

5.0 Understanding the Heritage Values

5.1 Introduction

5.1.1 Assessing Heritage Values—EPBC Act Heritage Criteria

The 2004 amendments to the EPBC Act (the EPBC Act Regulations) established the Commonwealth and National Heritage Lists (CHL and NHL). The CHL is for those places owned or controlled by the Commonwealth that have been assessed as having heritage values against the criteria established under that Act. Places identified with outstanding heritage values for the nation as a whole are eligible for inclusion in the NHL. National Heritage places may be owned or controlled under any jurisdiction.

Section 341D of the EPBC Act prescribes that a place has Commonwealth Heritage value if it meets one of the Commonwealth Heritage criteria specified in Section 10.03A of the EPBC Act Regulations. Reason for meeting the criteria is acknowledged in the Act as the 'Commonwealth Heritage value' of the place. Section 528 of the EPBC Act defines the 'heritage value' of a place as including the place's natural and cultural environment having aesthetic, historic, scientific or social significance, or other significance, for current and future generations of Australians. It is important to note that this Act covers Indigenous and non-Indigenous cultural significance as well as natural heritage significance.

The threshold for inclusion on the CHL is that a Commonwealth place meets one or more of the criteria for significant heritage values. Section 10.03A of the EPBC Act Regulations defines nine Commonwealth Heritage criteria for evaluating, identifying and assessing the Commonwealth Heritage values of a place, and these criteria are set out in Table 5.1 below.

The EPBC Act Regulations also require that the management of heritage values includes assessing and monitoring the 'condition of the heritage values'. While assessing heritage values is well understood in Australia and has been undertaken for this project, the concept of assessing the 'condition' of heritage values is relatively new. In the past, 'condition' has generally been understood to mean the condition of the physical fabric of a heritage place, while the EPBC Act Regulations are based on protecting, conserving and managing values which extend beyond the physical fabric of a place. These values can be manifested in intangible elements of the place such as its history, its historical and community associations, or its social or spiritual values. These aspects of a place's heritage values may be differentially affected by the condition of the fabric and the place.

Table 5.1 Commonwealth Heritage Criteria. (Note: National Heritage Criteria are identical except where CHL places have 'significant heritage value' NHL places have 'outstanding heritage value.' (In the case of Blundells Cottage no outstanding heritage values have been identified.)

Commonwealth Heritage Criteria	
Criterion A—Processes	The place has significant heritage value because of the place's importance in the course, or pattern, of Australia's natural or cultural history.
Criterion B—Rarity	The place has significant heritage value because of the place's possession of uncommon, rare or endangered aspects of Australia's natural or cultural history.
Criterion C—Research	The place has significant heritage value because of the place's potential to yield information that will contribute to an understanding of Australia's natural or cultural history.

Commonwealth Heritage Criteria

Criterion D— Characteristic	The place has significant heritage value because of the place's importance in demonstrating the principal characteristics of: <ul style="list-style-type: none">· a class of Australia's natural or cultural places; or· a class of Australia's natural or cultural environments.
Criterion E— Aesthetic	The place has significant heritage value because of the place's importance in exhibiting particular aesthetic characteristics valued by a community or cultural group.
Criterion F— Technical/ Achievement	The place has significant heritage value because of the place's importance in demonstrating a high degree of creative or technical achievement at a particular period.
Criterion G— Social	The place has significant heritage value because of the place's strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.
Criterion H— Significant People	The place has significant heritage value because of the place's special association with the life or works of a person, or group of persons, of importance in Australia's natural or cultural history.
Criterion I— Indigenous	The place has significant heritage value because of the place's importance as part of Indigenous tradition.

5.2 Assessment of Heritage Values of Blundells Cottage

5.2.1 Official Heritage Values

Blundell's Farmhouse, Slab Outbuilding and Surrounds, Wendouree Dr, Parkes, ACT, Australia, was entered in the CHL on 15 July 2005 with the following statement of heritage values.

Official Summary Statement of Significance

Blundell's Farmhouse, Slab Outbuilding and Surrounds demonstrate the intricate and well-developed fabric of the pre-Federal Capital Limestone Plains. Along with Duntroon House and Gardens, Duntroon Dairy, Duntroon Woolshed, St Johns Church Precinct, Mugga Mugga Homestead, and Majura Homestead, the cottage and its precinct is a significant component of the large pre-Canberra pastoral property now extant as an array of features scattered throughout central Canberra.

The cottage is significant as an agricultural workers dwelling, which provides evidence of a distinctive way of life of early settlers in the Limestone Plains district. It has clear associations with the Campbells and the pioneer Plains families, including the Ginns, Blundells and Oldfields.

Blundell's Farmhouse, Slab Outbuilding and Surrounds show evidence of the major historical phase of the Limestone Plains development from the mid nineteenth century to the present. The cottage precinct has survived from the early settlement of the district through the establishment and growth of the Federal Capital and now occupies a key position in the Parliamentary Triangle.

