



BUNDANON  
*Arthur Boyd*



SKETCH OF THE SHOALHAVEN RIVER + THE BUNDANON TRUST PROPERTIES • FROM SANDRA McGRATH  
'THE ARTIST AND THE RIVER' 1983

THE BUNDANON TRUST PROPERTIES  
HERITAGE MANAGEMENT PLAN • 2007

PREPARED BY PETER FREEMAN PTY LTD  
CONSERVATION ARCHITECTS + PLANNERS  
FOR THE BUNDANON TRUST AND DoCITA

VOLUME 2 OF 3  
THE BUNDANON CONSERVATION MANAGEMENT PLAN \* 1997

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FINAL



Arthur Boyd, *White Cockatoos in Paddock with Flame Tree*, 1981.  
Source: Sandy McGrath *The Artist & the River*

**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
VOLUME 1  
CONSERVATION ANALYSIS**

**PETER FREEMAN PTY LTD  
CONSERVATION ARCHITECTS / PLANNERS • CANBERRA**

**APRIL 1997**

**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
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# **BUNDANON CONSERVATION MANAGEMENT PLAN VOLUME 1 CONSERVATION ANALYSIS**

## **1.0 INTRODUCTION**

### **1.1 PERSONNEL**

The practice of Peter Freeman Pty Ltd, Conservation Architects & Planners, formerly Freeman Collett & Partners, was engaged on 18 July 1996 by the Board of Bundanon Trust to develop a conservation management plan for Bundanon House and the associated landscape setting.

Team members included:

Peter Freeman      Director Peter Freeman Pty Ltd

Roger Hobbs      Project Manager

Rosemary Annable   Consultant Historian

### **1.2 ACKNOWLEDGEMENTS**

The consultant team wish to thank the following people without whose assistance the study could not have been completed:

David Chalker      General Manager Bundanon Trust

Steven Young      Site Manager Bundanon properties

Alan Clarke      Honorary Historian Bundanon Trust

Robyn Florance      Shoalhaven Historical Society

Anecdotal material recorded by Clive Emery, Edna Condie, Fred Martin and Alan Warren was provided courtesy of the Bundanon Trust.

### **1.3 BRIEFED AREA**

The area proposed for the conservation management plan comprises the river flats south of the rocky ridge which terminates at Haunted Point on the Shoalhaven River. The northern boundary of the area was to be defined by the limit of clearing the southern and eastern boundaries by the Shoalhaven River and the western boundary by the boundary of the original grant. The Bundanon properties are

outlined at Figure 1, with the area proposed for the conservation management plan shown hatched.

#### **1.4 METHODOLOGY**

The methodology employed in this study has been modelled after that developed by J.S. Kerr in *The Conservation Plan*. The report is presented in the following stages:

- historical overview
- site inventory and analysis
- assessment of significance
- discussion of issues, constraints and opportunities
- management policies and guidelines

Management policies and guidelines have been developed within the terms of the Burra Charter.

## 2.0 BUNDANON : AN HISTORICAL OVERVIEW

This historical overview has been prepared to provide an understanding of the sequence of site development and property boundary change of the Bundanon property, and the house precinct particularly. This sequence has been developed within the framework of the **processes** affecting settlement along the banks of the Shoalhaven River. This discussion of settlement process requires consideration of the adjoining properties in terms of their occupation, land use patterns and the close relationship of the community with the river.

### 2.1 EXPLORATION AND EARLY SETTLEMENT 1805-1838

*Refer to sequential maps 1 & 2,  
Appendix 1*

The site of Bundanon was first seen by Europeans in 1805 when **James Meehan**, a surveyor in Government employ [recently pardoned], sailed from Port Jackson to the mouth of the Crookhaven River and inspected the Shoalhaven River as far west as the Burrier ford. Although isolated timber getters had explored the hinterland of the Shoalhaven Valley, it was not until the prominent Bong Bong settler **Charles Throsby** came south from Sutton Forest in 1818 that a land route into the Shoalhaven was established. This exploration was assisted by the prior knowledge of the Burrier ford discovered by James Meehan thirteen years before. The route through the Shoalhaven gorge country was mapped by Meehan<sup>1</sup>. Subsequently Throsby, guided by two Aboriginal guides, established a pack-horse track from Burrier to the future Jervis Bay. In 1819 the Government surveyors **John Oxley** and James Meehan had explored Jervis Bay, Currambene Creek and the future site of the Nowra settlement with the intention of finding a practicable overland route. The inland section from Burrier did not offer a way for wheeled vehicles, but the track from Burrier to the coast was confirmed as a land route.

This early exploration enabled **Alexander Berry** and **Edward Wollstonecraft** to become established on their land grant at Coolangatta [at the north of the Shoalhaven] by 1822, quickly followed by other colonists in search of land. On 5th June 1824, 600 acres were promised by **Governor Brisbane** in the District of Illawarra. An advertisement of 1832 in the *NSW Government Gazette* of 'lands promised' included '... No. 47 Richard Henry Browne 600 acres at a quit rent of £4/10/- per annum starting 1st January 1831'.<sup>2</sup> The conditions of these grants were that 'Within five years 55 acres [were] to be cleared

<sup>1</sup> James Meehan's explorations of the Shoalhaven River area in 1805-1806, R F Pleaden, *Coastal Explorers*, Nowra 1990 pp24-25

<sup>2</sup> Notice from Colonial Secretaries Office 23 October 1832 in *NSW Government Gazette* 24 October 1832 f 355.

*and cultivated and fences erected*<sup>3</sup>. There appear to have been a number of R.H. Brownes in NSW at this time. Entries in the *Sydney Gazette 1803-1826* suggest that R.H. Browne was a merchant travelling between India and Australia.

