the First World War. Following his return to Australia he applied for a land holding under the Soldier Settlement Scheme. On 16 November 1924, Shepherd signed a lease for 25 years for the 1,162 acres (470 ha) comprising Block 14. Shepherd later acquired a lease on Block 16 for 620 acres (251 ha). Shepherd set about improving the land under the terms of the lease, building a woolshed and yards using material from Duntroon, together with a machinery shed and shearers' accommodation. Unlike many returned service men who took up Soldier Settlement blocks, Shepherd knew a thing or two about farming. He graduated from the Hawkesbury Agricultural College as Dux of his year, and following his service during the First World War he had worked as a field officer for the Department of Agriculture in the Murrumbidgee Irrigation Area.

Despite his education and agricultural experience, Shepherd had a long struggle on his hands to provide for his family from his holdings. Soil erosion on the slopes of Block 14 was a major problem. Contour banks had to be constructed to maintain the topsoil. Noxious weeds and rabbit infestation also took a great deal of labour and expense to control, although there was government assistance with these problems. Suitable fencing had to be maintained under the terms of his lease. Shepherd persistently lobbied the Federal authorities (refer Figure 13) through lawyers and local government members over the conditions and requirements of the lease: rental

increases, rental arrears, rental reduction and concessions, tenant rights to improvements, public road access and financial assistance under the Repatriation Scheme for Soldier Settlers were a constant concern and topics of many letters to the Department of Interior Archives (ACT TL1257). While Shepherd's grievances, opinions and requests were heard by the Federal Government there was always the inevitable bureaucratic counter following inspections and assessments of his holdings and the improvements he had made (Figure 13).

*Belconnen,  
Weetangerra,  
Via Hall  
11 September, 1941*

*The Hon. The Minister  
Dept. of Interior  
Canberra  
Dear Sir*

*In connection with the rental paid by me on Blocks 14 and 16 Belconnen I hereby ask for a revision of the rental as stated in a letter received recently from the Department.*

*Under present conditions with restriction of production and the rising costs and adverse season and scarcity of labour I ask for a concession in reduction of rental.*

*During the past winter I have fed sheep with over £200 worth of fodder.*

*I might state that I have spent over £3 an acre on much of my lease in pasture improvement. This was the only portion of my lease that carried stock maintaining condition during the present winter.*

*One lease Block 16 both during last and the present winter has only carried 2 sheep to 3 acres.*

*I might state that being one of the original 25 years leases I am not entitled to reassessment at present but when the rent was fixed some five years ago I appealed against the rate but did not get redress although I believe the interest rate on the capital value of the land was reduced from 5% to 4½%.*

*Yours faithfully  
A.N. Shepherd*

**Figure 13: Letter written by Austin Shepherd stating some of his grievances with the Department of the Interior over the management of his holdings.**

Source: Archives ACT

T.L.1257/120-121-122

Dept of the Interior

**TENANT RIGHT; BLOCK 14 BELCONNEN**

Block 14 Belconnen comprises 1,162 acres, leased to Mr. A. N. Shepherd at a rental of £225.2.9 per annum, equivalent to 3/10½d. per acre for the period 1.9.24 to 31.8.49.

The area is well fenced into 10 main and several smaller paddocks, watered by 5 dams aggregating 1,350 cub. yds.

Pasture improvement has been well established on about 350 acres and about 70m acres have been placed under cultivation this season to oats and wheat.

All stock are in excellent condition and the last stock return shows 6 horses, 28 cattle 2167 sheep.

Lessee purchased all the original improvements on this block and has since been granted tenant right in other improvements, all of which have been recently valued by Messrs. Gates and Tracey as follows:-

Pasture Improvement (Est)	£1,050
All Fencing	590
Paddock, sheep yards	10
Old Residence	200
Woolshed and Appointments	500
Hay and grain shed	70
Garage (G.I.)	40
Car Shed	40
Shearers' Quarters	50
Yards and dip	140
Fruit trees	100
Crops	175
Dams	135

The present total value of improvements in which the lessee has been granted tenant rights is £3,140, made up as follows:-

Buildings etc	£950
Fencing	590
Yards and dip	140
Dams	135
Fruit trees	100
Crops	175
Pasture Improvement	1,050
	£3,140

This represents a value of £1,815 in structural improvements, including dams.

As the house on the above block is old and white ant ridden and reaching a stage where the dwelling is no longer reasonably habitable, the lessee proposes to erect a new dwelling for which plans have been drawn by Architect K. Oliphant, top cost about £1,400 in which the Lessee desires tenant right.

*It is the lessee's intention to demolish the whole of the existing old dwelling, valued at £200, except 2 rooms build of stone around the new dwelling will be erected.*

*A new dwelling is considered an essential improvement of a permanent nature and though the lessee has 4 years only unexpired it is reasonable to assume that an extension will be granted to 1958 to coincide with the expiration date of the majority of Rural Leases.*

*Owing to the location and topography of the land, the possibility of it being required for Commonwealth purposes appears remote.*

*It is therefore considered that tenant right should be granted and in estimating the value on a productive basis, the following factors have been given consideration in the examples stated:-*

**EXAMPLE "A"**

<i>Estimated Annual net Returns</i>	-	
<i>1162 sheep return say 6/-d, wool</i>		<i>£349</i>
<i>70% of lamb from the ewe portion representing 2.3rd of flock</i>		
<i>= Est 600 fat lambs at 15/-d.</i>		<i>£450</i>
<i>Crop returns</i>		<i>£170</i>
<b>TOTAL</b>		<b>£969</b>

**Outgoings**

*8% on tenant right improvements  
(which Comprises approved tenant right £3,140,  
plus proposed tenant right value in  
new dwelling not exceeding £700)* *£308*

**EXAMPLE "B"**

*This property on the basis of 1 sheep per acre at £4.10. "sheep-acres value" would have an estimated value of £5,229, with a 25% tenant right value of £1,307.*

**EXAMPLE "C"**

*However, with pasture improvement and good management the property could carry with lambs and large stock the equivalent of 1,500 sheep which is comparable with a property of 1,500 acres carrying 1 sheep per acre.*

*The value of a 1,500 acre property on the basis of 1 sheep to the acre on a similar sheep area value (£4.10.0) would be £6,750.*

*A property worth £6,750 could carry a tenant right value to lease of £1,688, on a 25% basis.*

*The balances from examples "B" and "C", £1,307 and £1,683 respectively, give a mean of £1,497.*

*The lessee at present has tenant right in structural improvements estimated at £950, and after allowing for £200 on old dwelling plus £700 tenant right in the proposed dwelling, the total tenant right structural value would then be £1,450.*

*It would appear, therefore, on these examples, that the lessee could be granted tenant right in this improvement to an amount not exceeding £700.*



*On 5.4.1940, the Secretary approved on papers T.L.3750 a recommendation that it be the policy of the Government to fix a maximum amount for which tenant right will be granted in the case of any rural lease in the A.C.T. and that such amount be arrived at on the following basis:-*

- (a) Residence, other out-buildings including woolshed and house water supply: 25% of the improved value of the land (Government improvements only) calculated at the commencement of the lease or at date of last re-appraisal.*
- (b) The value of fencing, ground tanks, contour banks or drains in connection with soil erosion, Lucerne or standing crops and/or pasture work covered by the two year limit in the case of withdrawals for public purposes not to be included in (a), but any application under any of these headings to be dealt with on its merits by the Officer in Charge.*

*On T.L.2450 Mr. Ellerman, valuer, during the one and only re-appraisal of this block, showed the improved capital value of the above block of 1,162 acres as £4.0.0 per acre, equivalent to £4,648.*

*The maximum tenant right, therefore allowable being £1,162.*

*The lessee has at present been granted tenant right to the value of £950 in structural and after allowing £200 for the old building to be demolished, would be equivalent to £750 leaving a balance of £412, representing the maximum amount of tenant right that could be granted.*

*It is pointed out, however, that Mr. Shepherd runs this homestead block in conjunction with Block 16 Belconnen of 652 acres on which exists a small hut only and that his income would be augmented by returns from this block*

*(Signed)  
(J.E.Morrow)  
15/11/45.*

**Figure 14: A report by the Department of Interior following an inspection of the Belconnen holding leased by Austin Shepherd.**  
**Note:** The first page of the report gives a valuation of the improvements made by Shepherd

Source: Archives ACT

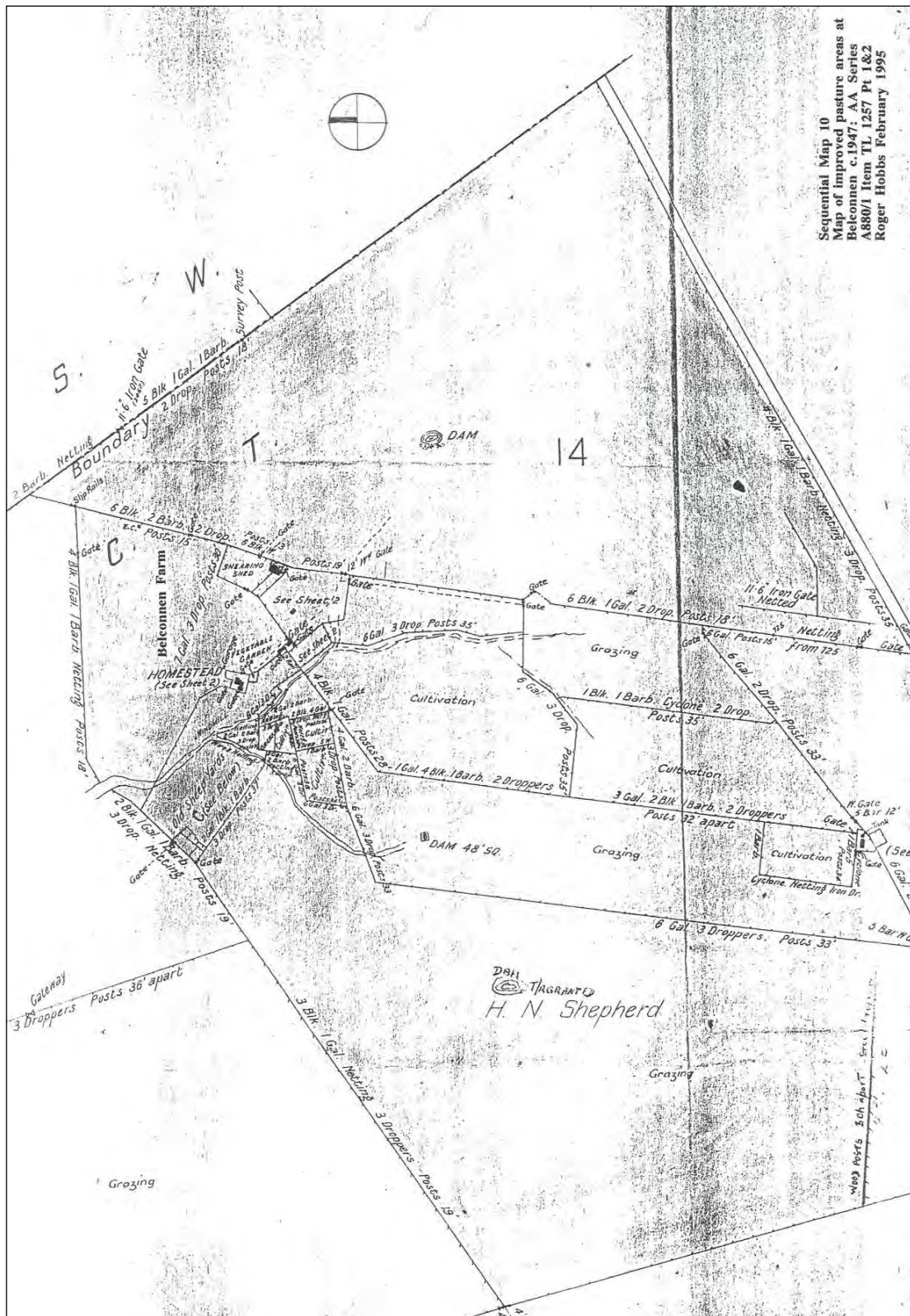
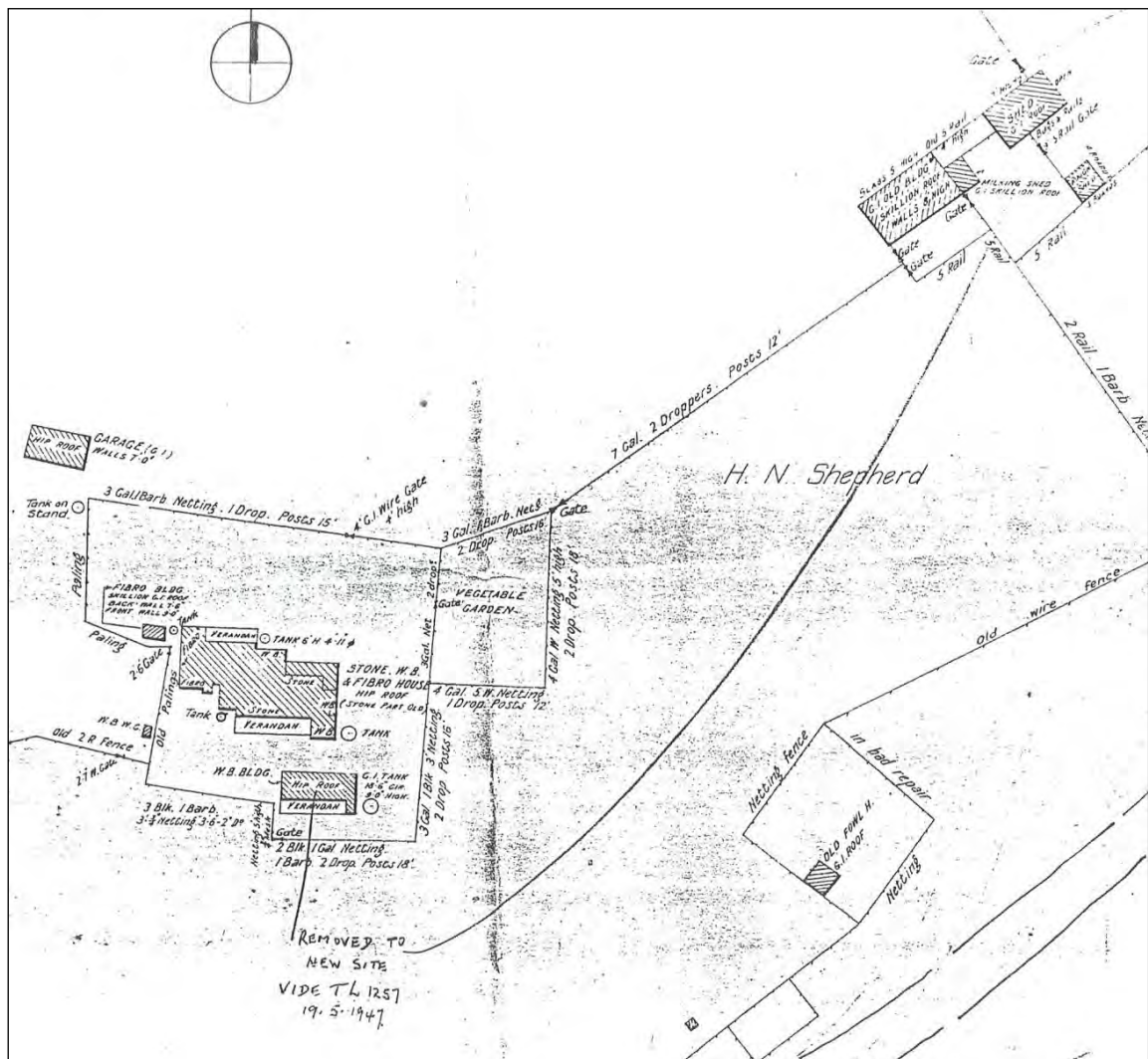


Figure 15: Map of improved pasture areas c1947

Source: Roger Hobbs, February 1995



**Figure 16: Map of Homestead Areas at Belconnen c1949**

Source: Roger Hobbs, February 1995

Austin Shepherd ran merino sheep (up to 1,500 head in good years) and short horn cattle, and continued to crop the better land for oats, phalaris and clover much as Frederick Campbell had done. Shepherd also grew the first successful crop of rice using seed imported from America (ACT Heritage Council) (refer Figure 15).

However despite his problems with the government over the property, Shepherd managed to make a success of the lease where many other Soldier Settlers failed. It was most likely Shepherd's sound pastoral management and the skills first developed during his agricultural studies, which made him successful. In 1948, towards the end of the term of the initial twenty-five year lease, the Surveyor General's Department made a decision to grant extensions to all the expiring pastoral leases in the Belconnen district until June 1958, subject to re-appraisal under conditions which provided for the destruction of rabbits and noxious weeds together with general maintenance of fencing and dams. Shepherd applied, and following a favourable inspection report, was granted an extension of his lease on Block 14 (ACT Archives).

Shortly after 1945 Austin Shepherd commissioned a new house from well-known architect Ken Oliphant. The poor quality additions to the stone house were demolished (refer Figure 16). This was designed but what was constructed differed slightly (refer Figure 17 and Figure 18). The reason for selecting Ken Oliphant is unclear. The house was completed in 1950.