Blundell's Farmhouse, Slab Outbuilding and Surrounds also provides a significant educational resource for the study of social history, landscape history and building and construction material history. The cottage precinct is known regionally and nationally for its educational value, particularly in explaining nineteenth century lifestyle and functions in the family dwelling of a tenant farmer.

The aesthetic significance of the cottage precinct lies in the irregular and vernacular charm of its buildings and landscape.

Official Assessment Against Criteria

Table 5.2 Official CHL assessment against criteria.

Criteria	Identified Heritage Values
<p>Criterion A—Processes</p>	<p><i>The cottage, with internal layout and features, represents the way of life of a nineteenth century tenant farmer on the Duntroon estate. The residence was built for a station hand as part of the vast Duntroon estate, and was constructed during the extensive building program that was instigated by George and Marianne Campbell in the 1860s in a period of prosperity.</i></p> <p><i>Along with Duntroon House and gardens, Duntroon Dairy, Duntroon Woolshed, St Johns Church Precinct, Mugga Mugga Homestead, and Majura Homestead, the cottage precinct is a significant component of the large pre-Canberra pastoral property now extant as an array of features scattered throughout central Canberra.</i></p> <p><i>The attributes are the entire cottage precinct, comprised of the six room farmhouse and slab outbuilding in their landscaped setting.</i></p>
<p>Criterion B—Rarity</p>	<p><i>The c1860 Blundell's Farmhouse, Slab Outbuilding and Surrounds remain today as a rare survivor of pastoral activities on the Limestone Plains.</i></p> <p><i>The cottage precinct demonstrates, along with other remnant nineteenth century sites in the district, the pastoral and agricultural settlement of the Limestone Plains area. The rubble stone farm building is notable as an example of this group, surviving in situ, surrounded by the well-developed National Triangle.</i></p> <p><i>The attributes are the same as criterion (a).</i></p>
<p>Criterion C—Research</p>	<p>—</p>
<p>Criterion D—Characteristic</p>	<p><i>Blundell's Farmhouse, Slab Outbuilding and Surrounds, together with other remnant pastoral and agricultural sites within the ACT demonstrate as a group the well-developed structure of European settlement of the Limestone Plains prior to the establishment of the Federal Capital. The precinct provides evidence of a distinctive way of life of early settlers in the district who, with their families, worked as tenant farmers on the Duntroon Estate owned by the Campbells.</i></p> <p><i>The attributes are the same as criterion (a).</i></p>

Criteria	Identified Heritage Values
Criterion E—Aesthetic	<p><i>The cottage precinct is valued for the aesthetic qualities characterised by the irregular and vernacular charm of the buildings in their parkland setting near the edge of Lake Walter Burley Griffin. The modest nineteenth century cottage site and the surrounding landscape contrast with their developed Parliamentary zone backdrop.</i></p> <p><i>The attributes are the same as criterion (a).</i></p>
Criterion F—Creative/Technical	—
Criterion G—Social	—
Criterion H—Significant People	<p><i>Blundells Cottage precinct shows evidence of the major historical phase in Canberra's development from the mid nineteenth century to the present. It has clear associations with the Campbells. Robert Campbell being the first white settler to establish a large station on the Limestone Plains. It also has strong associations with the pioneer families who helped to establish the rural settlement of the Limestone Plains, including the Ginns, Blundells and Oldfields.</i></p> <p><i>The attributes are the same as criterion (a).</i></p>
Criterion I—Indigenous	—

5.2.2 Validation of Identified Commonwealth Heritage Values and New Assessment

This HMP has reassessed Blundells Cottage and its slab shed against the Commonwealth Heritage criteria to validate the presence of official heritage values. The presence of the official CHL values is confirmed by the new assessment which also finds additional values under criterion a) for associations with the developing heritage and conservation movement of the 1960s/1970s and criterion g) for social value with Canberra community attachment for the cottage.

Revised Assessment Against Criteria

Table 5.3 Revised assessment against heritage criteria.

Criteria	Identified Heritage Values
Criterion A—Processes	<p>Blundells Cottage and the slab shed are important for their direct historical associations with the colonial Duntroon Estate that was established by Robert Campbell in 1825. Robert Campbell and his successors were influential in establishing settlement and agriculture on the Limestone Plains, now the location of Canberra. The cottage and slab shed date from an extensive building program that was instigated by George and Marianne Campbell in the 1860s during a period of prosperity. Together with other surviving elements of the Duntroon Estate (Duntroon House and gardens, two Duntroon Lodge buildings, the Duntroon Dairy, Apple shed, Duntroon Woolshed, St Johns Church Precinct, Mugga Mugga homestead and Majura Homestead), the Blundells Cottage precinct is a significant component of the large pre-Federal Capital, Campbell family pastoral property that is now only extant as remnant historic features scattered throughout central</p>