Refer to sequential map 3,  
Appendix 1

The 1830 Hoddle/Jacques survey of the Shoalhaven mouth shows 'Coumgatta' [sic], and the surveyor **Robert Dixon**'s 1838 map of the colony of New South Wales clearly shows the holdings of Berry and Wollstonecraft at Coolangatta. In addition, the map recorded the grant to **Mary Reibey** at 'Burriar' in 1824, the grant to **Richard Henry Browne** confirmed in 1837 later known as 'Bundanon', and the land grant at 'Wogamia' to **Richard Glanville**. Significantly King and Meehan in 1805 had recorded the land in these granted areas as '*good*'.<sup>4</sup>

## 2.2 BUNDANON 1838-1860

Refer to photograph 1,  
Appendix 3

Bundanon was sold to **Dr Kenneth McKenzie** on 19th March 1838 for the sum of £400.<sup>5</sup> The second son of Mr **Murdo McKenzie** of Ardross and Dundonell, Dr McKenzie had arrived in the Colony of NSW in August 1837. On 25th November 1839, writing from Bundanon, Shoalhaven River, McKenzie asked that 850 acres be put up for lease, bounded on the east by Robert Browne's grant of 600 acres, and on the south by the Shoalhaven River. This land formed '*part of land rented by me before and which through inadvertence I am not in possession of this year*'<sup>6</sup>. At about this date, **William Kinghorne** held land at Pulpit Rock [1840], while Dr Kenneth McKenzie

Refer to sequential map 4,  
Appendix 1

extended his holdings by acquiring 'Barringella', south of Bundanon across the Shoalhaven River [1845], adjacent to Mary Reibey's 'Burrier' holding. Both of these properties were located on Throsby's Burrier to Bong Bong stock route.

Refer to photograph 6,  
Appendix 3

Refer to sequential drawing c.1900,  
Appendix 2

Despite serious periodic flooding by the Shoalhaven River Bundanon became the McKenzie family 'seat', with the first homestead located above one of only two water sources a short distance west of Haunted Point overlooking the river flats<sup>7</sup>. All Dr McKenzie's children were born at Bundanon in this first homestead: Helen McKenzie was born on 13th June 1839; Mary in 1841; the elder son Murdo in 1843; Hugh on 25th November 1845; and Julia Ann in 1848.<sup>8</sup>

<sup>3</sup> Land Titles Office ser 33 p1 Register of Land Grants No.22 p80.

<sup>4</sup> James Meehan's explorations of the Shoalhaven River area in 1805- R F Pleadon, *Coastal Explorers*, Nowra 1990 pp24-25

<sup>5</sup> Land Titles Office Book M No. 712

<sup>6</sup> AONSW Col Sec re: land 2/7923 (reel 1160) file for Kenneth McKenzie

<sup>7</sup> Pers. comm. Fred Martin 1997

<sup>8</sup> Shoalhaven Family History Society Inc.

Alexander Berry's Estate at Coolangatta occupied 26,000 hectares by the 1840s compared with the 5,600 hectares of his original grant. Frequent floods on the Shoalhaven River do not appear, however, to have prevented settlement and extension of property holdings.<sup>9</sup> Most resident landowners appear to have sited their house and farm buildings above the flood level. However a '*number of houses at Bundanon*' were washed away, including that of **Thomas Soper** who had leased land from Dr McKenzie. Thomas Soper had married Dr McKenzie's niece, **Martha Noble**, in 1841.<sup>10</sup> No 'Bundanon' structures have survived from this period with the exception of two collapsed chimneys and stone piers at the first homestead site, and a collapsed chimney and stone piers from a worker's hut. The general pattern of land use would, however, have been well established on the available 300 acres of river terraces. We can surmise that the majority of structures were on the upper terraces away from the better agricultural land and at the river; and that access by boat or punt to Bundanon was already possible, and mandatory, given the poor condition of the road from the west.

Refer sequential map 5;  
Appendix 1

The demand for land was reflected in the locally formed 'Land League' of 1851 which resulted in the first land sales at Nowra in 1853.<sup>11</sup> '*Country Lots*' were sold at auction in common with other land districts throughout New South Wales. In 1853 **Captain Charles Wardlaw** of Darlinghurst, born in Belfast Ireland, selected Portion 101 in the Parish of Illaroo, building a house on the property called 'Riversdale'.<sup>12</sup> Two years later, in 1855, '*Country Lots*' were advertised for sale on the land between 'Eearie' and 'Bundannon' [sic]. Five farms comprised Country Lots 9-13; later re-named Portions 12, 13, 14, 16 and 17 in the Parish of Illaroo. Only Lot 12 was sold to George Lumsden [Portion 12]. The farms were described as lying between 'Bundannon' [sic] and 'Underwood Flat' on Eearie [the river flats were probably named so by T.T. Biddulph, the poet<sup>13</sup>]. The same map clearly shows a reserved road from Burrier via Eearie to 'Bundannon' [sic] but no other improvements between Underwood Flat and Bundanon. The river flats at Bundanon are described as '*Rich Flats*'.

Refer to sequential map 6;  
Appendix 1

Mr **Thomas Tregenna Biddulph** had arrived in Australia in 1854, preceded by his elder brother **J. Lindon Biddulph** who had arrived in 1850<sup>14</sup>. By 1855-56<sup>15</sup> the Biddulph brothers

<sup>9</sup> It has been suggested that the flood of 1842 was bigger than the later floods of 1860 and 1870 (A. Clark, 1992, A Collection of Shoalhaven History, p9).

<sup>10</sup> *Cambewarra, A History*, A Clarke, 1980, p87

<sup>11</sup> *Back to Shoalhaven* 1926 p43

<sup>12</sup> Clarke, *Cambewarra* p89

<sup>13</sup> *The Book of Shoalhaven* 1926 p40

<sup>14</sup> *Shoalhaven Telegraph* Obituary May 8 1901

Refer to sequential map 7;  
Appendix 1

were well established at 'Eerie' [sic], which they appear to have purchased from Hughes and Hosking the original grantees<sup>16</sup>. Located on the Burrier to Bong Bong track the Earie homestead consisted of a range of buildings including yards, a house, and sheds by 1859. It would appear that Portion 119, Earie, was purchased speculatively by Hughes and Hosking, Land Agents, who later purchased land for sale in 1841 in the Jervis Bay area<sup>17</sup>.