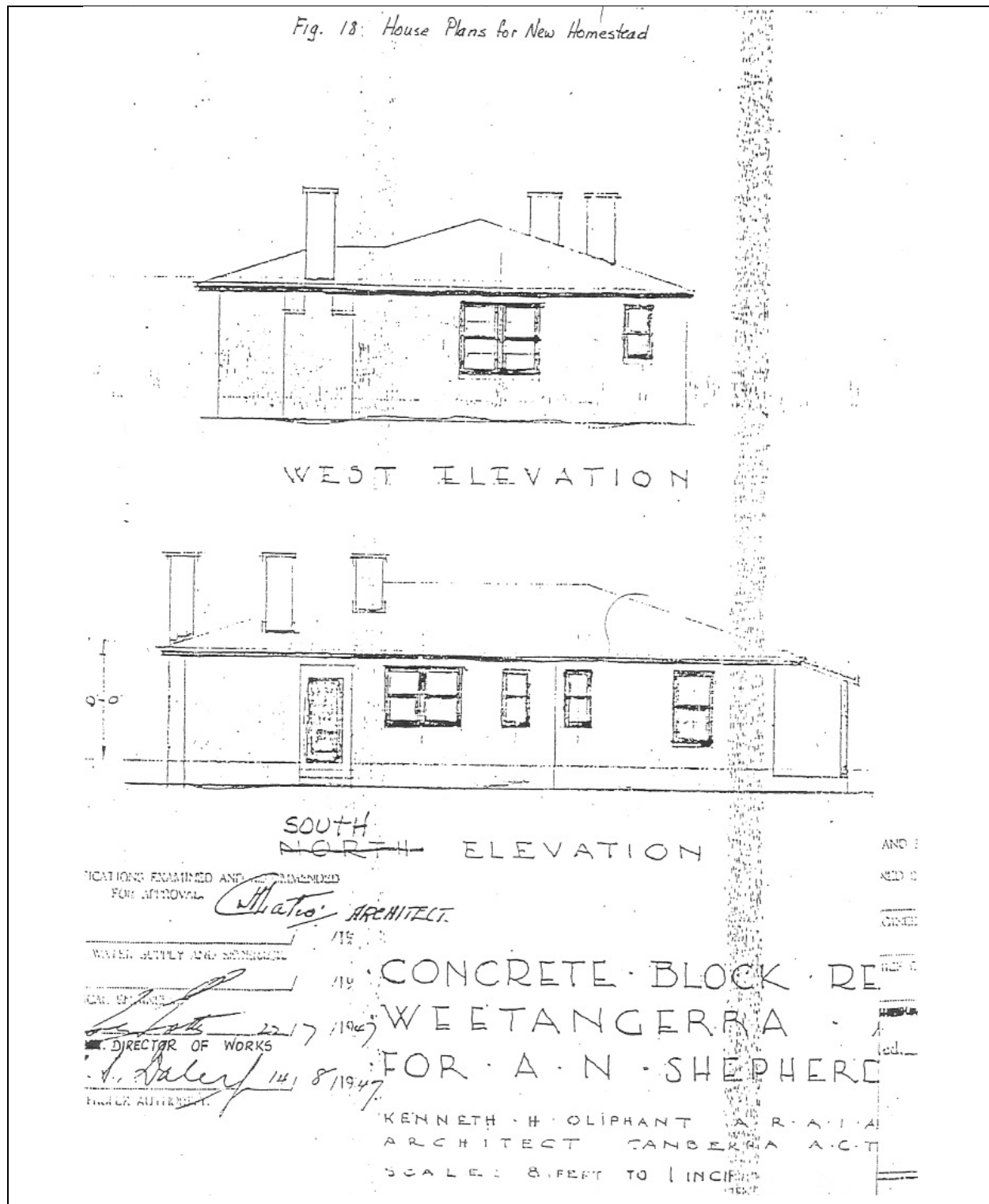


Figure 18: Oliphant House

Source: Roger Hobbs, February 1995

Following further lease extensions, Austin Shepherd handed over the lease and management of the property to his son, Robert in 1962. Robert Shepherd had ownership of a motor trading outlet (Shepherd Ford) and in 1976 the property was sub-leased to Peter Canharn of the adjoining Strathnairn property. The habitable buildings on the property were sublet as residences.

On 29 March 2004 Blocks 1605 and 1606, Belconnen District, comprising 678 hectares, was leased to Corkhill Bros. Pty Ltd for ninety-nine years. The land is still used for cropping and grazing, although the latter is now restricted to a few head of cattle. Sheep are no longer grazed on the current property; the shearing shed and shearers' quarters are no longer used. The cottages are now tenanted and none of the buildings now relate to the functional farm operation.

Suburbia is now spreading towards the open pastures and the Belconnen tip is encroaching upon former cereal cropping land along Spring Creek. However, despite the ever-dominating urban environment on its boundary, Belconnen Farm continues today as a rural property. From the time Charles Sturt selected the land, through to its pastoral development, first by the Campbells, then by the Shepherds and those who followed, the fields surrounding the present Belconnen Farm homestead have been consistently cropped and grazed. Sturt's selection of this land for his 5,000-acre grant, bordered on three sides by watercourses, was well chosen.

## 2.5 Belconnen Farm Time Lines

1835	Charles Sturt was granted 5,000 acres (2024 ha) land from the NSW Government in recognition of his exploration of the Murray & Murrumbidgee Rivers and to recompense for the financial costs borne by him.
	Sturt, probably with the recommendation by Murray of Yarralumla Station or Campbell of Duntroon, selects land with access to the Murrumbidgee and Molonglo Rivers.
	November- Sturt's selection surveyed by Deputy Surveyor General for NSW, Robert Hoddle.
1836	February – Sturt's selected grant gazetted.
1837	February – Sturt formally gains ownership of the land and names it 'The Grange'.
1838	Sturt sells the land he was granted to Charles Campbell of Duntroon. Sturt never takes up residence on the grant. The property is named by Campbell, 'Belconnen', reputedly after hearing the word spoken by an Indigenous acquaintance.
1830s -1880s	Campbell has a two-roomed stone house overlooking a small creek fed by a spring (Spring Creek). The house still stands today.
c1850s - 1913	A succession of overseers manages the property as part of the large Duntroon Estate. Some of the overseers were, Richard Vest, D. McDonald & Duncan McInnes. This arrangement continues up to the time the property was resumed by the Commonwealth.
1877	Charles Campbell's son Frederick takes over management of the Duntroon Estate including the Belconnen Outstation.
1882	Frederick finalises the purchase of Yarralumla Estate and includes Belconnen.
1888	Charles Campbell dies. Fredrick Campbell takes over full ownership and control of the Yarralumla estate.
1910	Surveying of the Federal Capital Border begins with a straight line survey from Mt Coree to One Tree Hill. This border cuts through the property. The northern third of the original Sturt grant remains in NSW but the southern two-thirds are in the new Federal Capital Territory (ACT) and under Federal ownership.
1913	The lands within the newly established border are formally resumed by the Commonwealth Government.
1913	Controversy arises when the Minister for Home Affairs, King O'Malley, allows Colonel David Miller, the Administer for the Federal Capital Territory, to acquire a lease on the Belconnen property. Control was subsequently passed to Miller's son, Selwin.
1913 – 1922	Millers improved the property with workers cottages.
1922-24	Hyles family holds lease.
1924	1162 acres (470 hectares) of the property was leased to Austin Shepherd under

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	the Soldier Settlement Scheme.
1930s	A weatherboard school added to the stone house and a fibro cement dining room. Shepherd builds a new woolshed and yards with materials sourced from Duntroon together with a machinery shed and shearers' accommodation.
1948	Original 25 year lease extended for another ten years.
1950	Additions to stone house demolished and a three bedroom house designed by Oliphant and built by G.W. Furlonger added to property. Decorated cement bricks were manufactured on site.
1958	Fibro extension added to the house.
1962	Austin Shepherd retires and his son, 'Bob' takes over management. Merino sheep, cattle, wheat and rye were the major produce.
1970s	Bob Shepherd takes up a car dealership, Shepherd Ford. Belconnen property is rented to and managed in conjunction with the neighbouring property, 'Strathnairn', by Peter Canham.
2003	Bushfires devastate much of the parks, rural areas and suburbs of the ACT. Belconnen Farm manages to avoid the destruction.
2004	Lease on Belconnen taken up by Corkhill Bros, who maintain a cropping and beef cattle herd.
2011	Belconnen Farm (Part of Block 1605, District of Belconnen) is placed on the ACT Heritage Register under the Heritage Act, 2004. A heritage area is designated taking in the homestead area and outlying structures and plantings.

### 2.6 Landscape: Review of Documentary Evidence

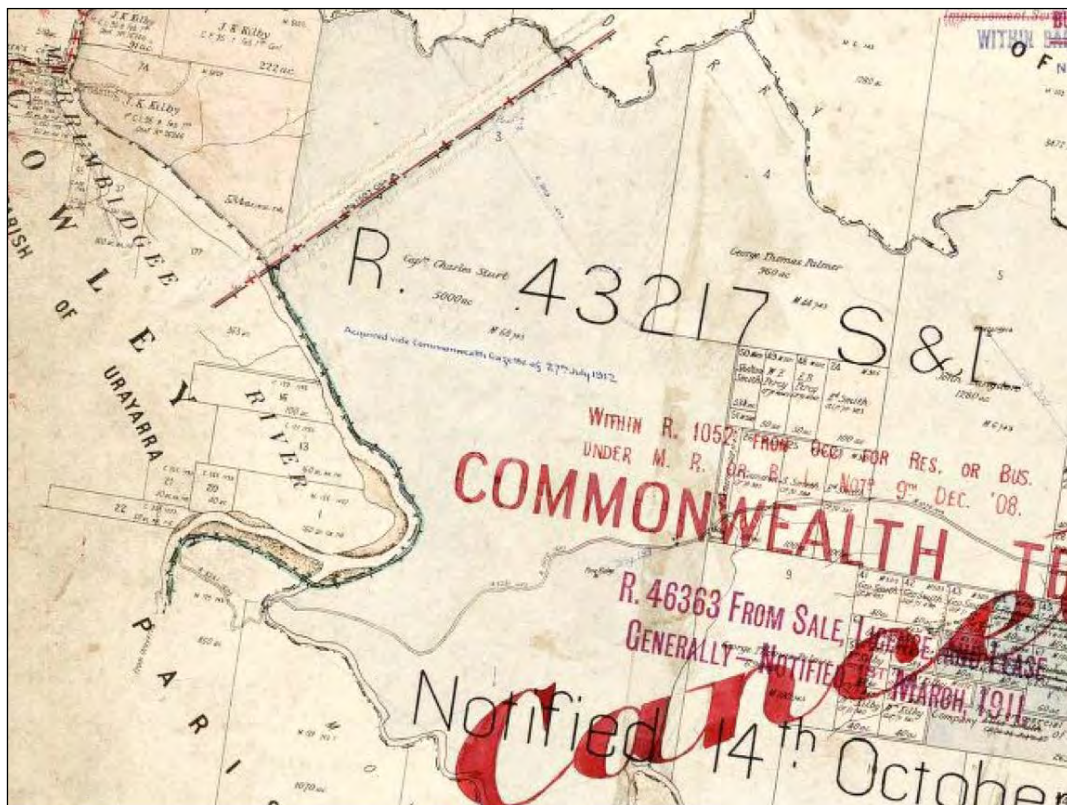
The purpose of this review of documentary material is to determine, as much as possible, what the place was like in its earlier phases and then, by comparing these characteristics with current evidence, establish a basic site development chronology that then helps to inform the assessment of significance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

However there is a general paucity of archival ground photography – either from the 19<sup>th</sup> century or earlier 20<sup>th</sup> century - for Belconnen Farm such that a review of archival material is mostly limited to mapped information and a few aerial photographic records from the latter half of the 20<sup>th</sup> century.





## 2.6.2 1904 Parish of Weetangera Map



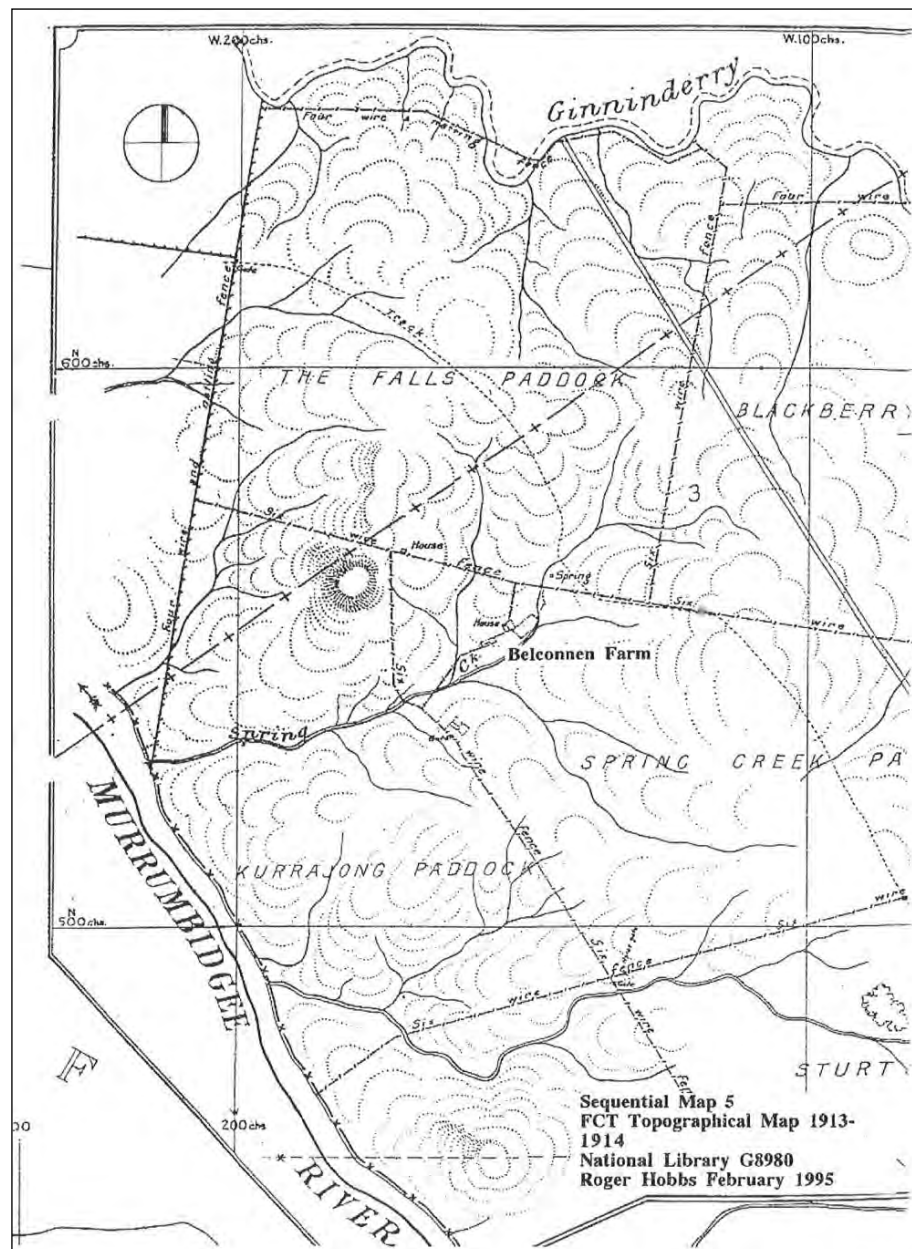
**Figure 20: 1904 Parish of Weetangera Map**

Source: <http://parishmaps.lands.nsw.gov.au/pmap.html>

As late as 1904 the Charles Sturt grant is still noted under his name despite the land being in Campbell ownership since 1837. The grant area is more accurately shown on the Parish of Weetangera map and there is also a note stating that the land was “acquired vide Commonwealth Gazette etc. 27<sup>th</sup> July 1912”.

The current Belconnen Farm site is located in the vicinity of the large ‘R.’ before ‘Capt. Charles Sturt 5000ac’ indicating the sites close proximity to the ACT-NSW border and the Murrumbidgee River. Nearby the distinctive bend in the Parkwood Road is shown which enables the later leasing Block 14 to be visualised. Further to the south is the old Weetangera Road leading to the area known as The Junction (between the Molonglo and Murrumbidgee rivers).

## 2.6.3 1913-1914 FCT Topographical Map (National Library of Australia, G8980)



**Figure 21: FCT Topographical Map 1913-1914**

Source: Roger Hobbs February 1995

The broader landscape context of the Belconnen Farm core is shown on this early survey plan where the close traditional relationship of the earlier buildings to Spring Creek is clearly evident. 19<sup>th</sup> century paddock divisions are noted with the large rectilinear area of 'The Falls Paddock' to the north being shown to be arbitrarily subdivided by the imposed State-Territory border.

To the southwest of the farm group another generous area, bordering the Murrumbidgee River, is fenced as the 'Kurrajong Paddock' – indicating that *Brachychiton populneus* was a feature in the area in the 19<sup>th</sup> century – and the 'Spring Creek Paddock' is shown encompassing the farm group up to Parkwood Road.

The alignment of the old netted, four-wire fence that formed the western boundary of Sturt's original 1835 grant and later defined the limit of Belconnen Farm under the Campbells up to 1912 is still very clearly evident within the present landscape. The alignment of the old six-wire fence that divided the 'Kurrajong' and 'The Falls' paddocks is also partly evident though only a short

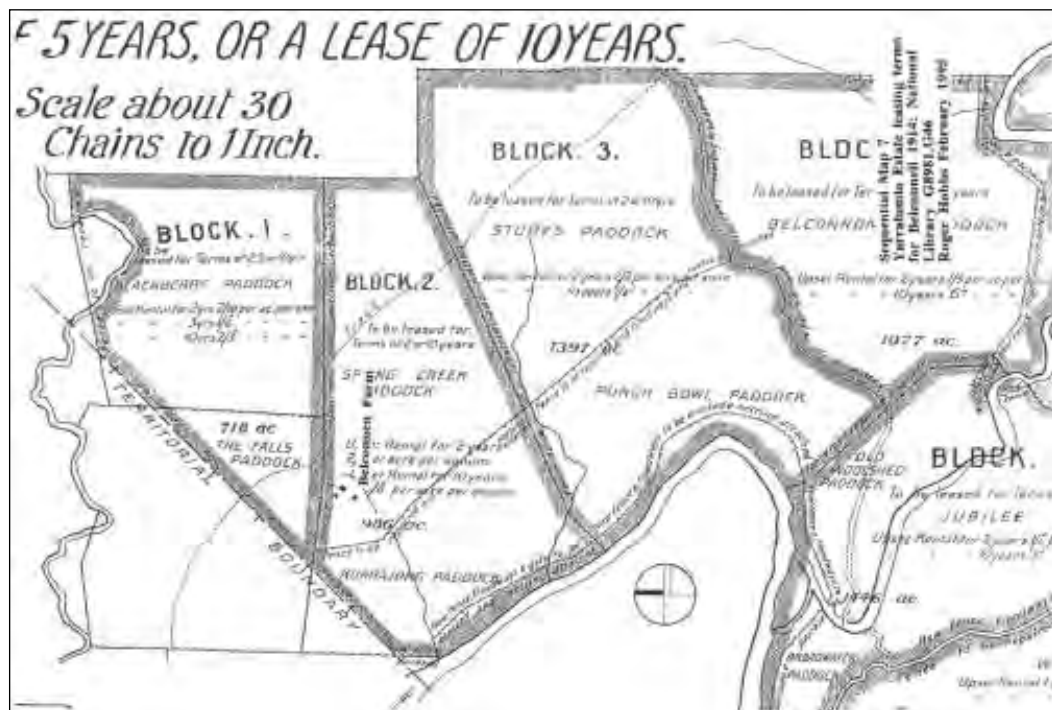
length remains fenced and, importantly, it is this section that extends from the ACT-NSW boundary line across to the large machinery shed and current entry road.