Criteria	Identified Heritage Values
	<p>Canberra.</p> <p>By its form and internal layout the cottage and slab shed at Blundells illustrates the way of life of a nineteenth century tenant farmer on the Duntroon Estate with important historical links to the pastoral and agricultural settlement of the Limestone Plains area.</p> <p>Blundells Cottage and the slab shed also have associations with the change of tenancy, land use, lifestyles and landscape which occurred on the Limestone Plains after the resumption of the Duntroon Estate land by the Commonwealth government for National Capital use in 1913. Following resumption, the Duntroon Estate was broken up into separate leases for subsistence farming and accommodation. The cottage also has links with the provision of temporary accommodation for the influx of new workers to Canberra during the 1940s and 1950s.</p> <p>The history of the saving and protection of the cottage has links with the early development of the conservation and heritage movement in Australia.</p> <p>Attributes: The cottage and slab shed in their landscape setting.</p>
Criterion B—Rarity	<p>Blundells Cottage and its slab shed are rare survivors of the Duntroon pastoral estate on the Limestone Plains that shaped early settlement and farming of the area. The survival of the domestic scale rubble stone cottage and slab shed is accentuated by its position in Canberra's highly planned National Triangle with its monumental national buildings.</p> <p>Attributes: The cottage and slab shed in their landscape setting.</p>
Criterion C—Research	<p>Blundells Cottage does not have any identified significant archaeological potential and does not meet the threshold for listing under this criterion.</p> <p>Attributes: —</p>
Criterion D—Characteristic	<p>Blundells Cottage and its slab shed in its remnant landscape setting, demonstrate the well-developed structure of European settlement of the Limestone Plains prior to the establishment of the Federal Capital. The cottage and shed are characteristic of worker's accommodation and the distinctive way of life of early settlers in the district who, with their families, worked as tenant farmers on the Duntroon Estate owned by the Campbell family. The high quality of the cottage for its period of construction reflects mid nineteenth century ideals of how better accommodation was believed to foster industry and morality in a workforce.</p> <p>Attributes: The cottage and slab shed in their landscape setting.</p>
Criterion E—Aesthetic	<p>Blundells Cottage and its slab shed has particular aesthetic qualities characterised by the irregular and vernacular charm of the buildings in their parkland setting near the edge of Lake Walter Burley Griffin. The modest size of the nineteenth century cottage contrasts with the developed monumental architecture of the Parliamentary Zone backdrop. The mature cypress trees adjacent to the cottage are distinctive landmarks in the landscape.</p> <p>No detailed formal study has been undertaken for this HMP to determine if these particular aesthetic characteristics are valued by a defined community or cultural group but there are indications that Blundells Cottage is valued for its aesthetic qualities as much as for its historic values.</p> <p>Aesthetic values are included in the official CHL values and are not disputed in this reassessment.</p> <p>Attributes: The cottage and slab shed in their landscape setting.</p>
Criterion F—Creative/Technical	<p>Blundells Cottage and its slab shed are traditional vernacular buildings which do not demonstrate a high degree of creative or technical achievement for their period of construction and do not meet the threshold for listing under this criterion</p>

Criteria	Identified Heritage Values
	Attributes: —
Criterion G—Social	<p>The official CHL values do not include social value. For this HMP Blundells Cottage has not been formally assessed for strong or special associations with a particular community or cultural group for social, cultural or spiritual reasons. However there is evidence that the CDHS had very strong associations with the site and some of this attachment still remains. There is also evidence that the local Canberra heritage and wider community has attachment to the site but the degree of this association has not been measured formally. Under present guidelines for assessment, Blundells Cottage cannot be claimed to have strong or special associations with a particular community or cultural group for social, cultural or spiritual reasons; but there is the strong probability that there is strong community interest in Blundells Cottage which has not been formally documented to date.</p> <p>Attributes: —</p>
Criterion H—Significant People	<p>Blundells Cottage and its slab shed have strong and special associations with the Campbell family of the Duntroon Estate who owned the land and who had the cottage built. These associations include Robert Campbell, who established the Pialligo station on the Limestone Plains, and George and Marianne Campbell, who consolidated it as the Duntroon Estate and extended the estate building program, including Blundells Cottage built for estate workers.</p> <p>The cottage also has close associations with the three main families who tenanted the cottage—the Ginns, Blundells and Oldfields, and looser associations with the several boarders who lodged with George Blundell and Alice Oldfield.</p> <p>Blundells Cottage also has special associations with the conservation and historical research work of the CDHS who campaigned to save the buildings and operated them as a folk museum of pioneer lifestyle for approximately 35 years.</p> <p>Attributes: The cottage and slab shed in their landscape setting.</p>
Criterion I—Indigenous	<p>Blundells Cottage and slab shed does not have identified significant Indigenous cultural heritage value because of the place's importance as part of Indigenous tradition.</p> <p>Attributes: —</p>

Revised Statement of Significance

Blundells Cottage and slab shed in their landscape setting are important for their direct historical associations with the colonial Duntroon Estate of the Campbell family, who were influential in establishing settlement and agriculture on the Limestone Plains, now the location of Canberra. By their form and internal layout, the cottage and slab shed are characteristic of, and illustrate the way of life of a nineteenth century tenant farmer on the Duntroon Estate, with important historical links to the pastoral and agricultural settlement of the Limestone Plains area. The quality of the cottage for its period of construction reflects mid nineteenth century ideals of how better accommodation was believed to foster industry and morality in a workforce. The cottage and slab shed also have historical associations with the change of tenancy, land use and early development of the city after 1913 when the property operated as a small subsistence farm and provided much needed temporary accommodation for the influx of new workers to the capital.