In common with Berry's Coolangatta Estate, farmland at Bundanon appears to have been leased to tenant farmers by the mid nineteenth century. The 1855-56 Electoral Lists for the County of Camden (Maxwell, Roy Crago) show that **Isaac Greer** and **William Pullman**, later of Broughton Creek, were lessees at Bundanon. The leasing conditions were probably similar to other large estates in the South Coast area, in particular those owned by other Scotsmen e.g. **Alexander Berry** at Coolangatta. Berry leased land in small parcels to tenant farmers who undertook most of the clearing and fencing which created productive pasture and agricultural land<sup>18</sup>.

Refer to sequential map 7;  
Appendix 1

By 1859 **James Kennedy**, formerly of Coolangatta Estate, was well established in the river trade and on land along the Shoalhaven River. Kennedy's holdings included Comerong Island<sup>19</sup> and a farm at Long Reach, north of Bundanon on the Shoalhaven River. The land was recorded as occupied by Kennedy in 1859 but had been purchased by Alexander Berry in 1852. The 'Country Lots' portion map of 1855 clearly names 'Kennedy's Island' in the Shoalhaven River between Earie and Bundanon, illustrating the importance of Kennedy's river trade to and from Burrier.

Refer to sequential map 10 and  
sequential map 5; Appendix 1

The disastrous Shoalhaven River flood of 1860 which inundated Numbaa and Terrara impacted dramatically on the landscapes surrounding Bundanon. The river rose 120 feet at Burrier before dropping to 75 feet at Earie and 50 feet at Kennedy's farm at 'Long Reach'. James Thomson's house at Burrier was covered by nine feet of water, but the house at Earie was untouched. Wogamia and Bamerang, belonging to Mr R. Glanville, were completely inundated, only the stone buildings above the flood surviving. All these properties suffered the loss of their stock, cattle and pigs, and wheat stored in barns and stacks. Arable land was covered with several feet of sand and other material deposited by the river. Mr Lumsden's house and all his agricultural land were

<sup>15</sup> Electoral Lists for the County of Camden, Maxwell, Roy Crago

<sup>16</sup> Illaroo parish map 12/9/1957

<sup>17</sup> *A Story of Sussex Inlet, 1880-1988*, Bi-Centenary Edition, p4

<sup>18</sup> J. Anderson, *Guide to the Papers of the Berry, Wollstonecraft and Hay Families* in the Mitchell Library, State Library of New South Wales, Mitchell Library Manuscripts Guides 15, draft 1991, x-xi.

<sup>19</sup> *Back to Shoalhaven 1926* pp 46-47.



washed away while Captain Wardlow's house, Riversdale, was destroyed<sup>20</sup>.

We can speculate that the farm, stock and land at Bundanon would have suffered similar damage to Wogamia and Bamerang. The flood may well have led to the eventual construction of the two-storey stone house at Bundanon in 1866, which was also prompted by the need for increased room for the growing McKenzie family which in 1860 ranged from 12 to 21 years of age. Mary McKenzie married James Thomson, Mary Reibey's grandson, as a nineteen-year-old on 20th April 1860, and moved to Burrier. Helen, Murdo, Hugh and Julia Ann remained at home<sup>21</sup>.

### 2.3 BUNDANON 1861-1879

Free selection, under the 1861 Land Act, placed pressure on land beyond the coastal plains of Shoalhaven. Selection, however, had limited effect on Bundanon and the surrounding properties since there was little land left with the exception of 'reserved' or 'withdrawn' areas to the north and west of Bundanon. The latter areas included portions 13, 14, 15, 16, 17 and land to the south of Portion 15 in the Parish of Illaroo.

*Refer to sequential drawing c.1900;  
Appendix 2*

Completion of a two-storey stone residence at Bundanon in 1866 by Dr Kenneth McKenzie marked the beginning of the estate we see today. Sandstone houses had already been erected at Bamarang [one storey] and Wogamia [two storeys] on the opposite side of the river. Stone for the construction of Bamarang came from a quarry established by the Moore family<sup>22</sup>. The new house at Bundanon was built of local sandstone and timber, with lime mortar made from shell deposits collected downstream and transported by river drogher. The house was sited on high ground above the flood level of the river, which took advantage of cooling breezes and provided views across the property. Doors, windows and all internal fine joinery were of locally cut cedar with the exception of the floors which were hardwood. Ceilings were lined with wide planks of red cedar. The house was capped with a low pitched hipped roof with closed eaves giving way on the eastern side to a two-storey timber verandah.

The McKenzie family lived in their new house at Bundanon after 1866. Workers on the property were employed both on the farm and as domestic servants in the new house. **Henry Mottram** senior came to work at

*Refer to sequential map 5;  
Appendix 1*

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<sup>20</sup> *The Illawarra Mercury* February 17 1860.

<sup>21</sup> Shoalhaven Family History Society.

<sup>22</sup> Clive Emery, pers. comm. to Arthur Boyd.

Bundanon in the 1860s where he met and married **Philadelphia Wooden**, domestic, daughter of selector Benjamin Wooden of Saltwater Creek. After their marriage in 1868 they leased Barringella, another McKenzie family property<sup>23</sup>. The 1869-70 Electoral Lists for the County of Camden also recorded a **Robert Allars** living at Bundanon<sup>24</sup>.