Similarly, part of the old six-wire fence alignment that separated the former 'Kurrajong' and Spring Creek' paddocks is also still discernible with a very short section still fenced. This adjoins the other old fence line to northwest of the stone cottage and just to the east of the border and a local rise. The 1913-1914 plan records the location of an earlier house in this area and, across Spring Creek, the plan also notes an area of small enclosures with a gated access off the main fence line. Current aerial photography still suggests some possible evidence for these structures.

A spring – the basis of the eponymous creek - is noted along the creek line to the northeast of the stone cottage and nearby there are a few smaller enclosures.

On the basis of an overlay analysis of the plan with a current aerial photograph, and allowing for the scale of the plan and paper distortion it seems that the current fence layout between the northern workers cottage and the stone cottage may not follow that shown on the survey plan. Former enclosures associated with the demolished stables appear to be shown on the 1913-1914 plan and would offer, through archaeological interpretation, clues for the earlier farm layout down to the stone cottage.

#### 2.6.4 1914 Yarralumla Estate Leasing Terms for Belconnen (NLA, Canberra G8981.G46)



**Figure 22: Federal Territory Map 1914**

*Source: Roger Hobbs February 1995*

On this plan the Belconnen Farm group is located within the Federal Capital Territory designated lease Block 2 where the old estate fence alignments are retained but the actual fences are noted as needing "...to be repaired and netting to be attached" as a condition of the lease. Block 2 contained the 'Spring Creek' and Kurrajong' paddocks.

#### 2.6.5 c1915 Feature Map of the FCT Sheet 3 North (NLA G8981.G46)

Appearing to be based on the 1913-1914 survey plan, this c1915 plan provides valuable additional information about the landscape, its condition and agricultural suitability (refer Figure 10). The plan also notes a former house near the fence junction of 'The Falls', 'Kurrajong' and

'Spring Creek' paddocks, the small enclosure south of the creek at the fence dividing the 'Kurrajong' and 'Spring Creek' paddocks and the other enclosures around the former stables and outbuildings.

The plan describes the 'Kurrajong' paddock as having flat spurs and occasional rocky or stony hills and, where Spring Creek nears the Murrumbidgee River, there is the more dramatic description of a 'rocky gorge'. Within the 'Spring Creek' paddock the pastures are described as being 'well grassed' though with either 'scattered stumps & green trees' or 'scattered dead & green trees' confirming that the general landscape was largely cleared with only a few trees for shelter or visual respite.

A track is shown to the east running through the 'Spring Creek' paddock (and parallel to the line of the Parkwood Road), then following a fence line until passing through just above the farm's spring source before continuing north towards the former Kilby land within NSW. The same line of access may have also served as the entry to the Belconnen Farm homestead. The West Belconnen Landfill site has now subsumed much of this same area northeast of the farm group.

As with the previous 1913-1914 survey plan the other label of 'house' is positioned close to the location of the 1890s stables rather than where the actual stone cottage is located (which is further to the southwest at the end of the small rectangular enclosure).

#### **2.6.6 1924 Block 14 Leasing Plan (NLA G8981.G46)**

About ten years after the initial leasing plan, this next plan of Belconnen Farm notes that the lease area is now known as Block 14 which was leased to the former serviceman Austin Shepherd (refer Figure 10). The main fences - with alignments remaining unchanged from the 19<sup>th</sup> century - are described as being netted indicating that the earlier proposed work of repairing and securing the old fences had been carried out.

The access road shown to the former Kilby land to the northwest is again shown on this plan however there is now shown an additional track that diverges from the former road and enters the Belconnen Farm core area from below the spring source (which is marked) and leads to the farm buildings before turning north and heading to the border fence.

Where the previous plans had put the label 'house' next to the stables complex this plan corrects this by having 'shed' in this location and adding 'cottage' where the existing stone cottage is located although it also shows a rectangular enclosure with two structures within it. The other house previously noted to the northwest, and beyond the old east-west fence (near the 'W'), is not noted implying that it had been removed sometime between c1915 and 1924.

Reflecting the general agricultural context of the farm, the plan describes the land within the old 'Kurrajong' paddock as 'fairly good grazing' while the land to the east within the old 'Spring Creek' paddock is described as a mixture of 'good' and 'fair grazing' land with areas of 'fair cultivation land' (either side of upper Spring Creek) also noting it as 'old cultivation'.

This plan, unlike those preceding, also notes two additional fence lines within the 'Spring Creek' paddock running parallel with the old east-west fence line. One is fenced with four wires and the other with six wires. At its western end the latter fence negotiates a tributary of Spring Creek by running in a series of 'zig-zags' before heading across the creek and up to the stone cottage enclosure while the other fence simply changes course and runs directly up to the former stables area. Interestingly, the alignments of both these fences at the western end are still apparent in the present landscape.

**2.6.7 1954 Oblique Aerial**

**Figure 23: 1954 Oblique Aerial Photo**

*Source: National Archives of Australia, A7973/1 INT436/2*

In the absence of other available images of Belconnen Farm this oblique aerial view represents the earliest photography of any kind. It is taken from the southwest with the farm group just within the lower part of the frame. The line of the ACT-NSW border, almost parallel with the edge of the image, is clearly shown to the left running straight to 'One Tree Hill' near Hall.

Ginninderra Creek meanders across the middle of the photograph from right (east) to left (west) and just under this is the oblique-aligned part of Parkwood Road. A separate track is visible from off Parkwood Road eventually curving around to enter the Belconnen Farm group site. Other tracks appear at the lower left side of the image, one of which heads for the border with an unidentified structure located along it near the border.

At the right side of the image two parallel lines are visible with the upper one being a continuation of the alignment of the easterly part of Parkwood Road. This appears to be the old east-west fence alignment dividing the previous 'Spring Creek' and 'The Falls' paddocks. In the lower right corner another fence line is just visible that accords with part of the four-wire fence line noted on the 1924 leasing plan.

Just below this there is also just visible part of the six-wire fence that 'zig-zags' around the Spring Creek tributary. Also in this vicinity, and still on the eastern side of Spring Creek, is an orchard.

Near the farm group, Spring Creek is shown dominated by the dense copse of elms with a procession of willows continuing downstream and a similar line of willows on the tributary creek opposite the stone cottage. To the east of the cottage the large pine is shown as a very substantial tree looming over the stone cottage and, nearby, the large edible fig tree is also shown to be substantial even in 1954.

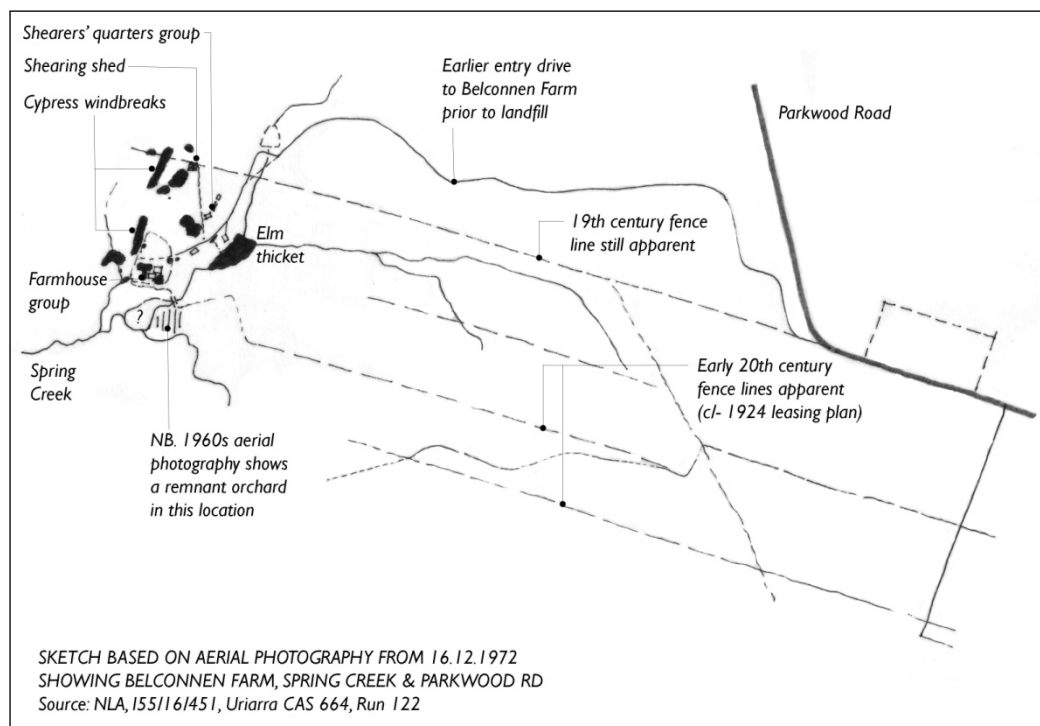
The 1950 homestead building lies beyond the stone cottage and another structure appears to be next to the cottage off its western verandah before a dense block of trees that shields the western

side of the cottage group. A small structure (presumably the present garage) is shown outside the enclosure of trees.

Further up the access track the former stables and outbuilding group is located before another group of trees and the station hands cottage next to the elm copse. To the left of these there is a line of pines in front of the shearers quarters group of structures and, further up the spur, there is another farm structure next to the pair of elms with the shearing shed beyond this and a line of windbreak trees further to the west. Unfortunately the frame just omits the area east of the creek where a small enclosure is shown on the earlier plans so it is not known, without some archaeological investigation, if structures were associated with this area.

Only sporadic woodland trees appear throughout the landscape visible in this photograph - until well past Ginninderra Creek where there is relatively dense tree cover – confirming the generally open appearance of the Belconnen Farm area.

### 2.6.8 Sketch off 1972 aerial photography



**Figure 24: Sketch based on aerial photography from 16 December 1972 showing Belconnen Farm, Spring Creek and Parkwood Road.**

Source: NLA, 155/16/451, Uriarra CAS 664, Run 122.

The above image is a basic sketch made from a 1972 aerial photograph. It confirms the access track off Parkwood Road as well as several fence lines parallel with the eastern part of Parkwood Road. It shows the access track entering the farm site from across Spring Creek and just below a small dam.

Within the farm core the sketch also confirms the following:

- \* the large copse of elms at Spring Creek;
- \* a crossing of the creek near the stone cottage;
- \* the large pine next to the stone cottage;
- \* the 1950 homestead;
- \* the block of trees (mostly orchard trees) to the west;
- \* the concrete water tank to the north of the cottage orchard;

- \* the windbreak next to the water tank;
- \* the former stables;
- \* a block of pines north of the stables;
- \* the station hands cottage west of the elm copse;
- \* the shearers' quarters group northeast of the pines; and
- \* a group comprising elms, Black Locust copse, western windbreak and the shearing shed.

Another smaller structure appears to the north of the shearing shed in the vicinity of the present large machinery shed.

### 2.6.9 1985 Aerial Photography



**Figure 25: 1985 Aerial Photograph**

*Source: NLA, Belconnen CAC/C 2777, Run 2, Frame 35*

By 1985 the entry to the farm core has been brought around the western end of the West Belconnen Landfill site which has begun to encroach on Spring Creek and its tributaries although part of the earlier access road is still visible below the perimeter road of the tip area. A new access road or farm road is shown approaching the core area from the east and the old east-west fence line is still visible emerging from the landfill site and running towards the ACT-NSW border.

East of the creek the fence layout shown in the 1924 leasing plan is just visible partly accentuated by another farm road that runs along one of the fence lines. By 1985 the large machinery shed is shown with a straight access road and the former stables structure is clearly visible. Next to the stables is a long windbreak that has now been reduced to only two Monterey Pines and, nearby, the main shearers' quarters building is shown with no mature vegetation around it.

To the south of the shearing shed there is a dense copse of Black Locust with mature elms. To the south and at the western side is the coniferous windbreak and an area of cultivation beyond. Further west, another tributary of Spring Creek is visible running north-south past the homestead enclosure.

The line of the windbreak next to the shearing shed is continued further south where it is picked up by the second coniferous windbreak protecting the stone cottage and homestead from the northwest. The enclosure around the farmstead group appears much as it is at present though there seem to be more plantings along the front fence of the 1950 homestead building. A small structure is shown just to the south of the elm thicket immediately south of the creek.

#### 2.6.10 2004 - 2009 Colour Aerial Photography



**Figure 26: 2009 Aerial Photograph**

*Source: Google Earth Historical Imagery*

Even though this aerial photography is very recent the differences between the images reveals important changes to the site and these are briefly described. The first photograph in the sequence is from March 2004 at a stage when the landfill has subsumed part of Spring Creek and a northern tributary with a large dam only metres from the elm thicket. Contrasting with the 1985 image the main shearers' quarters building is shown with numerous plantings around it (indicating considerable planting activity within 20 years), the small structure south of the elm copse has gone and the old stables group and its associated fenced enclosures is clearly legible.

By March 2005 a large dam has been built across Spring Creek to the south of the stone cottage and homestead group with a conspicuous concrete spillway arcing around to the continuation of the creek below. The February 2006 photography shows much the same information including the old stables group (including fenced enclosures inscribing considerable detailed layout).

By 2009 the stables have gone along with virtually the entire detailed enclosure layout associated with the site. There are also considerably fewer pines in the former windbreak opposite the stables – probably attributable to about a decade of dry weather throughout the 2000s - and even less trees in front of the station hands cottage next to the elm copse.



### 3.0 PHYSICAL EVIDENCE

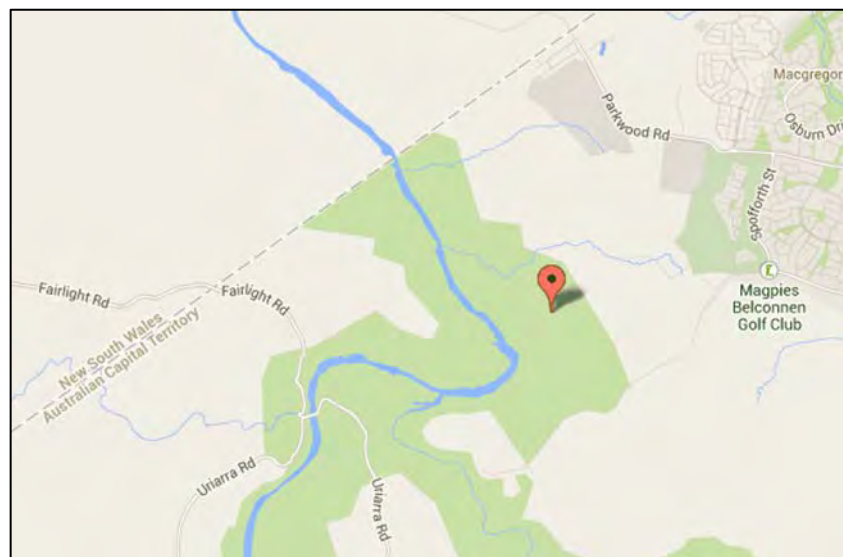
#### 3.1 Setting/Landscape

##### 3.1.1 Description of the ACT Lands

The study site is bounded by the Murrumbidgee River to the west; the ACT-NSW border to the northwest; Belconnen Farm, the West Belconnen Resource Management Centre (WBRMC) and Parkwood Road to the north; the Belconnen electricity substation and Magpies Belconnen Golf Club to the east; and Stockdill Drive to the south.

The cultural landscape included in this study site all falls within an area that was once part of the former Charles Sturt grant of 1837 then, from 1838, the Campbell estate of Belconnen. Much of the area subsequently became the leasehold farm of soldier settler Austin Shepherd. A review of archival material, such as early 20<sup>th</sup> century surveys and aerial photography, indicates that the site has been managed as a largely cleared landscape since the 19<sup>th</sup> century.

The site remains an open, undulating, grassy landscape incised by various tributaries that drain to the southwest and west into the Murrumbidgee River. However in the southern part of the site there has been an ambitious program of tree planting (in the early 1980s?) associated with the Woodstock Nature Reserve that encompasses a broad band, within the study site, following the course of the Murrumbidgee River from beyond the Uriarra Crossing up to the NSW border (Figure 1). The reserve is administered by the ACT Government and forms the northern-most of its system of non-urban reserves along the Murrumbidgee River corridor.



**Figure 27: Northern part of the National Capital Open Space System including the Woodstock Nature Reserve adjoining the study site.**

Source: G Britton 2013

There are numerous small dams along the site's creeks and as the latter approach the Murrumbidgee River the incised landforms become more pronounced with steeper sides and much outcropping along the shoulders fronting the river corridor. Surface soils also appear to be more erodible in these areas (closer to the river corridor). Remnant locally indigenous trees within the site are of the Blakely's Red Gum (*Eucalyptus blakelyi*)-Yellow Box (*E. mellidora*) alliance that has been documented in earlier studies by others. Archival plans from the 1910s actually note "red gum" and, closer to the Murrumbidgee River corridor, "scattered green pines" (*Callitris endlicheri*) while also suggesting the presence of Kurrajong (*Brachychiton populneus*) by way of an old paddock name.