Blundells Cottage and its slab shed are rare survivors of the Duntroon pastoral estate. With other surviving elements of the estate, it demonstrates the well-developed structure of European settlement of the Limestone Plains prior to the establishment of the Federal Capital. The survival

of the domestic scale rubble stone cottage and slab shed is accentuated by its position in Canberra's highly planned National Triangle with its monumental national buildings. The particular aesthetic qualities characterised by the irregular and vernacular charm of the buildings in their parkland setting near the edge of Lake Walter Burley Griffin and the mature cypress trees adjacent to the cottage are distinctive landmarks in the central Canberra landscape.

Blundells Cottage and its slab shed have strong and special associations with the Campbell family of the Duntroon Estate, who owned the land and had the cottage built, and the three main families who tenanted the cottage—the Ginns, Blundells and Oldfields. Blundells Cottage also has special associations with the conservation and historical research work of the CDHS who campaigned to save the buildings and operated them as a folk museum of pioneer lifestyle for approximately 35 years. This community effort in saving and protecting the cottage in Canberra has established special memories and associations within the local community.

5.2.3 Comparative Analysis

Blundells Cottage and its slab shed can be usefully compared with several other historic properties in the ACT. Foremost of these are the other two intact Duntroon Estate farm tenant cottages Mugga Mugga and Majura House. Other stone cottage sites are ruins but still bare comparison. Most of the Duntroon Estate tenants cottages have been demolished and lost—see Table 2.1 in Section 2.0.

Blundells Cottage can also be compared with other tenant farmer cottages on the Lanyon Estate and other known privately built stone cottages of a similar age. Details are provided below with a concluding comparative table and analysis. Being workers cottages, complete and accurate information is often missing from the historic record.¹

Mugga Mugga, Symonston

Mugga Mugga is also a small stone cottage and a remnant of the Duntroon Estate. All of the families that lived at Mugga Mugga throughout its history were employees at Duntroon. Long term tenants were involved in shepherding Duntroon flocks grazing on the surrounding pastures. The cottage has been extended through time with stone, and the original form and fabric remains, including a separate slab kitchen block. Mugga Mugga is located in a rural landscape. It was entered in the ACT Heritage Register in 1996 and is operated as a house museum by the ACT Government's Cultural Facilities Corporation.

Majura House, Majura Valley

Majura House is a comparable tenant farmers' stone cottage built on Robert Campbell's Duntroon Estate. It is believed to have been built by Alfred Mayo, the Duntroon overseer, in time for his marriage to Mary Ann Smith in 1860 but may date from circa 1846. The original small stone cottage has been extended several times with additional stone and slab sections—the latter now having been demolished. There were also various outbuildings. The house and its setting have been much altered over time. Majura House was entered in the Register of the National Estate in 1986

¹ Volume 1 of the Freeman CMP provides a comparative analysis at pps 49-56.

for its historic and representational heritage values. It is still privately occupied as part of a larger extended residence and the land is still farmed.²

Stoneyhurst, Mugga Lane

This is a ruined cottage of stone and rubble construction. Its plan indicates it had a similar asymmetrical roof form to that of Blundells Cottage. The history and date of the cottage is uncertain but research has proposed that the building dates from the 1850s and was built as part of a Duntroon outstation.³ It may have been provided as an overseer's house.

Crinnigan's Hut, Gungahlin

This is the ruins of a small three-roomed stone hut with brick chimneys. It is situated near a creek and its landscape setting retains the remains of an orchard. John and Maria Crinnigan lived in the small cottage from around 1850s. The Crinnigans were owners of their land, not tenant farmers, but their lifestyle in the early-to-mid nineteenth century would have been similar to that of the Blundell family being based on subsistence farming in a remote location. All that remains of the hut are the floors and footings of the walls.⁴

The Valley, Gungahlin

The Valley was the name of the Gribble family farm and residence. Thomas and Catherine originally occupied a slab hut, extending it with a pise living room in around 1874 and finally a five-roomed stone house in 1887 in order to accommodate their seven children.⁵ The cottage is now a ruin and heritage site.⁶

William Collier's Homestead, Kowen

William Collier's Homestead is a ruined seven-roomed cottage located in the Kowen area of the ACT several kilometres to the east of Blundells Cottage. It is believed to have been built in the 1880s by George Campbell and was accommodation for a tenant farmer in similar fashion to Blundells Cottage. The homestead is a ruin in the landscape and is included in the ACT Heritage Register as a nominated place.⁷