Changes in the structure of the family were to impact on the running of the McKenzie household. Julia Ann McKenzie married the Reverend Robert Speir Willis on 14th November 1867. The death of Mrs Julia McKenzie in June 1858 had left the McKenzie children without a mother. This role, it seems, was filled by eldest daughter Helen McKenzie, in the traditional manner, until the departure of her father Dr McKenzie in 1869. The death of Murdo McKenzie Snr in 1869 at Dundonnell, in Scotland, had left Dr McKenzie in possession of the family's Scottish estates to which he then returned. Helen McKenzie married John Robertson, a local selector, in June 1870. Murdo never married but Dr McKenzie's younger son Hugh married Bella Biddulph of Earie on 12th January 1876. The close relationship between the Thomson, Biddulph and McKenzie families was to dominate the economic and social life of the area well into the twentieth century.<sup>25</sup>

The floods of 1870 had even greater impact on the properties of Burrier and Earie; on the newly built homesteads at Bundanon and Riversdale; and on the adjacent properties, than the earlier flood of 1860. A letter written by Hugh McKenzie to one of his sisters following the floods is an important window into the landscape at Bundanon in 1870. In Hugh's words the '*... mother of all floods*' ruined Bundanon. Fences, yards and buildings were washed away and other buildings severely damaged. The strategically sited main house with its skillion kitchen appear to have been the only structure above the flood level. The letter clearly documents the site and those people living in or near the main house on the night of the flood. Property structures described by Hugh in his letter included a punt, stockyards with gates, a barn, a dairy [with cooling dishes and cheeses], a mangle room, a slab stable with loft, an old workshop, Murphy's hut, a forge, and pig and fowl pens. Geese, turkeys and bees were stocked. Workers resident at the property included a Mr and Mrs Laird, the boys Jim Small and Ben [Murphy?], and Emeline, a servant. Significantly the workers 'huts' remained above the flood level, as did the kitchen and main house<sup>26</sup>. There is no mention of servants' quarters or of any

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<sup>23</sup> *Cambewarra. A History*, Clarke, 1980, p83

<sup>24</sup> Maxwell, pers. comm. by Roy Crago.

<sup>25</sup> Thomson and Biddulph diaries 1877 to 1945- Shoalhaven Historical Society.

<sup>26</sup> Hugh McKenzie letter of 29 April 1870 to his sister.

other farm buildings in the letter. However we can safely assume the existence of cow bails given the presence of a dairy, and that the punt referred to was used to cross the river below Bamerang. Given that the orchard at Bundanon provided fruit for the Thomson family at Burrier in 1880, we can also assume that it was well established by the mid-1870s<sup>27</sup>. This suggests that the dam

Refer to sequential drawing c.1900;  
Appendix 2

north of the main house was built by 1870, if not earlier.

In his letter Hugh McKenzie clearly implied that he would not farm the property again in view of the damage. Hugh also clearly referred to 'Lumsden's place' in his letter as being turned upside down on Bundanon. Mrs Elizabeth Lumsden later surrendered the deeds of her property to the Crown and eventually received payment of £300 voted as compensation for the 'floods'. The extent of the disaster was publicly recorded in *The Shoalhaven News* on 5th May 1870. '*... The farm at Bundanon is one mass of clean washed sand, and from thence down both sides of the river by Riversdale and Mr Kennedy's farm.*' Captain Wardlow of Riversdale died five weeks later on 11 June 1870, and was buried on his property.

Refer to sequential map 6;  
Appendix 1

In spite of the horrendous damage to the farms and landscape, the area continued to support a large community. The Public School inspection for 1876 recorded twenty-three boys and thirteen girls from Burrier enrolled full time; and nine boys and five girls from Long Reach enrolled half time. Instruction was recorded as '*tolerable*'.<sup>28</sup> Hugh McKenzie's first child Bella Mary was born in 1876 at Bundanon; there would as yet have been no need for a school on the property. Between 1876 and 1901, however, Hugh and Bella were to have eleven children who were taught by a governess.<sup>29</sup>

Burrier, as the head of the navigable part of the Shoalhaven River, became an important point of contact between timber getters, gold miners and pastoralists. The strategic location of the Burrier property on the only river crossing continued to vindicate its location, when 300 head of cattle passed through from Sutton forest for Etienne de Mestre of Terrara. In 1877 the Thomsons of Burrier were supplying beef to Bundanon and buying stock from Bundanon in addition to considering gold mining prospects at Yalwal, discovered some twenty years earlier.<sup>30</sup>, and Grassy Gully. The close ties between Burrier and Bundanon were reflected by the attendance of the Thomson and McKenzie families at church at Bamerang

<sup>27</sup> James Thomson's Diaries at Burrier 1880 January 15, July 26.

<sup>28</sup> Microfilm 83 Roll 142; Votes and Proceedings 8th Parliamentary Session 1876/77 Vol 27 Parts 1&2, pp79-84.

<sup>29</sup> Elinor Dillon oral record and Fred Martin pers. comm.

<sup>30</sup> James Thomson's Burrier Diaries 1877 January 6, February 14, March 30, April 19, October 10.

Refer to sequential drawing c.1900;  
Appendix 2

on occasion.<sup>31</sup> The orchard at Bundanon also provided fruit for the Thomson family in the 1880s, while bullocks for ploughing were freely exchanged between the two properties.<sup>32</sup> The two Bunyah pines identifying the track to the punt, and other pines identifying two other entrances to Bundanon Common, appear to have been planted at this time.

Following the death of Dr Kenneth McKenzie on 12th March 1879,<sup>33</sup> Hugh McKenzie inherited the Australian properties, while elder brother Murdo Jnr inherited the Dundonnell properties in Scotland.

## 2.4 BUNDANON 1879-1917

The Shoalhaven River below Burrier continued to support Aboriginal people into the 1880s; in 1882 '*Ted Biddulph shot a wallaby [at Eearie] and gave it to the blacks*'.<sup>34</sup> However two events were to impact on both the Aboriginal population and the established properties along the Shoalhaven River. In 1881 the Argyle, Camden and King Goldfield was declared, including Yalwal and Grassy Gully, and the amended Land Act of 1884 opened the door to further selection with conditional purchase and conditional leasing for the purpose of building a homestead.

Refer to sequential maps 6, 9, 11,  
13 & 14; Appendix 1

**Robert Condie Junior** applied for Conditional Purchase of Portion 171 in the Parish of Illaroo on 11th December 1884, which was approved on 8th January 1886, and Portion VIIa [now Portion 9], formerly James Barron's selection of 1872 north of the Burrier/Cambewarra road. It would appear that Condie also purchased Portions 16 and 17, to the west of Bundanon, prior to the 12th December 1887 sale at Nowra, when Portions 12, 13 and 14 were not bid for.