Farm groups adjoining the site include *Belconnen Farm* (the subject of a separate detailed HMP study of 2012) to the southwest of the WBRMC landfill and *Strathnairn* to the southeast. Other early farm groups in the vicinity of the site include *Parkwood* and *Kilby Park* to the north and, across the Murrumbidgee River, *Woodstock* to the southwest. All of these earlier farm complexes retain their traditional views to the pervasive high ranges of the Brindabella system to the southwest and west that form a key part of the characteristic backdrop to Canberra.

The study site includes many views to the Murrumbidgee River valley that are fully exploited in impressive panoramas from Shepherd's Lookout, within the Woodstock Nature Reserve, at the southern edge of the site (Figure 28 and Figure 29). Industrial land uses at the WBRMC site and at the electricity substation dominate views to the north and northeast respectively while across much of the site a series of major powerlines and pylons intrude in views of the existing rural landscape.



**Figure 28: One of the views from Shepherd's Lookout at the southern end of the study area (right side of the Murrumbidgee River corridor).**

Source: G Britton 2013



**Figure 29: View of the study area from Shepherd's Lookout showing the 1980s woodland plantations.**

Source: G Britton 2013

Introduced vegetation within the site is mostly associated with the closest farm groups of either *Belconnen Farm* or *Strathnairn* – principally the former. One of the most distinctive features is the large, dense copse of elm trees (probably *Ulmus procera*) along Spring Creek to the east of (behind) the 1950s workers' cottage at *Belconnen Farm* and extending downstream to roughly opposite the site of the former 1890s stables group (Figure 30).

Beyond these elms, and still along the creek line, are scattered willows (probably *Salix babylonica*), some of which have attained considerable size and, possibly, age. The willows extend down Spring Creek and either side of a dam built about 2004. The creek corridor also contains other cultural species with the propensity to become environmental weeds such as Common Hawthorn (*Crataegus monogyna*), St Johns Wort (*Hypericum perforatum*), Giant Mullein (*Verbascum thapsis*) and some Briar Rose (*Rosa rubiginosa*).



**Figure 30: Elm copse within Spring Creek behind the 1950 cottage at Belconnen Farm.**

Source: G Britton 2013

### 3.1.2 Evolution of the Cultural Landscape

Of the landscape that would have been present at the time of the first European incursions into the northern 'Limestone Plains' in the 19<sup>th</sup> century, those intrinsic attributes that remain include the eroded and weathered landforms, the dendritic drainage patterns, rocky gorges, grassland and sporadic persistent woodland trees with a riparian vegetation community closer to the main drainage corridors and, in a broader context, extensive views to the distant mountain ranges beyond.

In the present study area, and where landforms are unaltered by recent large scaled landfill, the old topography mainly consists of flat spurs on the higher elevations and gently undulating forms where creeks and successive tributaries have incised the less resistant areas. Occasionally within the study area, some of these incised creeks are more pronounced and dramatic exposing rugged, rocky slopes. The broader Belconnen-Ginninderra area, with its composite volcanic suites, is also known to be of considerable geological and geomorphological interest.<sup>2</sup>

Much of the land that comprised the southern half of Charles Sturt's original grant area has been described as a Tableland Dry Tussock Grassland with Tableland Riparian Woodland along the Murrumbidgee River (and into the larger tributary creeks such as Spring Creek) and patchy areas of Tableland Grassy Woodland (with Blakely's Red Gum and Yellow Box) and Tableland Woodland (with *Callitris endlicheri*).<sup>3</sup>

<sup>2</sup> Geological Society of Australia, *A Geological Guide to the Canberra Region and Namadji National Park*, GSA Canberra Division, 2008; Geosciences Australia, Geology & Geophysics, Geological maps 1:100,000 series, Canberra Sheet 1992 and Brindabella Sheet 1979; Department of Urban Services, *Murrumbidgee River Corridor Management Plan*, Conservation Series No. 12, Australian Capital Territory Government, 1998, p. 74

<sup>3</sup> Environment and Recreation, Territory and Municipal Services, *ACT Aquatic Species and riparian Zone Conservation Strategy*, Action Plan No. 29, TAMS, Canberra, 2007, p. 29

From the middle of the 19<sup>th</sup> century and through much of the 20<sup>th</sup> century the study site has been used principally for broad acre agriculture with some cropping. Only in the latter part of the 20<sup>th</sup> century have parts of the former Sturt grant area been used for industrial purposes. Within the study area there remain many components of the pioneering agricultural phase that has hitherto dominated the cultural landscape since European arrival.

Through an analysis of archival plans it is possible to trace the chronology of fence lines within the site to understand how the former farms were functionally organised. Figure 31 is a compilation of information from several archival plans<sup>4</sup> plotted onto current aerial photography then traced. It indicates that many fence alignments from the Campbell family's Belconnen estate (1838 to 1912) are still apparent in the present cultural landscape.

The western estate boundary is also the western boundary of the 1837 grant to Sturt although only the most southerly section of this fence line falls within the present study area. Another grant boundary line is apparent by way of fences on the eastern side although this is beyond the study area.

Figure 31 also includes the names of some of the former Campbell paddocks (in blue text). These show that the former Belconnen Farm estate was divided into a series of grazing areas of generous and comparable size. The alignment of the old six-wire fence that divided the 'Kurrajong' and 'The Falls' paddocks is partly evident with only a short length remaining fenced and it is this section that extends from the former western grant boundary across to Belconnen Farm's large machinery shed and current entry road. The same fence line, though now mostly covered by landfill, once joined with the fence line (on a similar alignment) at the present Parkwood Road.

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<sup>4</sup> 1904 Parish of Weetangera map; 1914 map of 'Belconnell' and surrounding properties (NLA Canberra G39); 1914 Yarralumla Estate leasing terms for 'Belconnell' (NLA G8981.G46); 1913-1914 FCT Topographical Map (NLA G8980); c. 1915 FCT Feature Map Sheet 3 North (NLA G8981.G46); 1924 plan showing Block 14 leased by Austin Shepherd (NLA G8981.G46)

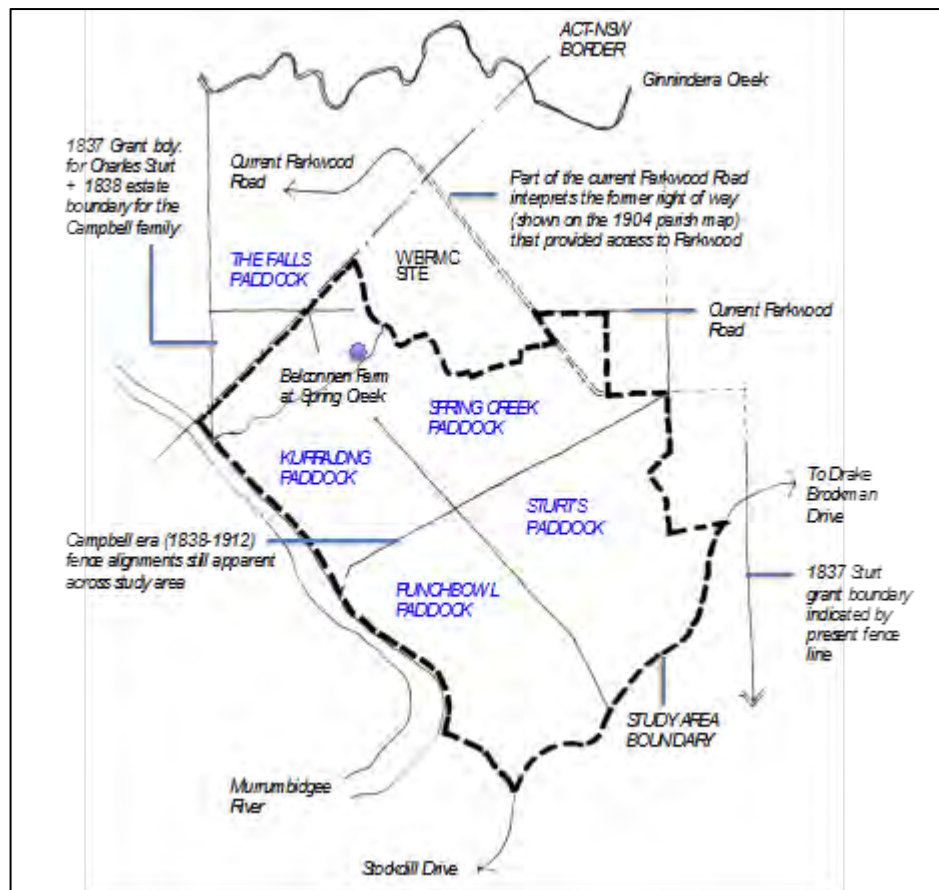


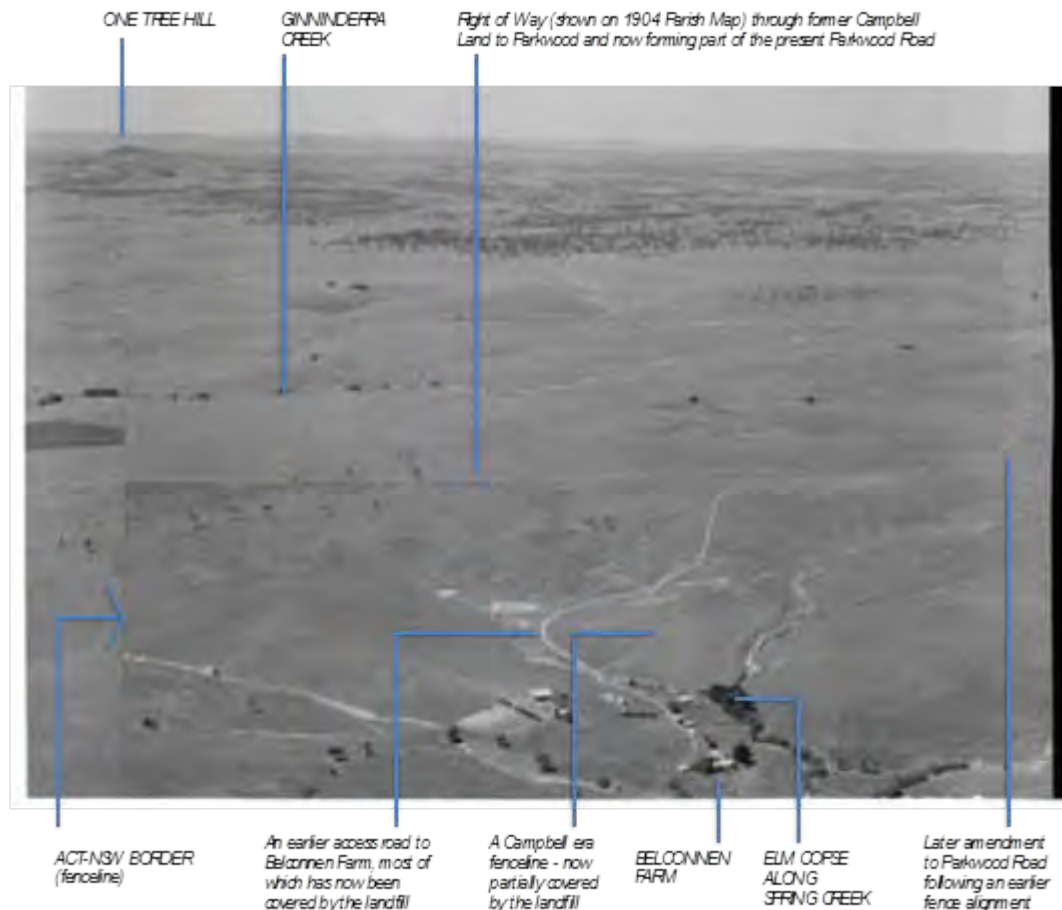
Figure 31: Compilation sketch showing 19<sup>th</sup> century fence lines within the study area.

Source: G Britton, 2013

Similarly, part of the old six-wire fence alignment that separated the former 'Kurrajong' and Spring Creek' paddocks as well as the 'Punchbowl' and 'Sturts' paddocks is also still discernible. This adjoined the other old fence line to the northwest of the Belconnen Farm homestead group and just to the east of the border and a local rise. A 1913-1914 Federal Capital Territory survey plan records the location of an earlier house in this area and, across Spring Creek, the plan also notes an area of small enclosures with a gated access off the main fence line. Archaeological evidence of these structures may remain. Another Campbell era fence line crosses the site from the Murrumbidgee River to the southeast corner of the electricity substation site.

Also within the former Spring Creek paddock there remain sections of two east-west running fences (up to Spring Creek) that accord with similar fence alignments shown on a 1924 leasing plan. The southern-most of these fences negotiates a tributary of Spring Creek by running in a series of 'zig-zags' before heading across the creek and up to the Belconnen Farm cottage enclosure while the other fence simply changes course and runs directly up to the former stables area.

A Commonwealth Department of Defence Map of 1914 indicates that numerous natural springs occurred within the broad area between the Molonglo River and Ginninderra Creek. Five of these are shown within the present study area and one gave its name to the creek near which the Belconnen Farm group is located.



**Figure 32: 1954 oblique aerial photograph across Belconnen Farm**

Source: NAA Barcode 11714039)

Figure 32 is an annotated oblique aerial photograph of 1954 showing part of the Belconnen Farm area when it was managed by the Shepherd family. Only the lower edge of the landscape shown in the view is relevant to the present study area. The figure shows part of the right of way (running left to right across the middle of the image and noted on the 1904 parish map) through the former Campbell estate leading to Parkwood on the other side of Ginninderra Creek. This has now become a section of Parkwood Road with a later, more easterly, section of the road (extreme right middle of the image) aligning with an earlier fence line from the Campbell estate period.

Also clearly shown in the image is the large copse of elms (probably *Ulmus procera*) along Spring Creek. The elms have already attained some maturity by 1954 strongly suggesting they were planted before Austin Shepherd took the lease for Block 14 in 1924 (and therefore that they are likely to be introductions from the Campbell period). Some of the remnant 19<sup>th</sup> century plantings at Yarralumla (Government House) include old elms at the parade lawn. It is possible that, under the common ownership of Frederick Campbell, elms were introduced to Belconnen from the Yarralumla trees or to both places at the same time.

During the 19<sup>th</sup> century it was usual for estate owners to embellish a lake, pond, marsh, river or creek – in fact any aquatic opportunity - with species such as willows and poplars (and sometimes a range of smaller ornamental species) to ensure the landscape scenery conformed to picturesque taste and accepted aesthetic expectations. Spring Creek (and nearby Ginninderra Creek) features Weeping Willows and it is likely that this species was introduced as part of the 19<sup>th</sup> century development of the estate.

Similarly, hawthorns – now regarded as a nuisance species, especially in a riparian context – are a peculiarly 19<sup>th</sup> century horticultural preoccupation within Australia. It is likely these were originally introduced to the site partly as an ornamental species and, more likely, for hedging as they make very effective windrows and ‘live fences’ as was their principal function in Britain as a part of traditional hedgerows. Where the plants were effectively ‘laid-down’ or pleached they formed very effective barriers for livestock and, as a means of saving on the costs of normal fencing, could be an effective solution where frugality was a priority (such as the 1840s Colonial depression).

The Black Locusts are another potentially problematic species with a propensity to spread well beyond their original locations. It is also not known when they were introduced to Belconnen Farm other than that they were a typical choice in many 19<sup>th</sup> century gardens and farm estates. An old tree remains close to the northern enclosing fence at Mugga Mugga cottage and may have had a connexion with Duntroon for which the cottage was an outstation.

Black Locusts were certainly used ornamentally and their flowers are useful near apiaries but they were also used as fodder trees where the nutritional value of the leaves can be as high as alfalfa (*Medicago sativa* L.) which made them feasible for commercial feed production, silage, hay or leaf meal. Groups of these trees are now located throughout the farm area though none seem to be very old which suggests that, like the hawthorn, the present copses and individuals have spread of their own accord from where they were originally planted.

That part of the c. 1915 Federal Capital Territory’s Feature Map covering the present study area provides copious descriptions of the farm landscape just after the FCT took control of the former estate from the Campbell family. A track is shown to the east running through the ‘Spring Creek’ paddock (and parallel to the line of the present Parkwood Road), then following a fence line until passing through just above Belconnen Farm’s spring source before continuing north towards the former Kilby land within NSW. The same line of access may have also served as the entry to the Belconnen Farm homestead. The West Belconnen Landfill site has now subsumed much of this same area northeast of the farm group.

Although not principally concerned at describing the aesthetic attributes of the landscape, the notes on the FCT Feature Map do convey something of the rugged nature of the site as it approaches the Murrumbidgee River corridor. At various places the land is described as having a “rocky gorge” and “a rocky valley” or being “precipitous”, “very rocky & precipitous” and “very rugged”. Such rugged country is featured in views from Shepherd’s Lookout at the southern end of the study area where the wilder terrain and steep valley sides are juxtaposed with the meandering line of the river below (Figure 33 and Figure 34). Scenery like this is a highly valued asset as it has been for countless generations. Other parts of the site also provide impressive prospects of extensive panoramas across the Canberra region.

Related to a consideration of the scenic landscape evident from within the study area, is the important and enduring legacy of the early Belconnen Farm cottage’s deliberate siting to exploit views to the southwest that range from the foreground creek gully to distant mountain ranges. Panoramic views from the southern verandah, for example, continue to reveal a picturesque landscape composition of considerable scenic distinction (Figure 33). Although this observation has been noted within the 2012 HMP for Belconnen Farm, the viewshed extends, as a cone, well beyond the immediate cottage group and includes land extending to the river that is part of the present study area.





**Figure 33: View from the verandah of Belconnen Farm cottage along Spring Creek towards the Murrumbidgee River corridor and the Brindabella Mountain ranges beyond. An outstanding traditional view prospect enjoyed as a setting for the cottage since its construction in the 19<sup>th</sup> century.**

*Source: G Britton, 2013*

After a brief period of short leases following the government acquisition of Belconnen Farm from Frederick Campbell the next lengthy phase of occupation was with the Shepherd family as lessees. Most of the enduring introductions during this latter period fall within the area covered by the 2012 Belconnen Farm HMP. Beyond this area, notable introductions to the landscape from this phase (or immediately prior to this) include the fencing layout to the east of the creek (noted on the 1924 leasing plan) and at least one orchard.