Belconnen Farm, Belconnen

A stone built homestead dating from either the 1830s to 1840s or the 1880s depending on varying references. Originally two rooms with a double fireplace. An encircling verandah added later was

² Barrow G 1998, Canberra's Historic Houses, Dwellings and Ruins of the 19th Century, Dagraja Press, Canberra. p32 & RNE registration < http://www.environment.gov.au/cgi-bin/ahdb/search.pl?mode=place_detail;search=place_name%3DMajura%2520House%3Bkeyword_PD%3Don%3Bkeyword_SS%3Don%3Bkeyword_PH%3Don%3Blatitude_1dir%3DS%3Blongitude_1dir%3DE%3Blongitude_2dir%3DE%3Blatitude_2dir%3DS%3Bin_region%3Dpart;place_id=13406>

³ Navin Officer Heritage Consultants Pty 2007, ACT Eastern Broadacre Planning Study Cultural Heritage Study Desktop Study, Report for Macroplan Australia & Barrow G 1998, p 47.

⁴ Folger M and Cooke H 2008 Canberra Archaeological Society, Crinigan's Stone Cottage, Wanderer Court, Amaroo ACT, Report for the National Trust of Australia (ACT)

⁵ Canberra Archaeological Society Newsletter viewed online December 2012 <http://www.cas.asn.au/events-Valley-Homestead.php>

⁶ Canberra Archaeological Society Inc 2010, A Short History of Gungahlin.

⁷ Eric Martin and Associates 2007, William Collier's Stone Cottage (Kowen), Conservation Management Plan for the National Trust ACT.

partially enclosed to make two more rooms. At one time it was used by Frederick Campbell as an outstation on the Yarralumla Estate.⁸

Lanyon Estate, Lanyon

The Lanyon Estate established by John Lanyon and James Wright in 1835 (but run initially with convict labour) is a comparable colonial era pastoral estate to Robert Campbell’s Duntroon. Scottish settlers Andrew and Jane Cunningham took over the Lanyon estate in 1848 and it remained in the family until 1926. The Cunninghams built a new homestead in 1859 to replace Wright’s Lanyon house. Estate employees were housed in both old cottages from the convict period (such as Appleby’s two-roomed Stone Hut of 1838, built for the estate convict overseer) or new cottages (such as Wilson’s Cottage, brick walls and floor, and shingle roof) built for a loyal shepherd; Dutton’s Cottage of stone was built in 1876 for the station bookkeeper and family tutor who also acted as postmaster and ran a store from the cottage; Cregan’s Cottage of brick and with four rooms built for the estate coachman—the cottage was enlarged in 1906 with timber flooring installed over the original brick floor and a brick oven was added.⁹

Table 5.4 Summary of extant tenant properties for comparative analysis with Blundells Cottage.

Site Name & Location	Date	Size	Construction	Use	Condition
Blundells Cottage, National Triangle	1859/60	Originally four rooms extended with two additional rooms in 1888.	Stone with brick additions of chimneys and window surrounds. Separate slab hut and various outbuildings. Quality construction by Duntroon stonemason.	Simple rural accommodation for Duntroon Estate employees—first tenant was William Ginn Duntroon, Head Ploughman.	Restored and conserved as a house museum and run by the NCA.
Mugga Mugga, Symonston	c1838	Originally two rooms but extended over time to four rooms with a slab kitchen.	Originally two rooms and has been extended through time with stone. Quality construction by Duntroon stonemason.	Simple rural accommodation for Duntroon Estate employees—Joseph Curley, Duntroon shepherd and long-term tenant.	Restored and conserved as a house museum run by the ACT Government.
Majura House, Majura Valley	c1846/1860	Originally a single room, extended to three.	Stone with slab extensions, now demolished. Quality construction by Duntroon stonemason.	Rural accommodation for Duntroon Estate employees—Alfred Mayo, Duntroon Overseer.	Much altered and now incorporated into a private home, still in farmland setting.

⁸ Barrow G 1998, p 19.

⁹ Marshall D et al 2010, Lanyon CMP Vol 1, p 75 & 77–79.