Refer to sequential maps 6, 9, 11,  
13 & 14; Appendix 1

In 1881 the Argyle, Camden and King Goldfield had been declared, with Portions 11, 12 and 13 lying within the goldfield. In 1887 Portions 12, 13, 14 were again auctioned for sale but not bid for. The 1892 survey of Portion 14 shows that Robert Condie's portion 16 was cleared along the river flats towards 'Underwood Flats' with a sapling fence around the river front corn [maize] paddock. Beeweeree appears to have been settled by Robert Condie Jnr between 1884-1887. The adjacent Eerie estate was put up for sale in 1887 by T.T. Biddulph but did not sell.<sup>35</sup> Subsequently the property was leased out for three-year periods.

<sup>31</sup> James Thomson's Burrier Diaries, 12th August 1877.

<sup>32</sup> James Thomson's Burrier Diaries, 15th January, 26th July 1880.

<sup>33</sup> *The Shoalhaven Telegraph* 13th March 1879.

<sup>34</sup> T.T. Biddulph Diaries, 27th October 1882.

<sup>35</sup> *The Shoalhaven Telegraph* 13th April 1887.

*Refer to sequential maps 12 & 13;  
Appendix 1*

In January 1892 Portions 12 and 14 west of Bundanon were measured for sale. Portion 12 was not bid for in 1892, nor in 1894 when it was measured again for sale in November 1894. Portion 14 appears to have been purchased by Hugh McKenzie in 1892, since he was recorded as the occupier in March 1894. At Riversdale, north of Bundanon, **David Smith Petrie** applied for the conditional purchase of Portions 224 and 227 on 22nd November 1878 and 24th April 1879; C.S. (conditional sale) probably took effect in 1886. No improvements were recorded. Conditional purchase of Portion 13 on 23rd May 1889 was confirmed on 13th November 1889. Improvements recorded included a slab hut at the north east corner [value £20] and 40 acres of cleared land [value £14].

*Refer to sequential map 8;  
Appendix 1*

David Smith Petrie, a solicitor from Scotland, had married Sarah Isabella Wardlow in 1869 at Terrara where he had worked for Thomas Marriott. The purchase of Portions 224, 227 and 13 in the Parish of Illaroo was to enlarge Riversdale, the property they had inherited from Sarah's parent's. Petrie was killed by a falling tree in 1890 while clearing land. The Petrie family had four children.<sup>36</sup> In 1902 the estate of David Smith Petrie was sold; Robert Condie of Beeweeree purchased 80 acres, the remainder, including Riversdale, being purchased by Charles Wardlow Petrie and David Petrie Jnr<sup>37</sup>. Riversdale was farmed by the Petrie family until 1939.<sup>38</sup>

The floods of 1891 and 1898 may well have resulted in the loss of the second Riversdale homestead built after the 1870 floods. A third homestead was probably built at Riversdale during the 1890s.<sup>39</sup> In contrast the main house at Bundanon was to survive the floods which devastated other properties. Although Hugh McKenzie had declared in his letter of 1870 that he would not continue farming at Bundanon, the property continued to employ a relatively stable workforce. **William Hurkwood, Thomas McKay and William Urquhart** were living and working at Bundanon in 1888. Urquhart was still there in 1891 but **George Green** had replaced the other two labourers. George Green had been born at Bundanon on 29th September 1857 only two months after his father George Green Snr arrived from England.<sup>40</sup> Green was still at Bundanon at the turn of the century but Urquhart had been replaced by **Patrick and William Kennedy and George Vidler**.<sup>41</sup> Other workers at this time included **Parkie Hay** and **Jim Calligan** and **Levo Colgro** who lived

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<sup>36</sup> Clarke p90

<sup>37</sup> *The Shoalhaven Telegraph* 5th March 1902

<sup>38</sup> Bundanon Trust records

<sup>39</sup> D. Chalker, Riversdale History

<sup>40</sup> M. Green, Randwick, pers. comm. 4th July 1994.

<sup>41</sup> Shoalhaven Electoral District 1888-89, 1891-92, 1899-1900

Refer to sequential drawing c.1900;  
Appendix 2

in a slab and corrugated iron 'humpy' at the western end of the property; Jim and Levo grew up as boys on the property and were buried in their hut when they died in the first decade of the twentieth century.<sup>42</sup>

Refer to photograph 5;  
Appendix 3

In 1903 the 'Bundanon' property employed three female members of the Kennedy and O'Connor families for domestic duties.<sup>43</sup> The apparent sudden change in numbers in the electoral record is misleading, since women were only allowed to vote in 1901. We can assume that at least as many women as men were employed on the property after 1866 since women worked both as domestics and probably on the farm milking. A photograph of the new servants' quarters taken before construction of the hipped roof kitchen and brick water cistern suggests that four domestics, dressed for 'service', were employed by the 1890s. In spite of anecdotal evidence for the existence of Dr McKenzie's surgery [he left for Scotland in 1869] north of the skillion kitchen, this photograph clearly indicates the presence on or near the site of a shingled slab shed, used for curing hams and bacon. The schoolhouse was of hipped roofed form with a brick chimney suggesting that it was constructed at the same time as the present kitchen.<sup>44</sup>

The prominence of Bundanon as the focus of social and economic activity was displayed in 1894, when a meeting was held at Bamarang with the intention of building a 'steamer for [Clifford] Richards'. Subscriptions for construction of the vessel, promised by some twenty-nine persons, reached £270. By July the new steamer [a drogher] was ready for use and held by J. Glanville.<sup>45</sup> In effect Hugh McKenzie, as major contributor, owned the new steamship *Buangla* which transported farm produce between Burrier and Nowra. Directors were John Glanville, James Thomson, Henry Mottram and William Strong.<sup>46</sup>

Although a subscription of £2 had been promised towards the *Buangla* by Charles Wardlow Petrie of Riversdale in 1894, but he built his own vessel in 1903. The *Endeavour*, a motor launch, was thirty feet long with a nine-foot beam, flat bottomed, carried five tons and traded between Burrier and Nowra. At that time there were 34 farms sending cream and other produce to market.<sup>47</sup> The added competition and costs

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Maxwell, Roy Crago.

<sup>42</sup> Pers. comm. Clive Emery.