The 1954 aerial photography confirms the presence of an orchard across the creek on a flat area between Spring Creek and a tributary (evidence of where this second orchard was located appears on the current aerial photography as regular tones across the ground). Allowing for the poor resolution of the image after enlargement, the latter trees appear to be between 10 to 20 years old while those next to the old farmhouse may be older. In the absence of further documentation to the contrary it is suggested that Austin Shepherd had planted both orchards.

The study site retains a number of important components that interpret its 19<sup>th</sup> century establishment as a farm and its agricultural development including early fencing layout, surviving earlier plantings and continuing visual connexions to the rural and wild landscapes beyond that have changed little since the area was initially farmed.



**Figure 34: Plan indicating the important view shown in Figure 33 above.**

*Source: Google Earth Image with annotation by Geoffrey Britton*

### 3.2 Structures

The only structures in the study area are Belconnen Farm, which is detailed in a separate Conservation Management plan, and Strathnairn and Block 1402 which are not included in the study area (refer Figure 2).

## **4.0 ASSESSMENT**

### **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
- (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 Criteria**

The following assessment criteria have been included in the draft amendments to ACT Heritage Act.

- 
- Criterion 1** Importance to the course or pattern of the ACT's cultural or natural history
- Criterion 2** Has uncommon, rare or endangered aspects of the ACT's cultural or natural history
- Criterion 3** Potential to yield information that will contribute to an understanding of the ACT's cultural or natural history
- Criterion 4** Importance in demonstrating the principal characteristics of a class of cultural or natural places or objects
- Criterion 5** Importance in exhibiting particular aesthetic characteristics valued by the ACT community or a cultural group in the ACT
- Criterion 6** Importance in demonstrating a high degree of creative or technical achievement for a particular period
- Criterion 7** Has a strong or special association with the ACT community, or a cultural group in the ACT for social, cultural or spiritual reasons (for example, a place or object that has a strong or special association for Aboriginal people in the ACT because it is part of their continuing or developing cultural tradition)
- Criterion 8** Has a special association with the life or work of a person, or people, important to the history of the ACT.

## 4.2 Assessment

### 4.2.1 Historical Value

There are three items of historical significance other than Belconnen Farm.

- Road to Belconnen Farm

This is shown in the Figure 35. The road ran along the ridge to the existing land fill (WBRMC) and then down to Belconnen Farm. The historical alignment should be recognised in the planning of any new developments if possible and any future interpretation of the area.

- House

There is a house indicated on Figure 36 but there is no obvious evidence of it today. A watching brief should be established when work is proposed for this area so any evidence of it may be recorded.

- Stock Yards

These are shown on the Figure 37. There is no obvious evidence of the stockyards today but a watching brief should be established when work is proposed for this area so any evidence of it may be recorded.

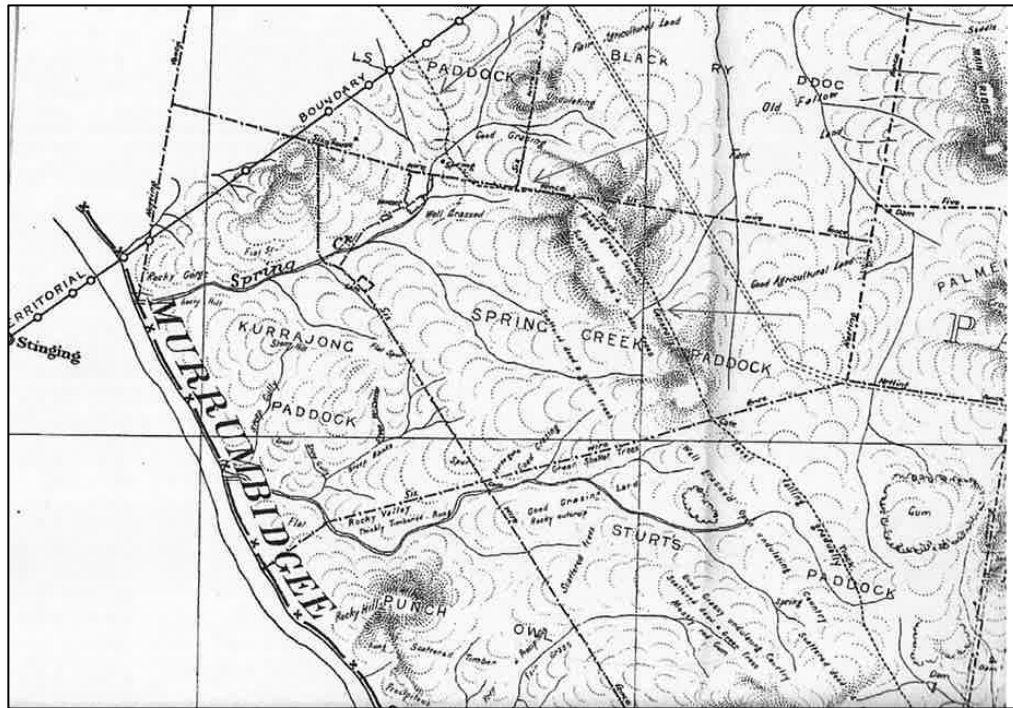


Figure 35: Map showing stockyards.

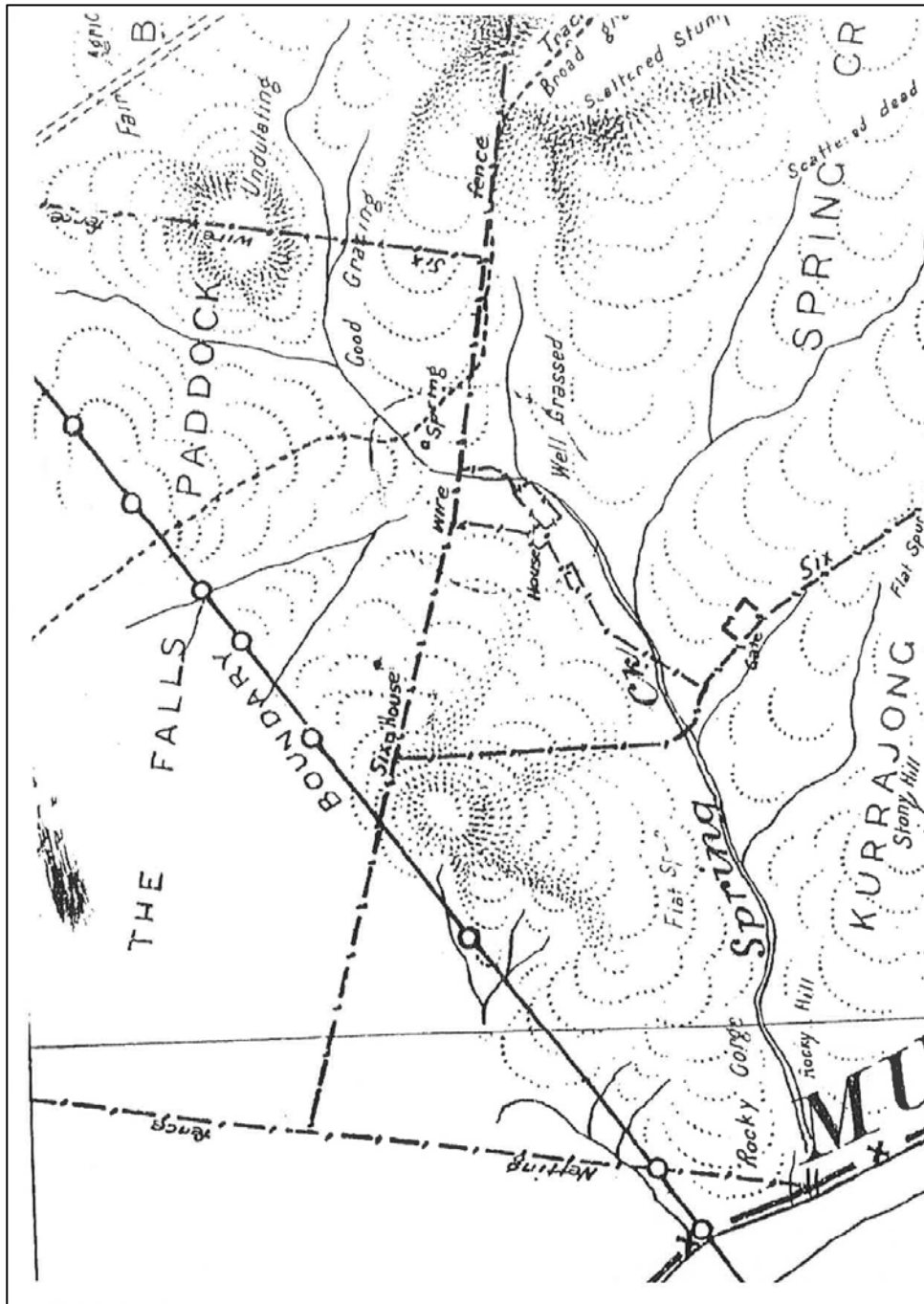
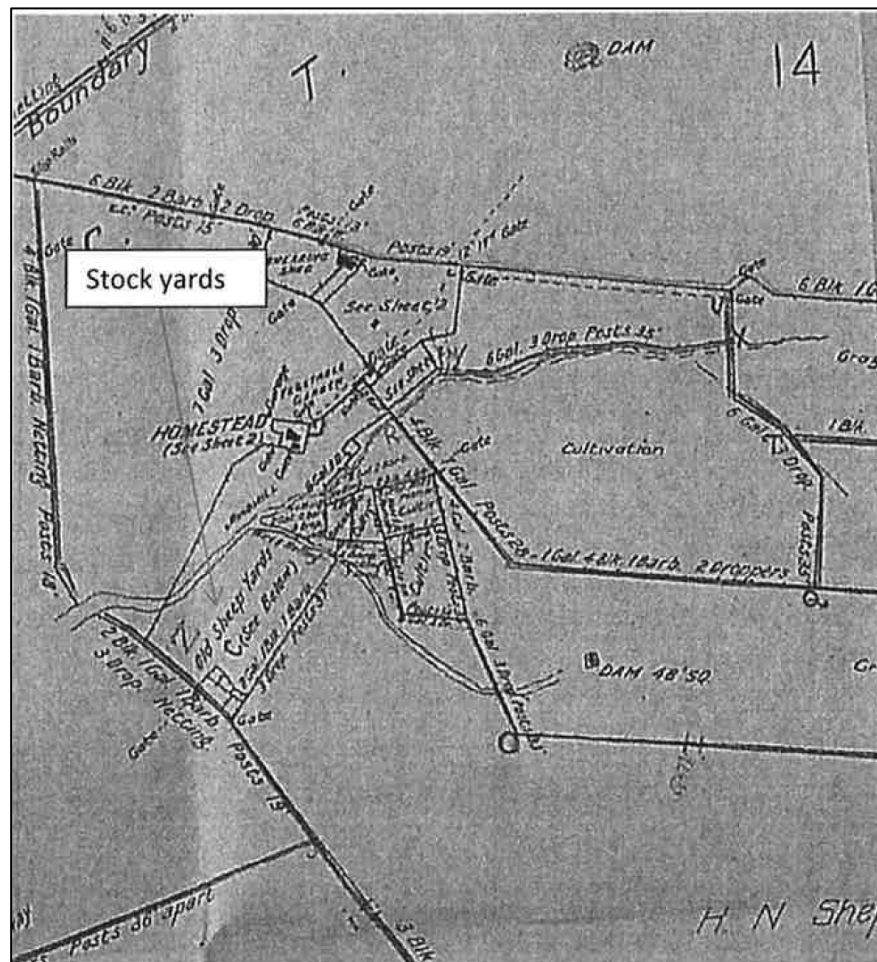


Figure 36: Map showing location of House



**Figure 37: Section of the map of Belconnen Farm (Block 14) compiled during evaluation, 1945, showing feature marked as “old sheep yards” south of spring Creek and Homestead.**

Source: Archives ACT, Block 14 Belconnen, Lessee, AN Shepherd 1924-1949, Department of Interior, TL 1257)

#### 4.2.2 Aesthetic Value

The area retains dramatic views of the Murrumbidgee and Brindabella Mountains which are of high aesthetic value. The Shepherd’s Lookout has outstanding views of the Murrumbidgee but his is within the area defined significant for its natural values.

Many of the other significant views are within the area defined significant for its natural values or the view from Belconnen Farm as defined in the CMP (refer Figure 4 and Figure 34).

#### 4.2.3 Social Value

The master planning of the area has involved considerable consultation from a very wide range of stakeholders. This has revealed no specific social value in this land, although there is interest in maintaining public access along the Murrumbidgee Corridor.

#### 4.2.4 Scientific Value

Archaeological research potential is covered by others.

Indigenous flora and fauna research potential covered by others.

There is no known other scientific value with Parkwood land.

#### 4.2.6 Overview

An assessment of Parkwood land heritage values is:

ACT Land Site Component	Grade of Significance
1837 Sturt, and later Campbell, historic boundary retained in the present fence line within Block 7 Section 149 (pt)	High
Indigenous sites	High
Views of Murrumbidgee and Brindabella Mountains	High
Section of Parkwood road interpreting former right of way through the former Campbell property	High
ACT-NSW border line (ex- Charles Scrivener)	High
Spring Creek	Some
Evidence of road to Belconnen Farm	Some
Potential ruins of former house	Some
Evidence of former stock yards	Some
Views of WBRMC landfill site & infrastructure	Intrusive
High voltage power lines within viewscape	Intrusive
Environmental weeds throughout site	Intrusive

### 4.3 Conclusion

There is no part of the ACT Land except the Belconnen Farm Precinct (which is dealt with separately) that meets the threshold to satisfy any of the criteria for listing on the ACT Heritage Register.

There are elements of the ACT Land that need to be considered in future development of the area and possibly interpreted as part of the history of the area (refer 4.2.1). Other items include:

- Parkwood Road
  - The southern section being part of the boundary of Sturt and Campbell's land.
  - As the road/right of way to the Southwell/Kilby property, Parkwood.
- ACT border alignment.





**West Belconnen European Cultural Heritage Report**  
**ACT Parkwood Land**

13108

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Shepherd, A.R.N.	2005	Personal communications, quoted in ACT Government 2011 Heritage (Decision about Registration for Belconnen Farm, Belconnen) Notice 2011.
Throsby. C.,	1821	<i>Australian Magazine</i> , June edition 1821, published letter to Governor Macquarie.

**Attachment 1      Brief**

**West Belconnen European Cultural Heritage Report  
ACT Parkwood Land**

13108

**Bronwynne Jones**

**From:** Tony Adams <tony@atadamsconsulting.com.au>  
**Sent:** Monday, 10 February 2014 6:57 AM  
**To:** Eric Martin (eric@emaa.com.au) (eric@emaa.com.au)  
**Cc:** David Maxwell (David@riverviewgroup.com.au)  
**Subject:** West belconnen  
**Attachments:** 20100721 Ir to DM.pdf; 20100423 ACT Heritage Advice.pdf; LOCATION OF ARTEFACT SCATTERS.pdf; Extract - ACT Heritage Citations.pdf; 20110228 Issue 2.pdf

Eric

We have now received from you the following:

West Belconnen European Cultural Heritage Report  
ACT Parkwood Land:  
Blocks 853, 856, 857, 858, 859, 860, 1329, 1333, 1440, 1540, 1621, 1622 and Part Macgregor Block 7 Section 149

West Belconnen European Cultural Heritage Report  
NSW Land:  
Lot 1, 2, 3 and 7

West Belconnen European Cultural Heritage Report  
NSW Neighbours: Lot 4, 5, 61 and 62

Thanks for these, all are satisfactory except that on Figure 1 in each a shaded area is shown as the study area. In fact the study area includes all then land outlined with the red line, could you re-issue these reports with the shading removed?

AND

When we commissioned this work we were of the view that we didn't need a report for blocks 1605 & 1606 (the Riverview ACT land) because you had already covered these blocks with previous work. This is true and in fact we have an advice from ACT heritage as well. However this was done in the context of a specific lease variation application and we now feel that it would be neater to have a fourth report to match the above three, for use in the current structure planning/rezoning process.

The main task for now and the future will be the Belconnen Farm CMP and the preparation of this should be the principal recommendation of the 1605/1606 report.

Your current fee includes an allowance for advice on blocks 1605 and 1606 as required. You will have expended some of this but is there enough left for you to compile a report based on your past work to cover 1605/1606 to make a fourth in the above set?

regards

Tony Adams  
Director

**West Belconnen European Cultural Heritage Report**  
**ACT Parkwood Land**13108

---

A T Adams Consulting  
3/28 Bougainville St, Manuka, ACT, 2603  
[tony@atadamsconsulting.com.au](mailto:tony@atadamsconsulting.com.au)  
0438 571 511

**Important Message:** This email message is intended only for the addressee(s) and contains information which may be confidential. If you are not the intended recipient, please advise the sender by return email, do not use or disclose the contents and delete the message and any attachments from your system. Unless specifically indicated, this email does not constitute formal advice or commitment by the sender.

**REQUEST FOR FEE SUBMISSION**

For

**EUROPEAN HERITAGE SERVICES**

For

**BLOCKS 1605, 1606, 1607 & 1420**  
**Part BLOCK 1613**  
**DIVISION OF BELCONNEN ACT****ACT PARKWOOD**  
**BLOCKS 853, 856, 857, 558, 859, 860, 1329,**  
**1333, 1440, 1621, 1622 & Part BLOCK 7 Sec 149****NSW LAND**  
**LOTS 1, 2, 3 & 7**  
**DP771051, Parish of WEETANGERA,**  
**SHIRE OF YASS VALLEY, NSW****NSW NEIGHBOURS LOTS**  
**LOTS 4, 5, 61, & 62****Date of Issue: JULY 2013**

Prepared by

Riverview Group  
P.O. Box 3908  
Manuka ACT. 2603

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Request for Fee Submission  
July 2013

Blocks 1605 & 1606  
West Belconnen ACT

### REQUEST FOR FEE SUBMISSION

#### **1.0 BACKGROUND**

The ACT site includes all of Blocks 1605 and 1606 Belconnen District. It is bounded:

- On the east by Stockdill Drive and the Belconnen Magpies Golf Course (a portion of which was recently rezoned for residential development)
- On the south by the Murrumbidgee River
- On the west by the ACT border
- On the north by the Canberra substation, Parkwood road and the Belconnen landfill site.