Site Name & Location	Date	Size	Construction	Use	Condition
Stoneyhurst, Mugga Lane	c1850s	Two-roomed house.	Stone and rubble. Quality construction by Duntroon stonemason.	Rural accommodation for Duntroon Estate employees. Tong family residence.	Ruin
Crinnigan's Hut, Gungahlin	c1850s	Three-roomed hut.	Double stone walls with mud mortar, and brick chimney.	Rural accommodation for settlers John and Maria Crinnigan. Crinnigan was a bullock driver at Duntroon.	Ruin with only floors and wall footings remaining. Remnant orchard and garden.
The Valley, Gungahlin	c1860s		Originally slab extended with pise in 1874 and with a five-roomed stone house in 1887.	Thomas and Catherine Gribble's family farmhouse.	Ruin
William Collier's Homestead, Kowen	c1880s	Seven-roomed cottage.	Stone. Quality construction by Duntroon stonemason.	Tenant farmer accommodation believed to have been built by George Campbell.	Ruin
Stone Hut, Lanyon	c1838/1840s	Two rooms with two fireplaces and originally a shingle roof.	Stone	Accommodation for convict Thomas Appleby, sheep overseer.	Private accommodation
Wilson's Cottage, Lanyon	c1860s	Two rooms.	Stone with brick floor.	Shepherd's accommodation	Private accommodation
Dutton's Cottage, Lanyon	1876		Stone with brick chimney.	Accommodation and local station store.	Private accommodation
Cregan's Cottage, Lanyon	c1860/1870s	Four rooms.	Brick	Coachman's accommodation	Private accommodation

Conclusion

Blundells Cottage is one of many stone/brick cottages built for workers on the colonial era pastoral estates of the Limestone and Isabella Plains. In these remote locations of NSW, the pastoral owner provided accommodation for workers both to attract and keep good employees and to increase the value of the estate through such improvements. Many other workers (the majority) on the large

estates were housed in slab cottages, later weatherboard cottages, most of which have not survived to the present or have been significantly altered.¹⁰

The Campbell family, being one of the largest landholders in the region, provided many such homes for their workers. Robert Campbell, head of the family, was strongly philanthropically minded with a sense of responsibility towards his workers, also providing practical and financial support for the establishment of the St John the Baptist Church, its associated schoolhouse (now in the suburb of Reid) and vicarage (now the site of Glebe Park, Civic) with glebe farmlands (the site of inner north-west Canberra).

Other colonial settlers in Australia also provided accommodation and infrastructure for their workers. Thomas Sutcliffe Mort at the Bodalla Estate on the far south coast of NSW is one example where a whole village was built in the 1870s.¹¹ Another later and even more extreme example of paternalistic involvement in the lives of estate workers is the Greenethorpe Village at the landra Estate, Grenfell, where a model village for tenants was built in 1909.¹²

Blundells Cottage demonstrates the typical type of accommodation provided for estate workers. It is a rare survivor of a Duntroon Estate tenant farmer's cottage. The only other identified heritage place in the ACT with similar values is Mugga Mugga which is also operated as a house museum. While the two cottages have comparable heritage values they are not identical and have different stories to tell.

5.2.4 Condition of the Heritage Values at Blundells Cottage

The EPBC Act Regulations Schedule 7A, governing management plans for Commonwealth Heritage places, requires that such plans include a description of the identified Commonwealth Heritage values and their condition.

There are links between the condition of the Commonwealth Heritage values and the condition of significant fabric, although it is not synonymous. In Australia, condition is a measure of the deterioration of a place or site, and thus its ability to survive into the future without remedial action being required. It should not be used interchangeably with integrity. Some structures have extraordinary authenticity and integrity, but may be in very poor condition. The two terms are explained thus:

- authenticity—their cultural values are truthfully and credibly expressed through their attributes of form, design, materials, techniques and management systems, location and setting—an authentic place is the honest product of its history and of historical processes; and
- integrity—inclusion of all elements necessary to express heritage values are of adequate size to ensure the complete representation of the features and processes which convey significance, and with no inappropriate development with adverse effect to heritage values—integrity is a measure of the wholeness and intactness of the place and its attributes.

Blundells Cottage and its slab shed are in good physical condition and their official heritage values are in good condition. The cottage maintains good authenticity and integrity in its form and fabric

¹⁰ Tralee Slab Cottage in Hume is one of the most recent slab cottages which survive today. It is listed on the ACT Heritage Register <http://client14.matrix01.act.gov.au/___data/assets/pdf_file/0009/148419/2701.pdf>.

¹¹ <<http://www.bodallavillage.com.au/bodalla-history.html>>

¹² <<http://www.grenfell.org.au/history/index.html>>

and the slab shed while altered with loss of fabric and in a slightly different form to the original retains sufficient integrity in its heritage values. The landscape setting of Blundells Cottage has been greatly altered and a redefinition of the heritage curtilage of the place and additional interpretation of the lost farm landscape would enrich the existing heritage values. Social value was not identified as an official heritage value by the CHL entry but stakeholder consultations for this HMP finds that Blundells Cottage is a place where there is community attachment, however now slightly diminished with a reduction of current active community involvement in the place.

5.3 Ranking of Significance

5.3.1 Explanation of Heritage Significance Ranking

Table 5.5 Explanation of Heritage Significance Ranking.