<sup>43</sup> State Electoral Roll 1903, Maxwell, Roy Crago

<sup>44</sup> Pers. communication K. Cottier February 1997

<sup>45</sup> James Thomson Diary 1894 February 3, July 6 and 12.

<sup>46</sup> *Cambewarra, A History*, 1980, Clarke p84.

<sup>47</sup> *Cambewarra.... A History*, 1980 Clarke p90.



of repair and maintenance resulted in the sale of the *Buangla* to Walter Elyard in March 1904.<sup>48</sup>

Development of the property under Hugh McKenzie consolidated the land use patterns of the 1870s. By the early 1900s the homestead was the focus of an estate which reflected the self contained nature of the rural community at Bundanon. The ridge of high ground which formed the axis of the farm and homestead complex serviced both domestic and farm activities. Service areas including a smithy, laundry and buggy shed were sited near the western gate to the homestead yard. To the north a range of service buildings, including a curing shed for hams and bacon, were located in treed areas which gave way in the east to large fenced vegetable and orchard plots above the dam. An extensive system of post and rail and wire fences controlled stock movements and defined arable areas planted with maize and lucerne. Other buildings in the homestead yard included stables, stallion shed and maize store with below the homestead fence a 32 cow feed stall and 5 bails. Beyond the Eearie [western] gate were stockyards, slab sheds, slab barn and pig pens. The need for quantities of clean water was evident in the number of galvanised iron rainwater tanks associated with the house and working buildings.

Refer to sequential drawing c.1900;  
Appendix 2

Refer to photographa 9 & 10  
Appendix 3

The introduction of cream separators in the 1890s increased pig farming in the district since the skimmed milk separating produced was valuable as feed. The Thomsons at Burrier were already farming pigs by 1902 but rebuilt their yards to cope with the extra production. Bundanon also farmed pigs at this time since piglets were regularly purchased by the McKenzies from the Thomsons at Burrier. The orchard provided locquats while new bee hives provided ample honey. A tennis court was well established at Bundanon by 1902 and extensively used by the extended family.<sup>49</sup> The very social

Refer to photographa 2-5, 7, 8, 10 & 12; Appendix 3

McKenzie family was referred to as the '*Bundanon push*' by Kenneth McKenzie Thomson in his diary in February 1903. Dances were held in the big room at the main house for both the family and farm workers with cricket played regularly on a concrete wicket.<sup>50</sup>

The working of the Bundanon property appears to have been very much in the hands of the younger McKenzies. In September 1904 the '*... three McKenzies [Hugh Snr, Kenneth and Murdo Jnr] took down 92 head of young cattle from [their] Yalwal Station*' and a week later '*Kenzie [Kenneth?] and*

<sup>48</sup> Mrs Mary Thomson Diaries 1904 March.

<sup>49</sup> Mrs Mary Thomson's Diary 1902 March 9, 10 and September 8, November 3.

<sup>50</sup> Pers. comm. Clive Emery & Fred Martin.

*Murdo Jnr brought a mob of horses from the station’.*<sup>51</sup> Both the Burrier and Bundanon properties stocked Holstein cattle in 1904 and grew corn [maize] on the river flats;<sup>52</sup> Bundanon also provided mutton to Burrier.<sup>53</sup> By 1906 rabbits were well established at Bundanon.<sup>54</sup>

The onset of the First World War in 1914 saw a dramatic reduction in the number of farm labourers and domestic servants; during the war there do not appear to have been any employees. After the war however staff numbers returned to their pre-war level.<sup>55</sup>

T.T. Biddulph died in May 1901<sup>56</sup> and Hugh McKenzie died in 1917. Bundanon came to be run by Kenneth McKenzie Jnr and his wife Aylene Clayton, and her brother Milton Clayton, also of Sydney.

## 2.5 BUNDANON 1917-1927

In 1922, Os and Alma McClelland [nee Alma Lumsden, the daughter of James and Elisabeth Lumsden], lived at Bundanon where Os was employed by Kenneth McKenzie.<sup>57</sup> The death of Kenneth McKenzie and his daughter Helen, who were drowned on 29 January 1922, appears to have resulted in a decline in family involvement with farming at Bundanon. The working of the property at this time continued the patterns established by the 1880s but appears to have relied on a larger workforce due to the distancing which gradually took place in the social arena.

*Refer to photographs 13 & 14;  
Appendix 3*

**Clive Emery** worked at Bundanon from 1924 to 1926, when his family lived at Bamarang across the river. Under Kenneth McKenzie, Bundanon was home to between twenty-five and thirty people, including the McKenzie family and five to six farm labourers/servants families. The latter were accommodated in houses and huts on the property including the old homestead; three timber workers' cottages, including the manager's house, were located north of the main house with smaller 'humpies' or 'huts' in the vicinity of the slab barn near the western boundary of the property. The huts included those of employees Levo Colgro and Jim Calligan [who on their deaths had been buried in their hut c.1910] and the McPherson family, who ran the dairy. A singleman's hut

<sup>51</sup> Mrs Mary Thomson Diary 1904 September 9 and 16.

<sup>52</sup> K.M. Thomson Diary entries for January and December 1904.

<sup>53</sup> K.M. Thomson Dairy 1905 February 27.

<sup>54</sup> K.M. Thomson Diary 1906 July 15.

<sup>55</sup> Shoalhaven Electoral District 1888-89, 1891-92, 1899-1900 and State Electoral Roll 1903, Maxwell, Roy Crago.

<sup>56</sup> Shoalhaven Telegraph May 8 1901.

<sup>57</sup> Clarke, Cambewarra p79.

*Refer to photographs 17-23;  
Appendix 3*

*Refer to sequential drawing, 1949;  
Appendix 2*

or cottage across the lagoon provided permanent accommodation for one person, with a second identical room for overnight visiting workers. Each room held an iron bed and mattress, table, billy can and pannikin, cutlery, tea and sugar and tin of biscuits; a built-in timber cupboard at the side of each fireplace provided storage.<sup>58</sup> A fourth timber worker's cottage was erected c.1920 adjacent to the western-most slab barn for Claude Boot.<sup>59</sup> The new cottage may have been erected to replace the old homestead which was lost in a bush fire in the 1920s.