ACT Blocks Lots 1605 and 1606 are currently held by Corkhill entities as a rural lease the area of this land is 670ha. The Corkhill Group through entity Reid & Stevens P/L also owns 330ha of land in NSW Blocks Lots 1, 2, 3 & 7 which is adjacent to the rural lease land. This land, together with an area of neighbouring NSW land lots 4, 61 & 62 which is approximately 270ha is bounded by the Murrumbidgee River and Ginninderra Creek; it is a "peninsula" that is only accessible from the ACT.

Immediately to the north of the site, across Parkwood Road, is an area of territory land which is largely unleased and undeveloped but which has possible urban potential and has been identified as such in the ACT Planning Strategy. This land is bounded by Parkwood Road, West Macgregor, Ginninderra creek and the Parkwood Egg farm.

On the 15 May 2013 Corkhill, Reid & Stevens and ACT Government signed a Heads of Agreement which requires the following:-

- a) The parties have agreed to develop land in accordance with project objectives to ACT.
- b) Reid & Stevens can development NSW land into residential, commercial lots at a prescribed time.
- c) Riverview Group part of the Corkhill Group act as Development/ Project Managers acting on behalf of the ACT Government through their agency Land Development Agency to develop ACT land for residential uses for Blocks 1605 & 1606.

Riverview Group has commenced the rezoning process and the attached request for fee submission is the first stage.

#### **2.0 PROJECT OBJECTIVES**

The fee submission shall be aware of the project objectives which are attached in annexure A.

#### **3.0 THE SERVICES**

The Consultant must provide the Services described in Schedule B attached scope of works.

Request for Fee Submission  
July 2013

Blocks 1605 & 1606  
West Belconnen ACT

#### **4.0 PERFORMANCE OF THE SERVICES**

##### **4.1 Professional Services**

The Consultant must perform the Services with the degree of professional skill, care and diligence expected of a consultant experienced in providing the same or similar services. The Consultant acknowledges that Riverview Group is reliance upon the Consultant's representation that it has the skill, experience and ability to provide the Services.

##### **4.2 Nominated Personnel**

The Consultant must provide details in fee submission of the relevant personnel proposed to perform the Services. This includes and not limited to Curriculum Vitae but maybe also references.

#### **5.0 RIVERVIEW GROUP ROLE**

Riverview Group is the appointed Development/ Project managers for the project and all instructions will be via Riverview Group only.

The Principal shall be the Land Development Agency for ACT land and Reid & Stevens for NSW Land. The Principal in both cases will be responsible for the payment of all consultants' invoices.

#### **6.0 SCOPE OF RESPONSIBILITY**

The Consultant indemnifies Riverview Group, LDA & Reid & Stevens against all claims, liability or loss in respect of personal injury (including death) to any person or damage to any property (other than the Project) arising out of or in connection with the Services, to the extent that the same is due to the negligence or default of the Consultant or its employees, agents or contractors.

The Consultant will be liable for the care of all drawings, specifications and other documents prepared by the Consultant or entrusted to it by Riverview Group or LDA until they are returned by the Consultant to Riverview Group.

#### **7.0 VALUE FOR MONEY**

The consultant in the fee submission must provide statement where there company fee submission provides LDA with value for money for the services. Refer to Schedule E item 7.

#### **8.0 INSURANCES**

##### **8.1 Public Liability**

The Consultant must effect and maintain public liability insurance with a limit of indemnity of not less than the amount stated in Schedule C to this Agreement.



Request for Fee Submission  
July 2013

Blocks 1605 & 1606  
West Belconnen ACT

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## **8.2 Employees and Agents**

The Consultant must effect and maintain insurance against any liability which may arise at common law or by virtue of any relevant workers or accident compensation legislation, in respect of any person employed by the Consultant in connection with the Services.

## **8.3 Professional Indemnity**

The Consultant must effect and maintain professional indemnity insurance with a limit of indemnity of not less than the amount stated in Schedule C to this Agreement in respect of legal liability arising from a breach of professional duty or negligence whether that duty is owed in contract or otherwise by reason of any act error or omission by the Consultant or its employees, agents or contractors.

## **9.0 WORK HEALTH AND SAFETY ACT 2011 (WH&S)**

The Consultant fee submission must provide and allow for all the requirements of the WH&S ACT 2011.

## **10.0 ACT & NSW Statutory Requirement**

The Consultant fee submission must allow for relevant statutory requirement by the Federal, ACT & NSW governments.

## **11.0 ACT PROCUREMENT Act 2001**

The requirements of the ACT Procurement Act are included in fee submissions.

## **12.0 ACT BUILDING AND CONSTRUCTION INDUSTRY (SECURITY OF PAYMENTS) ACT, 2009**

The requirements of the ACT Building and Construction Payments (Security of Payments) Act are included in fee submissions.

## **13.0 QUALITY**

The Consultant must prepare and implement to the satisfaction of Riverview Group a quality assurance system for the Services and include in the fee submission.

## **14.0 CONFIDENTIALLY AGREEMENT**

The Consultant must be prepared to sign a confidentially agreement attached to Annexure D if fee submission successful.

Request for Fee Submission  
July 2013

Blocks 1605 & 1606  
West Belconnen ACT

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**15.0 CONFLICT OF INTEREST**

The Consultant must declare in fee submission any matter connected with the performance of the Services, which could give rise to an actual or potential conflict of interest.

**16.0 FEES AND PAYMENT**

16.1 The fee submission for the Services is to be lump sum with any assumptions, clarifications or exclusions to be clearly defined.

16.2 The fee submission for services shall include all disbursements.

16.3 Provide with fee submission any hourly rates that maybe applicable for change of scope works.

16.4 Fee submission shall be fixed for a period of 120 days.

16.5 At monthly intervals the Consultant may submit a tax invoice for the Fees due and the GST thereon for Services provided accompanied by information sufficient to allow Riverview Group to verify each invoice to its satisfaction. The tax invoice must contain be addressed as follows:

- 1) ACT LAND  
Land Development Agency  
c/- Riverview Group  
P.O. BOX 463  
WAHROONGA NSW 2076
- 2) ACT PARKWOOD LAND  
Land Development Agency  
c/- Riverview Group  
P.O. BOX 463  
WAHROONGA NSW 2076
- 3) NSW LAND  
Reid & Stevens Pty Ltd  
c/- Riverview Group  
P.O. BOX 463  
WAHROONGA NSW 2076

Request for Fee Submission  
July 2013

Blocks 1605 & 1606  
West Belconnen ACT

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**SCHEDULE A**

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Find attached Project objective for West Belconnen ACT - Corkhill



**THE RIVERVIEW GROUP**

## The Belconnen Project Sustainability Vision

**“Creating a sustainable community of international significance in the Nation’s capital.”**

The Riverview Group, working with the ACT and NSW Governments, will develop the site at Belconnen to achieve a vision of inspiring sustainable living, development practice and awareness. Achieving a high quality of life for the people living at Belconnen is at the heart of our project planning and design.

We will create a community that exemplifies World’s Best Practice in its design, construction and long-term liveability. As a model of sustainable community living it will be a place and community that can be showcased throughout Australia and internationally.

### Project objectives:

To achieve our Vision we will challenge conventional industry thinking. We will employ practices, processes and systems that embody innovation and design excellence.

This project has been conceived and will be delivered on a fully integrated and audited triple bottom line basis.

Our project will:

- » Be sustainable over time, socially, economically and ecologically (with a low and reducing ecological footprint)
- » Respond to the local and global environment
- » Provide for future beneficial change to occur in design, infrastructure and regulatory mechanisms
- » Be cost effective, replicable and measurable
- » Act as a new model that others can follow.



## Guiding Principles for Sustainable Results

The principles below will direct decision-making by all project management, sub-consultants and referral agencies in the delivery and development of the Belconnen site. They reflect national priorities and Federal, State and Territory Government policies on housing affordability, climate change and environmental protection.

### PARTNERING PRINCIPLES

- Ptnr 1. Partnering is essential to this project and the scale and timeframe will allow for positive partnerships to grow and thrive
- Ptnr 2. Partnering with public agencies is a cornerstone of our approach
- Ptnr 3. Engaging the community in design and governance is fundamental to the delivery of the project.
- Ptnr 4. Designing the project for community ownership and ultimate community control
- Ptnr 5. Supporting community housing through public and private partnering arrangements
- Ptnr 6. Collaborating with research and educational institutions to drive innovation.

### EVALUATION PRINCIPLES

- Eva 1. Identifying and delivering realistic and costed initiatives
- Eva 2. Providing independent peer review of project proposals and project outcomes
- Eva 3. Using recognised international and national benchmarks for sustainability performance to publicly report and raise awareness of project outcomes
- Eva 4. Empowering resident and community monitoring and management of sustainability performance
- Eva 5. Encouraging a culture of continuous improvement.

### ECOLOGICAL PRINCIPLES

- Eco 1. Acknowledging the intrinsic value of all species and the special role and regional significance of the Murrumbidgee river corridor and Gininderra Creek
- Eco 2. Respecting and supporting the ecosystem functions of air, soil and water, recognising the importance of living and non-living environmental resources
- Eco 3. Reducing greenhouse gas emissions through innovative products and place design, material selection and service provision
- Eco 4. Recognising our natural ecological limits and minimising our resource, water and energy consumption
- Eco 5. Using existing local infrastructure to deliver efficient renewable services and reusable resources
- Eco 6. Enhancing local opportunities for food production and production of materials
- Eco 7. Fostering a deep sense of respect for and connection to the land, flora and fauna.

### SOCIAL AND CULTURAL PRINCIPLES

- Soc 1. Respecting and honouring Aboriginal and non-Aboriginal cultural, historical and spiritual values, including integrating with the existing rich, social fabric of Belconnen
- Soc 2. Designing for social equity, affordability, diversity and interdependence, honouring differences and catering for the needs of individuals through all stages of life
- Soc 3. Maximising health, safety and comfort of the built environment to provide enduring quality of life
- Soc 4. Instilling awareness and supporting education of sustainability values, technology and lifestyles
- Soc 5. Using creative and robust design solutions to create a continuing sense of place and beauty that inspires, affirms and ennobles
- Soc 6. Designing neighbourhoods that support and encourage community interactions through imaginative, functional and enjoyable public spaces

### ECONOMIC PRINCIPLES

- Econ 1. Delivering a financial return to the ACT Government recognising their sovereign interest in the land
- Econ 2. Recognising the opportunities provided by the project's scale and low capital base to achieve high-level sustainability outcomes while delivering profitability to joint venture partners
- Econ 3. Building on existing local infrastructure
- Econ 4. Ensuring long-term economic viability through design excellence and community building
- Econ 5. Minimising obsolescence through design of enduring component life cycle, allowing for disassembly and change
- Econ 6. Integrating with the Belconnen commercial, retail and employment networks
- Econ 7. Growing a formal and informal green economy that fosters local jobs and builds regional learning around green innovation and technology

Request for Fee Submission  
July 2013

Blocks 1605 & 1606  
West Belconnen ACT

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**SCHEDULE B**

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**GENERAL SCOPE**

The scope of the Project is as attached Riverview Group Pty Ltd Scope of Works.

**West Belconnen European Cultural Heritage Report**  
**ACT Parkwood Land**

Draft 130718

<b>West Belconnen Project</b> <i>"Creating a Sustainable Community of International Significance in the Nation's Capital"</i>																																																																																														
<b>Research and report on European heritage</b> <b>Consultancy Scope of Works</b>																																																																																														
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Timeframe:	August – October 2013																																																																																													
Task study area:	<p>See attached plan</p> <table border="1"> <thead> <tr> <th>Parcel</th> <th>State</th> <th>Approx. Area</th> </tr> </thead> <tbody> <tr> <td colspan="3"><b>ACT Land</b></td> </tr> <tr> <td>Block 1605</td> <td>ACT</td> <td>665.8 ha</td> </tr> <tr> <td>Block 1606</td> <td>ACT</td> <td>12.5 ha</td> </tr> <tr> <td>Block 1607</td> <td>ACT</td> <td>8.1 ha</td> </tr> <tr> <td>Block 1420</td> <td>ACT</td> <td>2.7 ha</td> </tr> <tr> <td>Pt block 1613</td> <td>ACT</td> <td>26.8 ha</td> </tr> <tr> <td colspan="3"><b>NSW Land</b></td> </tr> <tr> <td>Lot 1</td> <td>NSW</td> <td>91.8 ha</td> </tr> <tr> <td>Lot 2</td> <td>NSW</td> <td>80 ha</td> </tr> <tr> <td>Lot 3</td> <td>NSW</td> <td>80 ha</td> </tr> <tr> <td>Lot 7</td> <td>NSW</td> <td>80 ha</td> </tr> <tr> <td colspan="3"><b>ACT Parkwood Land</b></td> </tr> <tr> <td>Block 1329</td> <td>ACT</td> <td>41.4 ha</td> </tr> <tr> <td>Block 1621</td> <td>ACT</td> <td>33.3 ha</td> </tr> <tr> <td>Block 1622</td> <td>ACT</td> <td>71.8 ha</td> </tr> <tr> <td>Block 853</td> <td>ACT</td> <td>0.7 ha</td> </tr> <tr> <td>Block 1540</td> <td>ACT</td> <td>0.9 ha</td> </tr> <tr> <td>Block 856</td> <td>ACT</td> <td>0.8 ha</td> </tr> <tr> <td>Block 857</td> <td>ACT</td> <td>0.2 ha</td> </tr> <tr> <td>Block 858</td> <td>ACT</td> <td>0.6 ha</td> </tr> <tr> <td>Block 859</td> <td>ACT</td> <td>0.6 ha</td> </tr> <tr> <td>Block 860</td> <td>ACT</td> <td>0.2 ha</td> </tr> <tr> <td>Block 1333</td> <td>ACT</td> <td>4.2 ha</td> </tr> <tr> <td>Block 1440</td> <td>ACT</td> <td>0.8 ha</td> </tr> <tr> <td>Pt Block 7 Sec 149 Macgregor</td> <td></td> <td>20 ha</td> </tr> <tr> <td colspan="3"><b>ACT Ginninderra Creek</b></td> </tr> <tr> <td>Block 1442</td> <td>ACT</td> <td>50.8 ha</td> </tr> <tr> <td>Block 1620</td> <td>ACT</td> <td>42.8 ha</td> </tr> <tr> <td>Pt. Bl. 7 Sec 149 Macgregor</td> <td></td> <td>10.5 ha</td> </tr> <tr> <td>Pt. Bl. 2 Sec 186 Dunlop</td> <td></td> <td>13.7</td> </tr> </tbody> </table>	Parcel	State	Approx. Area	<b>ACT Land</b>			Block 1605	ACT	665.8 ha	Block 1606	ACT	12.5 ha	Block 1607	ACT	8.1 ha	Block 1420	ACT	2.7 ha	Pt block 1613	ACT	26.8 ha	<b>NSW Land</b>			Lot 1	NSW	91.8 ha	Lot 2	NSW	80 ha	Lot 3	NSW	80 ha	Lot 7	NSW	80 ha	<b>ACT Parkwood Land</b>			Block 1329	ACT	41.4 ha	Block 1621	ACT	33.3 ha	Block 1622	ACT	71.8 ha	Block 853	ACT	0.7 ha	Block 1540	ACT	0.9 ha	Block 856	ACT	0.8 ha	Block 857	ACT	0.2 ha	Block 858	ACT	0.6 ha	Block 859	ACT	0.6 ha	Block 860	ACT	0.2 ha	Block 1333	ACT	4.2 ha	Block 1440	ACT	0.8 ha	Pt Block 7 Sec 149 Macgregor		20 ha	<b>ACT Ginninderra Creek</b>			Block 1442	ACT	50.8 ha	Block 1620	ACT	42.8 ha	Pt. Bl. 7 Sec 149 Macgregor		10.5 ha	Pt. Bl. 2 Sec 186 Dunlop		13.7
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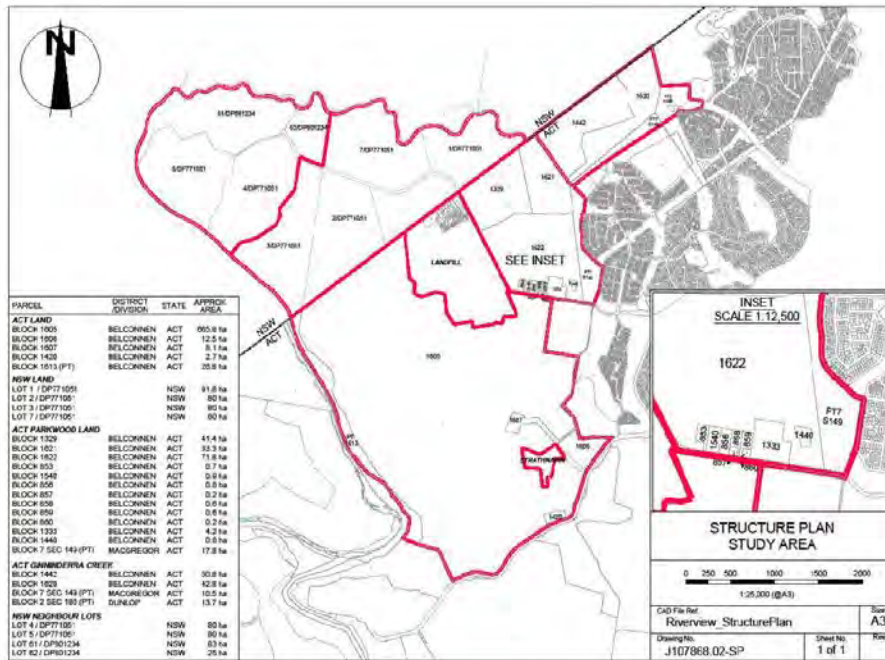
**West Belconnen European Cultural Heritage Report**  
**ACT Parkwood Land**