Ranking	Explanation of the Heritage Significance Ranking/ Grade
Exceptional	A rare or outstanding site that significantly embodies and demonstrates Commonwealth Heritage values in its own right and makes a direct and irreplaceable contribution to a place's significance/value. Generally the elements include a high degree of original fabric or attributes with heritage values and includes non-tangible components such as views and functional relationships which directly contribute to their outstanding/exceptional values. These may include some alterations which are of a minor nature and do not detract from significance. Loss or alteration would significantly diminish the Commonwealth (or other) Heritage values of the place.
High	A site that demonstrates Commonwealth Heritage values in its own right and makes a significant contribution to the place's heritage value. Existing alterations do not detract from its heritage values. Loss or unsympathetic alteration would diminish the Commonwealth Heritage values of the place.
Moderate	A site that reflects some Commonwealth (or other local) Heritage values but only contributes to the overall significance/values of the place in a moderate way. Loss or unsympathetic alteration is likely to diminish the Commonwealth Heritage values of the place.
Low	A site that reflects some (or a low level of) Commonwealth Heritage values and only contributes to the overall significance/values of the place. Loss will not diminish the Commonwealth or local Heritage values of the place.
Neutral	A site that does not reflect or demonstrate any Commonwealth or local Heritage values nor detracts from the overall heritage values of the place. Does not fulfil criteria for heritage listing.
Intrusive	Damaging to the place's heritage values. Loss may contribute to the Commonwealth Heritage values of the places. Does not fulfil criteria for heritage listing.

5.4 Significant Fabric and Form

Individual elements of the cottage and slab shed are described and ranked for significance in Section 4.0, elevation by elevation, element by element for both the exterior and interior of the cottage and shed. In addition to the identification of significant fabric and form for the cottage and slab shed the Blundells Cottage collection requires a significance assessment and this is one of the recommendations of this HMP. Table 5.6 provides an overview of significant fabric and form at the cottage site.

Table 5.6 Significant fabric and form at Blundells Cottage.

Cottage Exterior	
Walls	<p>The stone walls and the pointing are fundamental to the building, not only structurally, but in terms of the wider community's perception of the place. The mortar pointing has been incrementally and generally sympathetically patched and this is now part of the character of the place. A 'reading' of the building walls conveys an understanding of the history of the building development, for example, showing where windows have been added and walls extended. The stone walls and bricks incorporated for building changes are highly significant.</p> <p>There are surviving traces of limewash on much of the external masonry which indicate its earlier wall treatment. In colonial times, it was common to limewash the houses, including those of slab, to both weatherproof them and mark them out from sheds and animal houses.¹³ The remaining traces of limewash on the exterior of the cottage are significant.</p>
Roof	<p>The surviving shingle roof under the front part of the building is especially important and care must be taken not to damage the surviving original shingles when services are being installed. The corrugated galvanised iron sheet roofing is an important part of the building's evolution and is highly significant to an understanding and appreciation of the place.</p>
Tank	<p>The current (2013) galvanised iron tank and timber tank-stand replaced earlier structures in about 1991. The fabric of the existing tank is not considered to be significant, although the presence of a galvanised iron close to the cottage tank is, as well as being an important amenity to the cottage and an important interpretative tool. The Herman report of 1961 shows two tanks where the present tank stands. Notes to the Herman drawing suggest that the original tank location may have been relocated from the northeast corner of the building.¹⁴ The location of the very first tank at the cottage is not known. Without knowing more about former locations of tanks the present tank should not be relocated.</p>
Bread Oven and External Chimneys	<p>Both of these structures are particularly significant components of the building. Both chimney tops were extended post-1960.</p>
Front Verandah	<p>Previous studies suggest that there may not have been a verandah initially, and that it was added when the corrugated iron roof was added circa 1890. Much of the timber had decayed and was replaced in the 1960s. There is some suggestion that the stone flagging on the verandah was added at that time, and that the previous floor may have been (and most likely was) timber. Prior to the 1960s conservation works, part of the verandah was enclosed with fibro sheeting. It is an area which has seen much change to its fabric, but remains a significant element both for its history of use and aesthetic qualities.</p>
Windows and Doors	<p>Blundells Cottage retains some of its original windows and doors. Some have been replaced with sympathetic replacements after breakage. Original and early fabric is identified in Section 3.0. The original and early fabric of the windows and doors, and their form are significant.</p>
Interiors	<p>The cottage interiors have undergone several changes to fabric with ceilings replaced and floors re-laid in several of the rooms. Changes are generally sympathetic and support interpretation. There are remnant patches of wallpaper and some walls show a succession of paint colours used over the years. Security grilles are intrusive and detract from the heritage values. Original and early fabric is identified in Section 3.0.</p>

¹³ Linda Young 2007, *Lost houses of the Molonglo Valley, Canberra before the Federal Capital City*, Ginninderra Press, p44.

¹⁴ Herman M 1961.