Elinor Dillon [nee Rothwell, and daughter of Julia Edith McKenzie and John Rothwell, born 1907] described the working of the main house in the early years of this century. Downstairs were the 'large' room, a bedroom and a gun room; upstairs were four bedrooms. Food was carried in on trays to the dining room from the kitchen. By the turn of the century a separate kitchen and servants' quarters serviced the main house, and provided accommodation for three or four female domestics. The two roomed 'kitchen' served the main house and provided a separate staff dining room. A large timber skillion with external stone fireplace and chimney housed the 'nursery', scullery, bathroom and a boxroom and provided access via a narrow five-foot wide bridge to the schoolhouse [former surgery]. This skillion was the first kitchen, and it held an iron spit and kettle. It was built in weatherboard and stone as part of the main house, not as an extension. According to Elinor the singleman's hut was originally built for an Aboriginal man who worked on the property.<sup>60</sup>

*Refer to photograph 11;  
Appendix 3*

Due to the nature of the river flats grazing was only moderate to poor in quality but the soil could produce good corn and lucerne crops. In good years some 500 to 600 bags of maize [corn] were held in the large barns west of the stock yards. Teams of ten bullocks pulled the dray with up to ten bags of corn harvested from the lower paddocks near the river. In winter lucerne crops supplemented the feed available to cattle and horses. Three single furrow ploughs were used to prepare the ground for planting, each pulled by two horses on the river flats. There was a slab hut with a galvanised iron roof on 'Haunted Point' for the storage of the horses' harnesses during ploughing. The introduction of super phosphate in 1925 increased production and yields.<sup>61</sup>

The dairy herd of Jersey and Illawarra cross cattle was normally milked by three people. Milking took place daily,

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<sup>58</sup> Pers. comm. Clive Emery.

<sup>59</sup> Pers. comm. Edna Condie, 1994.

<sup>60</sup> Pers. comm. Elinor Dillon.

<sup>61</sup> Pers. comm. Clive Emery.

Refer to photograph 28;  
Appendix 3

beginning at 3 am and then again at 3 pm. Milk was taken to the factory at Bomaderry every day at 7.30 am using the punt. The mail, bread and meat for the property were collected in town. When it was not possible to cross the river, milk was separated into cream and skimmed milk. The latter was fed to the twenty to thirty pigs held on the flats below the bails. There was a punt/cable and a tin shed on the Bamarang side with a sulky or buggy. A bell was rung to attract attention. Later the punt was replaced with a larger version capable of carrying a horse and buggy, and a small boat was left on the opposite side to the punt. Horses were kept for stock work, show and ploughing. Show horses were taken to the Nowra

Refer to photographs 15 & 16;  
Appendix 3

Showground. Draught horses, bred on the property, were kept in the stables. The yard was used to hold stallions and mares which were taken to Yalwal Station for few months each year. Cattle were brought from as far as Braidwood to Yalwal Station for fattening as 'store cattle', before yarding at Moffitts at Saltwater Creek and despatch to Sydney or the local markets.<sup>62</sup>

Charles Petrie's river service was not used at this time since it appears to have been quicker, easier and probably cheaper to use a buggy to take cream and milk to Bomaderry.<sup>63</sup>

Refer to photograph 15;  
Appendix 3

As mentioned above, in 1922 Kenneth McKenzie and his daughter Helen were drowned in the Shoalhaven River at the boundary with Lumsden's land to the west. Helen had been to the Nowra Show with her cousin Jean, and was washing her pony in the river when she was swept away. Kenneth went to her help, but both were drowned. The jacaranda tree in front of the house was planted in their memory.<sup>64</sup>

Advertisement for the lease of  
Bundanon, 1926  
**Source:**  
*Shoalhaven Telegraph*,  
24 November 1926

The McKenzie family left Bundanon in 1926 when 'Bundanon Farm' and 'The Station' at Yalwal were advertised for lease.<sup>65</sup> For the next 45 years the property was leased out. Earie was also leased out by Mrs Biddulph on a three-year lease variously to the Hughes, Moffat, Scott and Hampstead families. The property was managed by the Weirs during the 1920s Depression.<sup>66</sup> The Hughes family left in 1944.

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<sup>62</sup> Pers. comm. Clive Emery.

<sup>63</sup> Pers. comm. Clive Emery.

<sup>64</sup> Pers. comm. Mrs Edna Condie.

<sup>65</sup> *Shoalhaven Telegraph* 24 November 1926.

<sup>66</sup> Gary Renshaw October 1 1994, Memories of Earie.

## 2.6 BUNDANON 1927-1934

*Refer sequential map 14a;  
Appendix 1*

*Refer photographs 25-27, 29-35;  
Appendix 3*

Bundanon was leased in 1927 by George and Florence Henry and family. Mrs Edna Condie (nee Henry) has documented the buildings in use. These included a carpenters and blacksmiths sheds, laundry, workshop, stables, buggy shed and a dairy and bails. To the west of the main house Dr McKenzie's former surgery [refer to earlier remarks re photos of 1890s] became the school room for the Henry children and others from nearby properties.

*Refer sequential map 12;  
Appendix 1*

According to Portion Map 12 the area of Portion 12 was leased from 1930 to 1939 as Sp L 28.3 for grazing purposes by Milton Samuel Clayton of Sydney and Roy Seaforth Mackenzie. When this lease expired the land was Reserved from Sale or Lease.

*Refer sequential map 15;  
Appendix 1*

1931 Portion 15 was applied for by George William Carter under the Crown Lands Consolidation Act of 1913 (Portion 15). No improvements were recorded.

*Refer sequential drawing, 1949;  
Appendix 2*

In the late 1920s the property appears to have changed slowly. Changes were limited to removal of one of the

Clearance Sale 14 January 1927  
when the property was leased.

**Source:**

*Shoalhaven Telegraph* 5 January  
1927



early slab sheds at the stockyards and the addition of new sheds on the 'common'.