	<p><b>NSW Neighbour lots</b></p> <table border="0"> <tr> <td>Lot 4</td> <td>NSW</td> <td>80 ha</td> </tr> <tr> <td>Lot 5</td> <td>NSW</td> <td>80 ha</td> </tr> <tr> <td>Lot 61</td> <td>NSW</td> <td>83 ha</td> </tr> <tr> <td>Lot 62</td> <td>NSW</td> <td>25 ha</td> </tr> </table> <p>ACT Rural Block Belconnen 1332 (Strathnairn) excluded.</p>	Lot 4	NSW	80 ha	Lot 5	NSW	80 ha	Lot 61	NSW	83 ha	Lot 62	NSW	25 ha
Lot 4	NSW	80 ha											
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Lot 61	NSW	83 ha											
Lot 62	NSW	25 ha											
<p><b>Background:</b></p>	<p>The proposal is for the development of the land for residential and related purposes. Of the total area approximately 50% of the ACT land and a lesser proportion of the NSW land is expected to be zoned for river corridor or conservation purposes. The balance of the land is anticipated to yield approximately 4,500 dwellings in the ACT and 3,500+ in NSW.</p> <p>Development is intended to commence at Stockdill Drive (the eastern boundary of the site), and initially extend westward in stages to the ACT/NSW border. Assuming a sales rate of approximately 400 dwellings per year the project will extend over a period of approximately eleven years following commencement of sales. A commencement date for the development of the NSW land is not yet determined.</p> <p>Detailed resolution of the site design, numbers and sizes of blocks, provisions for schools, other community facilities, open space and the like will be subject to the outcomes of a structure planning process and subsequent detailed design for each stage. The first step will be the preparation of a structure plan; this will be a substantial document including plans and supporting technical reports that will provide the basis for proposals for rezoning the land under the Territory and National Capital plans.</p> <p>For the ACT land it will be necessary to achieve rezoning under the Territory Plan and the National Capital Plan, which in turn will require certain environmental approvals to be in place, and development approval for a first stage subdivision. The NSW land will also require rezoning under the Yass valley Shire planning Scheme.</p>												
<p><b>Task description:</b></p>	<p>To undertake necessary research and investigations and prepare a report on the European heritage of the study area, incorporating the works completed to date as set out in the background documents listed below.</p> <p>Report to identify any features that are of heritage interest and provide an assessment of appropriate options for the future management of such features in the context of urban development.</p> <p>Report to provide a commentary on the European heritage of the study area that may inform future social and cultural planning for the proposed new community.</p> <p>Report to provide sufficient information to substantiate proposals to rezone the land for urban development including the identification of</p>												



	<p>any requirements for heritage management or protection that should be incorporated into rezoning proposals.</p> <p><b>Design process</b></p> <ul style="list-style-type: none"> <li>• Design process to include design workshop/s with the consultant team that will be facilitated by the consultation consultant. Allow three days.</li> </ul> <p><b>Consultation</b></p> <ul style="list-style-type: none"> <li>• Design process to include public consultation, allow 3 days for participation in public consultation, to be facilitated by consultation consultant .</li> </ul> <p>Liaison may be required with agencies as follows (allow 2 X meetings with each):</p> <ul style="list-style-type: none"> <li>• NSW state heritage agencies</li> <li>• ACT heritage unit</li> </ul>
<p>Background information</p>	<p>NSW AREA NEAR WEST BELCONNEN          Advice on Heritage Matters          Eric Martin and Associates          17 February 2011</p> <p>BELCONNEN WEST BLOCKS 1605 &amp; 1606          Advice on Heritage Matters          Eric Martin and Associates          28 February 2011</p> <p>BELCONNEN FARM CONSERVATION &amp; MANAGEMENT PLAN          Eric Martin and Associates          To be finalised shortly</p>
<p>Task Components</p>	<p>Due to differing ownership arrangements this task is to be completed and invoiced in parts; fee submissions should be divided similarly as follows:</p> <ul style="list-style-type: none"> <li>• ACT land</li> <li>• NSW land</li> <li>• NSW Neighbours lots</li> <li>• ACT Parkwood &amp; Ginninderra Creek land</li> </ul>

West Belconnen European Cultural Heritage Report  
ACT Parkwood Land



Request for Fee Submission  
July 2013

Blocks 1605 & 1606  
West Belconnen ACT

**SCHEDULE C**

MISCELLANEOUS ITEMS

1. Date of commencement of Services:

July 2013.....  
(Clause 1.2)

Date by which Services must be completed:

.....As per contractors program for Defect Liability Period sign off and final account  
(Clause 1.2)

Services to be carried out in accordance with programme titled:

As required .....  
(Clause 12)

2. Public liability insurance with

.....

- Limit of cover (if nothing stated - \$20,000,000);

.....

- Policy number: ..... Expiry Date:.....

3. Professional indemnity insurance with

.....

- Limit of cover (if nothing stated - \$10,000,000);

.....

- Policy number..... Expiry Date:.....

- The insurance to be maintained under clause 5.3 must provide that there is at least one automatic reinstatement per annum of the limit of liability.

Request for Fee Submission  
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Blocks 1605 & 1606  
West Belconnen ACT

**4. Product Liability insurance with**

- .....
- Limit of cover (if nothing stated - \$20,000,000):
- .....

- Policy number..... Expiry Date:.....

- The insurance to be maintained under clause 5.3 must provide that there is at least one automatic reinstatement per annum of the limit of liability

**5. Workers Compensation insurance with**

- .....
- Policy number..... Expiry Date:.....

- The insurance to be maintained under clause 5.3 must provide that there is at least one automatic reinstatement per annum of the limit of liability

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**SCHEDULE D**

CONFIDENTIALLY AGREEMENT

**DEED OF CONFIDENTIALITY**

**THIS DEED** is made on 2013

**BY:**

of

(Confidant)

**IN FAVOUR OF:**

**LAND DEVELOPMENT AGENCY ABN 20 419 925 579** of TransACT House, 470 Northbourne Avenue, Dickson ACT 2602 (LDA)

**BACKGROUND**

- A. Information to be provided by the LDA or to be made available to the Confidant will include confidential or personal information belonging to, or in the possession of, the LDA.
- B. The LDA and the Confidant agree that it is necessary to take all reasonable steps (including the execution of this Deed) to ensure that the LDA's confidential information is kept confidential.

**IT IS AGREED AS FOLLOWS:**

**1. Interpretation**

1.1 The following definitions apply in this Deed unless the context otherwise requires.

**"confidential information"** means the kind of information that:

- (1) is or relates to documents, submissions, consultations, policies, strategies, practices and procedures of the LDA which are by their nature confidential;
- (2) is notified (whether in writing or not) by the LDA to the Confidant as confidential;
- (3) the Confidant knows or ought to know is confidential; or
- (4) is personal information,

but does not include information which:

- (5) is or becomes public knowledge other than by breach of this Deed;
- (6) has been independently developed or acquired by the Confidant; or
- (7) has been notified in writing by the LDA to the Confidant as being not confidential.

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“Territory” means:

- (1) when used in a geographical sense, the Australian Capital Territory; and
- (2) when used in any other sense, the body politic established under the *Australian Capital Territory (Self-Government) Act 1988 (Cth)*.

1.2 In this Deed, unless the context otherwise requires:

- (1) words in the singular number include the plural and vice versa; and references to legislation or to provisions in legislation include references to amendments or re-enactments of them and to all regulations and instruments issued under the legislation;
- (2) clause headings are for convenient reference only and have no effect on the interpretation of the provisions to which they refer; and
- (3) a reference to a “person” includes a body corporate.

## **2. Non-disclosure of confidential information**

- 2.1 The Confidant must not, at any time during or after the provision of the Services, without the prior written consent of the LDA, nor at any time after the expiration of this Deed, disclose the confidential information to any person nor remove the confidential information from the possession or premises of the LDA.
- 2.2 The LDA may grant or withhold its consent for purposes of clause 3.1 in its absolute and unfettered discretion. If the LDA grants its consent, it may impose conditions on that consent and the Confidant must comply with those conditions.
- 2.3 The Confidant will maintain strict confidentiality regarding the confidential information.
- 2.4 The obligations of the Confidant under this Deed will not be taken to have been breached where the confidential information is legally required to be disclosed.
- 2.5 The Confidant must immediately deliver to the LDA all documents in his/her control containing the confidential information as soon as they are demanded by the LDA (whether in writing or not).

## **3. Restrictions on use**

The Confidant will use the confidential information only for the purposes of undertaking the Services, and as otherwise directed by the LDA.

## **4. Indemnity**

The Confidant will indemnify and keep indemnified the LDA, its employees and agents in the event of all claims, costs and expenses made against any of them in respect of injury, loss or any damage suffered by any person as a consequence of the Confidant breaching this Deed, except to the extent to which a relevant claim arises out of the act or omission of the LDA.

-3-

**5. Legal proceedings**

The Confidant acknowledges that the LDA may take legal proceedings against the Confidant or third parties if there is any actual, threatened or suspected breach of this Deed, including proceedings for an injunction to restrain such breach.

**6. Governing law**

This Deed is governed and construed in accordance with the law for the time being in force in the Territory and the parties submit to the non-exclusive jurisdiction of the Courts of the Territory.

**SIGNED** as a Deed on the date written on page 1.

.....  
Print Name in Full

)

.....  
Signature of Confidant

in the presence of:

)

)

)

)

.....  
Signature of witness

)

.....  
Name of witness



Request for Fee Submission  
 July 2013

Blocks 1605 & 1606  
 West Belconnen ACT

**SCHEDULE E**

**1. FEE SUBMISSION**

**1.1. Fee Calculation General**

The remuneration of the Consultant is the total of the amounts referred to in Clause 1.2 below. All amounts are GST exclusive.

**1.2. Fee Breakdown**

- ACT LAND :-
- PARKWOOD (LDA) :-
- NSW LAND (REID & STEVENS P/L) :-
- NSW LAND (Neighbours) :-

**2. Hourly Rates**

The following hourly rates shall be used as a basis for valuation of any additional approved works for which an hourly rate reimbursement basis is agreed to be appropriate. These rates shall remain fixed until Project completion:

Director	-	\$ 0.00
Associate Director	-	\$ 0.00
Senior Architect	-	\$ 0.00
Architect	-	\$ 0.00
Technician	-	\$ 0.00
CAD Operator	-	\$ 0.00
Administration	-	\$ 0.00

Fee inclusive of support staff and costs and expenses

The Consultant's remuneration is inclusive of the cost of all necessary clerical and supportive staff (such as clerks and stenographers) and all statutory and other costs (such as payroll tax, holiday pay, sickness benefits, long service leave, superannuation, and fringe benefits tax). The Consultant shall at its own expense provide all necessary facilities such as office accommodation, telephone, and facsimile services required for the performance of its obligations under this deed.



Request for Fee Submission  
July 2013

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## 7. VALUE FOR MONEY

The fee submission shall include a details and statement regarding Value for money for LDA for the services being provided.

- i) The Consultant must detail their proposed methodology including:-
  - a) Purpose, role and subject matter;
  - b) Proposed study strategy, consultation tools and method;
  - c) Value added features
  
- ii) Demonstrate record of consultancy experience and competencies to relevant studies:-
  - a) Previous work of similar type;
  - b) Project resources details;
  - c) Reference from three previous clients undertaking similar roles on similar size project.
  
- iii) The Consultant to provide individual consultant skills and experience for similar projects:-
  - a) Provide resumes for each consultant team member proposed for scope of works including and not limited to qualifications, skills and experience;
  - b) Availability of nominated consultants team members for the scope of works;
  - c) Structure proposed by your consultant team for the project;
  
- iv) The Consultant to demonstrate support resources for delivery of the scope of works within the proposed timeframe:-
  - a) As per clause 4 Program provide detailed program of tasks;
  - b) Provide an indication of the relationship between time, scoped task and team members;
  - c) Capacity and resources to respond to critical matters at short notices or adjust delays.
  
- v) The consultant to demonstrate how life cycles costs will be considered in the scope of works
  
- vi) The Consultant to provide details that they understand the obligations of the Project Objectives and provide details how they will manage their scope of works to assess compliance or review of these Project Objectives.

Request for Fee Submission  
July 2013

Blocks 1605 & 1606  
West Belconnen ACT

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**8. FEE SUBMISSION**

The fee submission shall be submitted by the 26/07/13.

The fee submission can be issued by mail, fax or email to the following:-

Mail :- Riverview Group  
P.O. BOX 463  
WAHROONGA NSW 2076

Fax :- 02 9487 6172

Email:- [steve@abshop.com.au](mailto:steve@abshop.com.au)

**9. CONTACT POINT**

STEPHEN CHARLTON MOBILE: 0412 272 537  
PHONE: 02 9487 4293  
EMAIL: [steve@abshop.com.au](mailto:steve@abshop.com.au)

**Attachment 2      Indigenous Assessment**

# West Belconnen European Cultural Heritage Report

## ACT Parkwood Land

13108



The Beehive Group Pty Ltd (Trustee) T/A  
Eric Martin & Associates

Ph 02 6260 6395

PO Box 4699 KINGSTON ACT 2604

Suite 10, 68 Jardine Street KINGSTON ACT 2604 AUSTRALIA

Eric Martin ACT Architect Reg No 376

1097

21 July 2010

The Riverview Group  
26 Bougainville St  
GRIFFITH ACT 2603

Attention: David Maxwell  
[riverview@webone.com.au](mailto:riverview@webone.com.au)

DRAFT

### BELCONNEN WEST ZONING

This report provides advice on heritage issues associated with Blocks 1605 and 1606 (formerly 1518) Belconnen.

#### 1. BACKGROUND

ACTPLA notice of Decision dated 9 July 2010 made certain comments on Heritage Matters namely:

*Part Block 15\1605 and 1606 were formerly known as Block 1518 and are subject to Disallowable Instrument (DI) 2001-322. The DI identifies the site as having medium conservation value with high artefact numbers, and/or density and/or with identified or potential associated deposits. Some of the areas of concern are also outlined in the Land Management Agreement.*

*It is also noted that the National Capital Plan (NCP) identifies historical/cultural and archaeological sites on Block 1605.*

*The NCP identifies the block as being in the National Capital Open Space System (NCOSS). The relevant Policy states:*

*"To conserve the natural and cultural resources, and landscape and environmental qualities of the river while providing for a balanced range of compatible secondary uses."*

*The public land is contained within the Murrumbidgee and Molonglo River Corridors as identified in the COSS and development within the river corridor is subject to the special requirements in accordance with the specific policies set out in Appendix F.*

*It is considered that the historical/cultural and archaeological constraints to development should be identified and resolved prior to any variation to the Crown lease.*

*Having regard to the above and to Section 120 of the Act, the Authority is unable to be satisfied that the land is suitable for the proposed uses.*

#### 2. COMMENT ON ACTPLA ISSUES.

- a) There is no "disallowable instrument" applicable to either block but there is a "notifiable instrument" (NI 2003-430). The use of the term disallowable instrument was incorrectly applied. This has been confirmed by the letter for ACTPLA dated 14 July 2010.
- b) There is a selection of places on the Interim Heritage List (Notified on 25 August 2004) but no final decision has yet been made in respect of them.
- c) There is no heritage interest in Block 1606.
- d) There are a number of identified archaeological artefact sites in Block 1605 which are of low to medium significance. There are covered by three ACT Heritage Citations

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[emaa@emaa.com.au](mailto:emaa@emaa.com.au)

- 2 -

**EMA**

(20140 (Medium), 20124 (low) and 20132 (low) There are specific requirements that apply to each of these areas.

- e) The latest heritage advice is that there are no perceived heritage issues.

### 3. NCA ISSUES

The areas of Blocks 1605 closer to the Murrumbidgee River are part of the National Capital Open Space System (NCOSS) which aims to conserve natural and cultural values of the area. Planning and management of this area is to be in the interests of both NCA and ACTPLA.

The main aim of the river corridor is to reinforce and preserve the landscape and heritage values of the area and protect them from urban encroachment.

### 4. CONCLUSION

The areas of Block 1605 that form part of the National Capital Open Space System are restricted from potential development. A lease variation that was previously refused is not opposed for heritage reasons.

The rest of the area of 1605 and 1605 outside the NCOSS are available for development subject to:

- a) An assessment of the heritage value of each site and determination whether they warrant listing on the ACT Heritage Register. The exact nature of the heritage value and the exact sites would need to be determined in each case and any constraints that would apply.
- b) As per the specific requirements in the current heritage information, there may be constraints upon development but these will vary according to the assessed significance. For low significance this may be nil constraints or further investigation, possible salvage or possibly conservation required.

Yours faithfully

Eric Martin  
Director  
Registered Architect  
ACT376 VIC5150 (NSW5911)  
WA1663 QLD3391  
Enil

# West Belconnen European Cultural Heritage Report

## ACT Parkwood Land

13108



ACT Heritage Council

### HERITAGE ADVICE

Under Section 60 of the *Heritage Act 2004*

ACTPLA Reference: DA200914427  
 Heritage Reference:  
 Contact Officer: Mary Clare Swete Kelly  
 Received by Council: 9/4/2010  
 Due date: 23/4/2010

TO: Applications Secretariat  
 ACT Planning & Land Authority  
 Dame Pattie Menzies House, Challis Street, DICKSON

Unit:	Block:	Section:	Division / District:	Heritage Precinct (if applicable):
	1605 & 1606		Belconnen	

Status of Place: Urban block  
 Description of Works: Variation of a lease  
 Council Advice provided by: Secretary / Unit Manager

Pursuant to s.148 (1) of the *Planning and Development Act 2007* and s.60 of the *Heritage Act 2004*, the ACT Heritage Council advises that:

- There are **no perceived heritage issues** with this application and a DETAILED ASSESSMENT IS NOT REQUIRED.

Notes: This application is a re-submission of an application for lease variation that was previously refused by ACTPLA. The original heritage advice stated that,

"The Heritage Council does not identify any issues with the lease variation per se but notes that Blocks 1605 & 1606 are both listed in the ACT Register under the Aboriginal Places in Belconnen. Any future development proposals for these blocks will require assessment against the ACT Heritage Legislation."

The Heritage Council maintains this previous advice. The developer did not provide a Cultural Heritage Report with its application, but nor was one required.