Slab Shed

Exterior	Some of the slabs and posts were introduced when the shed was conserved in the 1960s, however, the full extent of replacement has not been determined. The attached skillion buggy shed to the east of the slab shed was demolished and possibly some slabs from it used in the repairs to the rest of the shed. The slab WC is not original, dating from post-1960. The top plates, roof rafters and iron clearly demonstrate the location of the previous skillion, plus other items such as the former large northern fireplace and the position of stove pipes through the iron. The eastern top plate shows location of the former skillion rafters. As there remains lack of clarity about the authenticity of the shed, it is suggested that all fabric be considered as significant until such time as the shed is emptied of introduced artefacts and a very detailed analysis undertaken. Historic photos suggest there was a window in the south wall as there is now. The slab shed is significant fabric.
Interior	Some of the slabs have been covered with post-1960 newspapers in a traditional manner, however, the extent of original fabric is unclear. The top plates and the earth packing, plus many nails in timbers, look to be part of the original structure, as does the cross wall. The floor is breaking up in parts and its age is difficult to determine. Its significance cannot be fully assessed until all artefacts are removed and it is fully exposed. It will be interesting to see if it contains evidence of former use, or if it is of more recent origin. The interior of the slab shed is significant for its association with historic tenants and working bees carried out by the CDHS.
Garden Surrounds	
Oldfield era trees	Himalayan cypress to front (north) of cottage and Roman cypress to east of cottage are said to have been planted by Alice Oldfield and have historic associations with this period of occupation. They are also strong landmarks at the cottage site. The trees are now very large and pose risks to the conservation of the cottage. They are significant trees but require management.
CDHS cottage garden	The CDHS cottage garden dates from the mid-1960s and was continually added to during the CDHS period of management of the cottage. It is an artefact of its time and a significant feature installed by the CDHS which contributes to the aesthetic qualities of the place. It is now becoming overgrown and requires management of based on research into the plant collection.
CDHS orchard	The CDHS orchard is a conjectural recreation of a feature believed to have existed but which had totally disappeared from the landscape by the 1950s. The plum tree is the only planting that was present prior to the 1960s. While the orchard may be used as an interpretative device it requires management and is not particularly significant in its current form.
Hard landscaping by NCDC and CDHS	The NCDC retaining walls are necessary introduced modern infrastructure, recognisable as such in the landscape, and are neutral in terms of significance. The randomly coursed paths installed by both the NCDC and CDHS do not have any historic basis to their chosen location, form and fabric. They are not significant. The red brick paving installed by the NCDC is a response to amenity needs. It is not significant. The picket fence installed by the CDHS and replaced by the NCA is historically inaccurate and intrusive. The floodlighting installed by the NCDS is necessary and discrete security infrastructure and also contributes to an appreciation of the aesthetic qualities of the cottage at night. It is neutral.

5.5 Explanation of Tolerance for Change

Tolerance for change is a way to better understand how to manage significance by identifying what attributes of a place are sensitive to change. This in turn assists in formulating policy which effectively conserves heritage values.

Table 5.7 Explanation of Tolerance for Change.

Tolerance	Recommendation
Nil to Low tolerance for change	The key attributes (form, fabric, function, location, intangible values) embody the heritage significance of the element and/or its contribution to the significance of the site. The element retains a high degree of integrity and authenticity with only very minor alterations that do not detract from its significance. The key attribute should be retained and conserved with no adverse impact on its significance.
Some tolerance for change	The key attributes (form, fabric, function, location or intangible values) embody the heritage significance of the element and/or its contribution to the site. It has undergone some alteration which does not detract from its authenticity and significance. This key attributes of the element should be retained and conserved. It may be changed to a small degree providing there is no or minimal adverse impact on its significance.
Moderate tolerance for change	The key attributes (form, fabric, function. Location or intangible values) partly embody the heritage significance of the element and/or its contribution to the site, or has been considerably modified. The key attributes of the element should be generally retained and conserved. Moderate change to this attribute is possible provided there are only minimise adverse impacts, retaining the significance of the element or the site overall.
Substantial tolerance for change	The key attributes (form, fabric, function, location or intangible values) of the element have relatively little heritage significance, but may contribute to the overall significance of the site. Substantial change to this element may be possible, avoiding adverse impacts and retaining the significance of the site overall.
High tolerance for change	The key attributes of the element (form, fabric, function, location or intangible values) have negligible heritage significance to the site. There is a high tolerance for change to this element, avoiding adverse impacts and retaining the significance of the site overall.

5.6 Application of Rankings to Blundells Cottage

The purpose of understanding the significance of the various elements is to enable a flexible approach to the management of the structure using tolerance for change rankings. Individual elements of the cottage are ranked for their Tolerance for Change in separate tables in Section 4.0. In summary the whole structure of Blundells Cottage have their rankings outlined in Table 5.8 below.

Table 5.8 Heritage ranking applied to elements of Blundells Cottage.

Element	Ranking of Significance	Tolerance for Change
Blundells Cottage (including the slab shed)	High	Low to Moderate
Form	High	Low
Original fabric (1860s/1880s)	High	Low
Introduced fabric (1960s and after)	Moderate	Moderate to Low
Trees associated with Oldfield's	Moderate	Moderate
CDHS cottage garden and orchard	Moderate to Low	High