The Heritage Council does not oppose the proposed lease variation. However, any development on this land proposed in the future will be assessed against the ACT Heritage Legislation. At this time a Cultural Heritage Assessment and Conservation Management Plan will be required.

Blocks 1563 and 1518 are listed in a notifiable instrument (NI 2003-430), these blocks no longer exist but they cover the majority of the area now identified as Blocks 1605 and 1606. It appears that currently identified archaeological sites occur on Block 1605, although none are known for Block 1606.

  
 Gerhard Zatschler  
 Secretary,  
 ACT Heritage Council

Date: 23 April 2010

ACT Heritage Council GPO Box 158 Canberra ACT 2601





LOCATION OF ARTEFACT SCATTERS – WEST BELCONNEN – BLOCKS 1605 AND 1606

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### WEST BELCONNEN, BLOCKS 1605 AND 1606

#### Extracts from Relevant ACT Heritage Citations:

The site (1518 which has since been broken into two blocks 1605 and 1606) contains scatters of stone artefacts

It is covered by 3 ACT Heritage Citations:

- **20140. Aboriginal Places – Districts of Belconnen, Coree, Cotter River, Gungahlin, Paddys River & Stromlo** (medium conservation value)

- Location of the scatter is restricted information

- **Artefact scatters of Medium Conservation Value**

- Artefact scatters identified as having medium conservation value include sites with high artefact numbers and/or density and/or with identified or potential associated deposit. They are also sites of common type and character. Sites of medium conservation value may either be conserved in situ or be the subject of a program of archaeological investigation and salvage. The investigation and salvage may include collection of artefacts, subsurface testing, excavation or other investigative techniques as recommended by the Heritage Council, after consultation with the relevant Aboriginal organisations.

- Generally, the conservation objective for this site type is to record and retain where feasible, investigate further and/or salvage.

- **20124. Aboriginal Places – District of Belconnen (low conservation value)**
- **20132. Aboriginal Places – Urban and Rural Bushfire Containment Lines (low conservation value)**

- The above two citations have the following statement re conservation value:

- **Artefact scatters of Low Conservation Value**

- Artefact scatters identified as having low conservation value are those sites with very few artefacts, with artefacts of a common type, with no associated cultural deposit and/or sites that have already been highly disturbed and where there is negligible potential for them to provide further information. Such sites may either be conserved in situ or be the subject of a program of archaeological investigation and salvage as recommended by the Heritage Council, after consultation with the relevant Aboriginal organisations.

- Generally, the conservation objective for this site type is to record and retain where feasible, otherwise salvage.

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## West Belconnen European Cultural Heritage Report

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#### 20140. Aboriginal Places – Districts of Belconnen, Coree, Cotter River, Gungahlin, Paddys River & Stromlo

GENERAL SITE DESCRIPTION	LOCATION	SPECIFIC REQUIREMENTS (refer Schedule 1)
<b>BS1</b> A low density scatter of at least eight stone artefacts located on a river terrace, with good potential for additional artefacts to be present in the surrounding area.  Recorded – McKay 2003	<b>Block 1518</b> <b>District of Belconnen</b>	<b>Artefact scatter of MCV:</b> 1 2 3 4b 5 6a 7 8 9 10 11

#### Schedule 1: Specific Requirements for the Conservation of Aboriginal Heritage Places

- 1 Information regarding the description and specific location of the place shall be held in a database of ACT Aboriginal heritage sites.
- 2 Actions that would affect the conservation of the heritage significance of the place require the agreement of the Heritage Council in consultation with the relevant Aboriginal organisations.
- 3 Works that improve or benefit the conservation of the heritage significance of the place are permitted. Proponents of such works shall advise the Heritage Council and consult with the relevant Aboriginal organisations about the proposal. The agreement of the Heritage Council must be obtained prior to works being undertaken.
- 4a Development proponents shall be aware that the presence of an Aboriginal heritage site(s) within a development area may impose constraint upon the development. The nature of the constraint will vary according to the assessed significance of the site(s) and the potential heritage impact of the development. For artefact scatters assessed as being of low conservation value (LCV) the development constraint may range from nil constraint to a requirement to undertake further survey or investigation of a place, further recording of a place and/or collection of artefacts or other cultural materials.
  - 4b Development proponents shall be aware that the presence of an Aboriginal heritage site(s) within a development area may impose constraint upon the development. The nature of the constraint will vary according to the assessed significance of the site(s) and the potential heritage impact of the development. For artefact scatters assessed as being of medium conservation value (MCV) the development constraint may range from nil constraint to a requirement to undertake further survey or investigation of all or part of the place, further recording of a place and/or collection of artefacts or other cultural materials, subsurface testing, monitoring during development or salvage excavation, or a requirement to conserve a representative part of the site whilst carrying out further works on the remainder.
  - 4c Development proponents shall be aware that the presence of an Aboriginal heritage site(s) within a development area may impose constraint upon the development. The nature of the constraint will vary according to the assessed significance of the site(s) and the potential heritage impact of the development. For artefact scatters, Aboriginal stone arrangements or rockshelters assessed as being of high conservation value (HCV) the development constraint may range from nil

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## West Belconnen European Cultural Heritage Report

### ACT Parkwood Land

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constraint to a requirement to undertake investigation of a place, prepare and/or implement a Conservation and Management Plan for the place, to an inability to undertake part or all of the development within the affected area(s).

- 4d Areas of potential archaeological deposits shall be further investigated to assess their Aboriginal and archaeological significance prior to their development. Development proponents shall be aware that the presence of a PAD within a development area may impose constraint upon the development. For these areas the development constraint will occur in two stages. Initially the constraint may range from nil constraint to a requirement to undertake further investigative work such as additional field survey and/or subsurface testing. Any subsequent constraint will vary according to the assessed significance of any Aboriginal cultural heritage materials located within the area and the potential heritage impact of the development.
- 5 The ACT Heritage Council shall advise the proponent of the degree of constraint, based upon the nature of the development and its potential heritage impact and the significance assessment of the site(s), and in consultation with the relevant Aboriginal organisations.
- 6a Artefacts (including scarred trees) and/or any other identified significant fabric or components of the site shall not be removed, damaged, altered or disturbed without the prior agreement of the Heritage Council, and consultation with the relevant Aboriginal organisations.
- 6b Should further investigation determine that Aboriginal archaeological materials are present in a PAD then records about the place shall be updated, and the Heritage Council shall be consulted about the appropriate management of the place. In providing such advice the Heritage Council shall consult with the relevant Aboriginal organisations.
- 7 Any further investigation of sites and/or collection of artefacts and/or salvage of site fabric or other cultural materials agreed to by the Heritage Council shall be undertaken by a qualified archaeologist in consultation with the relevant Aboriginal organisations, in accordance with a proposed methodology provided to and endorsed by the Heritage Council.
- 8 Salvaged or collected materials shall be archived by the Heritage Unit, pending establishment of an appropriate storage facility.
- 9 If the Heritage Council advises collection or salvage then, following completion of salvage works as advised by the Heritage Council only Specific Requirement No. 1 shall apply to the identified place.
- 10 The place may not be promoted for public use, interpretation or visitation without approval from the Heritage Council in consultation with the relevant Aboriginal groups. Any proposed educational and presentational uses of the place shall be considered by the ACT Heritage Council and relevant Aboriginal organisations on the basis of whether sufficient information is provided about their impacts and potential impacts upon the place.
- 11 Any proposed research that may potentially impact upon the heritage significance of the place shall be conducted in accordance with a research proposal which provides for consultation with the relevant Aboriginal organisations and which is endorsed by the Heritage Council.
- 12 Prior to the approval of any proposed development that may potentially impact upon the heritage significance of the place the proponent shall prepare a Conservation and Management Plan for the place. The plan must be provided to the Heritage Council for endorsement. Prior to giving such endorsement the Heritage Council will consult the relevant Aboriginal groups about the management of the site. Any subsequent development of the place shall then be undertaken in accordance with the endorsed plan, unless the Heritage Council advises the proponent otherwise.

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## West Belconnen European Cultural Heritage Report

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#### 20124. Aboriginal Places – District of Belconnen

Site Description	Location	Specific Requirements (as per Schedule 1)	Precise Location: (Canberra 1:10 000 Adjusted Grid Coordinates are restricted information)
<b>CAS173</b> Aka MRC 122 An open artefact scatter located approximately 250 metres east of the Murrumbidgee River on the south bank of a major tributary creek. Recorded – Barz and Winston Gregson 1981	Part Block 1518, Belconnen District	<b>Artefact Scatter of Low Conservation Value – L1-L2-L3-L4-L5-L6-L7-L8-L9</b>	<b>Grid Reference Map No. 192-606</b> The site is defined as the area within a circle of 5 metres radius. The place is located somewhere within a circle of 50 m radius around the AGC reference.
<b>CAS361</b> Aka CR1 A scatter of stone artefacts. Recorded – Barz 1980	Part Block 1518, Belconnen District	<b>Artefact Scatter of Low Conservation Value – L1-L2-L3-L4-L5-L6-L7-L8-L9</b>	<b>Grid Reference Map No.192-606</b> The site is defined as the area within a circle of 5 metres radius. The place is located somewhere within a circle of 50 m radius
<b>CAS 362</b> Aka CR2 A scatter of flaked stone artefacts located in the ploughzone. Recorded - Barz 1980	Part Block 1518, Belconnen District	<b>Artefact Scatter of Low Conservation Value – L1-L2-L3-L4-L5-L6-L7-L8-L9</b>	<b>Grid Reference Map No.192-606</b> The site is defined as the area within a circle of 25 metres radius. The place is located somewhere within a circle of 50 m radius around the AGC reference.

#### Artefact Scatters of Low Conservation Value

Artefact scatters identified as having low conservation value are those sites with very few artefacts, with artefacts of a common type, with no associated cultural deposit and/or sites that have already been highly disturbed and where there is negligible potential for them to provide further information. Such sites may either be conserved in situ or be the subject of a program of archaeological investigation and salvage as recommended by the Heritage Council, after consultation with the relevant Aboriginal organisations.

All Aboriginal sites are considered to be significant by the Aboriginal community. Aboriginal people generally express the desire for all cultural heritage sites to be left in situ wherever feasible.

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**Conservation Objective – record and retain where feasible, otherwise salvage**  
**Specific Requirements – Artefact Scatters of Low Conservation Value**

- L1** Information regarding the description and specific location of the place shall be held in a database of ACT Aboriginal heritage sites.
- L2** Actions that would affect the conservation of the heritage significance of the place constitute 'development' for the purposes of the Act.
- L3** Works that improve or benefit the conservation of the heritage significance of the place are permitted. Proponents of such works shall advise the Heritage Council and consult with the relevant Aboriginal organisations about the proposal. The agreement of the Heritage Council must be obtained prior to works being undertaken.
- L4** Development proponents shall be aware that the presence of an Aboriginal heritage site or sites within a development area may impose constraint upon the development. The nature of the constraint will vary according to the assessed significance of the site/s and the potential heritage impact of the development. For Artefact scatters assessed as being of low conservation value the development constraint may range from nil constraint to a requirement to undertake further survey or investigation of a place, further recording of a place and/or collection of artefacts or other cultural materials.
- L5** The ACT Heritage Council shall advise the proponent of the degree of constraint, based upon the nature of the development and its potential heritage impact and the significance assessment of the site/s, and in consultation with the relevant Aboriginal organisations.
- L6** Artefacts and/or any other identified significant fabric or components of the site shall not be removed, damaged, altered or disturbed without the prior agreement of the Heritage Council, in consultation with the relevant Aboriginal organisations.
- L7** Any further investigation of sites and/or collection of artefacts and/or salvage of site fabric or other cultural materials agreed to by the Heritage Council shall be undertaken by a qualified archaeologist in consultation with the relevant Aboriginal organisations, in accordance with a proposed methodology provided to and endorsed by the Heritage Council, in consultation with the relevant Aboriginal organisations.
- L8** Salvaged or collected materials shall be archived by the Heritage Unit, pending establishment of an appropriate storage facility.
- L9** If collection or salvage of all of the place is advised by the Heritage Council then, following completion of salvage works as advised by the Heritage Council only requirement L1 shall apply to the identified place.

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**West Belconnen European Cultural Heritage Report  
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**20132. Aboriginal Places – Urban and Rural Bushfire Containment Lines**

GENERAL SITE DESCRIPTION	LOCATION	SPECIFIC REQUIREMENTS (refer to Schedule 1)	RESTRICTED INFORMATION  The precise location details as provided are based upon the visually apparent extent of a place inclusive of a small buffer area. There is always a possibility a site may extend further than indicated by its surface appearance.  (Note that Canberra 1:10 000 Adjusted Grid Co-ordinates are restricted information)
<p><b>CLSN2</b> An open scatter of at least six artefacts located on the lower slope of a creek margin.  Recorded – C Dearling 2003</p>	<p>Block 1518 Belconnen District</p>	<p><b>Artefact scatter of LCV:</b> 1 2 3 4a 5 6 7 8 9</p>	<p><b>Map No. 192-606</b> The extent of the place is defined as the area within a 20 m radius of the AGC reference.</p>
<p><b>CLSN3</b> An isolated stone artefact located on the lower slope of a creek margin.  Recorded – C Dearling 2003</p>	<p>Block 1518 Belconnen District</p>	<p><b>Artefact scatter of LCV:</b> 1 2 3 4a 5 6 7 8 9</p>	<p><b>Map No. 192-606</b> The extent of the place is defined as the area within a 5 m radius of the AGC reference.</p>

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## West Belconnen European Cultural Heritage Report

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#### Schedule 1: Specific Requirements for the Conservation of Aboriginal Heritage Places

- 1 Information regarding the description and specific location of the place shall be held in a database of ACT Aboriginal heritage sites.
- 2 Actions that would affect the conservation of the heritage significance of the place constitute 'development' for the purposes of the Act.
- 3 Works that improve or benefit the conservation of the heritage significance of the place are permitted. Proponents of such works shall advise the Heritage Council and consult with the relevant Aboriginal organisations about the proposal. The agreement of the Heritage Council must be obtained prior to works being undertaken.
- 4a Development proponents shall be aware that the presence of an Aboriginal heritage site(s) within a development area may impose constraint upon the development. The nature of the constraint will vary according to the assessed significance of the site(s) and the potential heritage impact of the development. For artefact scatters assessed as being of low conservation value (LCV) the development constraint may range from nil constraint to a requirement to undertake further survey or investigation of a place, further recording of a place and/or collection of artefacts or other cultural materials.
- 4b Development proponents shall be aware that the presence of an Aboriginal heritage site(s) within a development area may impose constraint upon the development. The nature of the constraint will vary according to the assessed significance of the site(s) and the potential heritage impact of the development. For artefact scatters assessed as being of medium conservation value (MCV) the development constraint may range from nil constraint to a requirement to undertake further survey or investigation of all or part of the place, further recording of a place and/or collection of artefacts or other cultural materials, subsurface testing, monitoring during development or salvage excavation, or a requirement to conserve a representative part of the site whilst carrying out further works on the remainder.
- 4c Development proponents shall be aware that the presence of an Aboriginal heritage site(s) within a development area may impose constraint upon the development. The nature of the constraint will vary according to the assessed significance of the site(s) and the potential heritage impact of the development. For artefact scatters or Aboriginal scarred trees assessed as being of high conservation value (HCV) the development constraint may range from nil constraint to a requirement to undertake investigation of a place, prepare and/or implement a Conservation and Management Plan for the place, to an inability to undertake part or all of the development within the affected area(s).
- 5 The ACT Heritage Council shall advise the proponent of the degree of constraint, based upon the nature of the development and its potential heritage impact and the significance assessment of the site(s), and in consultation with the relevant Aboriginal organisations.
- 6 Artefacts (including scarred trees) and/or any other identified significant fabric or components of the site shall not be removed, damaged, altered or disturbed without the prior agreement of the Heritage Council, in consultation with the relevant Aboriginal organisations.
- 7 Any further investigation of sites and/or collection of artefacts and/or salvage of site fabric or other cultural materials agreed to by the Heritage Council shall be undertaken by a qualified archaeologist in consultation with the relevant Aboriginal organisations, in accordance with a proposed methodology provided to and endorsed by the Heritage Council, in consultation with the relevant Aboriginal organisations.
- 8 Salvaged or collected materials shall be archived by the Heritage Unit, pending establishment of an appropriate storage facility.
- 9 If the Heritage Council advises collection or salvage then, following completion of salvage works as advised by the Heritage Council only Specific Requirement No. 1 shall apply to the identified place.

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**Conservation Objective – record, retain, investigate, reassess****Specific Requirements – Areas of Potential Aboriginal Heritage Sensitivity**

- P1** Information regarding the description and specific location of the place shall be held in a database of ACT Aboriginal heritage sites.
- P2** Actions that would affect the conservation of the heritage significance of the place constitute 'development' for the purposes of the Act.
- P3** Works that improve or benefit the conservation of the heritage significance of the place are permitted. Proponents of such works shall advise the Heritage Council and consult with the relevant Aboriginal organisations about the proposal. The agreement of the Heritage Council must be obtained prior to works being undertaken.
- P4** Areas of potential Aboriginal heritage sensitivity shall be further investigated to assess their Aboriginal and archaeological significance prior to their development. Development proponents shall ascertain whether such places are known or likely to occur within a development location and shall be aware that the presence of a place within a development area may impose constraint upon the development. For Areas of Potential Aboriginal heritage Sensitivity the development constraint will occur in two stages. Initially the constraint may range from nil constraint to a requirement to undertake further investigative work such as additional field survey and/or subsurface testing. Any subsequent constraint will vary according to the assessed significance of any Aboriginal cultural heritage materials located within the area and the potential heritage impact of the development.
- P5** The ACT Heritage Council shall advise the proponent of the degree of constraint, based upon the nature of the development and its potential heritage impact and the significance assessment of the site/s, in consultation with the relevant Aboriginal organisations.
- P7** Should further investigation determine that Aboriginal archaeological materials are present in the place of archaeological potential then records about the place shall be updated, and the Heritage Council shall be consulted about the appropriate management of the place. In providing such advice the Heritage Council shall consult with the relevant Aboriginal organisations.