## 2.7 DAVIS AND MARTIN OCCUPATION 1934-1946

*Refer photographs 36-42;  
Appendix 3*

Bundanon was occupied in turn by two families during this period; those of Tom Davis Snr, a local, and John Martin. Tom Davis Snr leased the property 1934-35 and 1945-46. John Martin and his son Fred Martin ran the property between 1935 and 1945. The dam below the main house was lowered c.1945.<sup>67</sup> Details of the property under the Martin family are to form an addendum to this report following further development of oral history contacts.

Charles Wardlow Petrie died on 6 October 1939 leaving Riversdale in trust for his wife Sarah Petrie. Sarah Petrie died on 22 March 1951 leaving the property to Walter Roy Petrie.<sup>68</sup> Riversdale was subsequently purchased in turn by Roy Walker (1954) then Colin and Shirley Walker (1963) before being purchased by Arthur and Yvonne Boyd in 1974.<sup>69</sup>

## 2.8 SCOTT FAMILY OCCUPATION 1946-1957

The Scott family purchased the stock and plant from their predecessors on the property paying some £400 rent per annum to the McKenzie family. With the assistance of sons Don, Bill and Robert, Alf Scott introduced extensive cropping for feed for cattle growing lucerne and feeding huge amounts cut daily for up to 100 milking cows. The Jersey/Friesian cross cattle produced milk richer in butterfat but lower in volume at approximately 200 gallons per day. New cropping areas were developed to the north and west of the homestead with the need to increase production. The river flats were intensively cultivated for corn with over 200 three-bushel bags produced for Kellogg's at £1 per bushel. Although there was some modification and loss of ancillary working structures recorded in photographs of the 1920s and earlier the property still retained its two remaining worker's cottages, six staff rooms, a well-equipped schoolroom and the singleman's quarters in addition to most early homestead structures. Between 1946 and 1949 Worker's Cottage 1 was extended to the north by the addition of a gabled kitchen. A new barn was built later to replace the two slab sheds west of the western entrance to Bundanon Common. North of the stockyards new enclosures with

*Refer sequential drawing, 1949;  
Appendix 2*

<sup>67</sup> Personal comm. Fred Martin

<sup>68</sup> Bundanon Trust records

<sup>69</sup> Bundanon Trust records and Cambewarra, a History, Clarke p.90

small shelters were used as pig pens. The pigs were fed with whey from the dairy as was the custom elsewhere in Shoalhaven.

In the 1950s the Scotts bought stock and plant at Earie, setting up eldest son Don on the property. Don did not stay on the property and moved to Nowra. Bill Scott married in 1956 and moved to Wilcannia. In 1958 the Scott family sold stock and plant to Neil Boomer from Kangaroo Valley.<sup>70</sup>

In 1954 Walter Roy Petrie sold Riversdale to George Roy Harrison Walker of Cambewarra for £2,500.<sup>71</sup>

## 2.9 BOOMER AND WARREN OCCUPATION 1957-1969

In 1957 Neil Boomer from Kangaroo Valley leased the property but was soon replaced by the Warren family.<sup>72</sup> In 1967 Bundanon was sold to Jim Lawrence by Colin McKenzie for \$23,000.<sup>73</sup> The Warren family stayed on after sale until 1969. In 1968 Bundanon was sold to Sandra and Michael Anthony McGrath and Francis McDonald, an art dealer, for \$56,000.<sup>74</sup>

*Refer photographs 43-63;  
Appendix 3*

Details of the property under the Warren family form an addendum to this report following further development of oral history contacts.

## 2.10 MCGRATH AND McDONALD OCCUPATION 1968-1978/79

Farming operations at Bundanon continued under the new owners. However Special Lease 58-11 over Portion 12 was revoked in February 1969 becoming Conditional Purchase 69-27, of 22 September 1969, applied for by Michael Anthony McGrath and Francis McDonald. On 28 November 1969 Portion 12 was gazetted as Reserve R87526 for Future Public Requirements (refer Portion 12 map).

A 1970s article in *The Australian Home Journal* by Carol Henty entitled 'The Happy Valley' described how '*... a Sydney art dealer ha[d] built a mid-nineteenth century landscape on a grand scale*'. The architectural practice of Allan Jack & Cottier had been commissioned in 1968 to undertake the necessary work.<sup>75</sup> In the process of doing so all the nineteenth and early twentieth century working buildings on 'Bundanon Common' were removed, in addition to the former

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<sup>70</sup> Memories of Bundanon, Bill Scott

<sup>71</sup> Bundanon Trust files

<sup>72</sup> Allan Warren pers. comm. 1997

<sup>73</sup> Jim Lawrence pers. comm.

<sup>74</sup> Jim Lawrence pers. comm and Bundanon Trust files

<sup>75</sup> Pers. comm Keith Cottier

*Refer photographs 64-70;  
Appendix 3*

*Refer sequential drawing, 1997;  
Appendix 2*

schoolhouse and skillion kitchen to the main house. Before 1968 the landscape setting of the main house was articulated by the river crossing, defined by two Bunyah pines, and the working axis defined by Bundanon Common and the little-used road from Beeweeree and Cambewarra to the west. Under McDonald and the McGraths the landscape setting changed dramatically. Changes included tree planting, a modified 'cottage' garden setting for the house, servants' quarters and kitchen and extensive plantings of American poplars along an adopted track below the feedstalls and dairy to the punt. An island was built in the dam and weeping willows added to the repertoire. Lombardy poplars were planted in the wider landscape as indicators of scale and ownership. In keeping with the 19th century 'vision' the landscape was modified; the stark contrast between the uncleared bush and the paddocks surrounding the house was reduced by selective thinning. With the removal of the majority of working farm buildings there was an urgent need to build modern farm facilities. A new barn and workshops were erected close to Worker's Cottage 1 integrated with the late nineteenth century slab barn.

*Refer Appendix 4*

Although the main house was lived in well into the 1960s, by 1968 the roof was in urgent need of attention. The roof was re-constructed with the original profile but changes were made to the timberwork. Leaking roof sheeting resulted in some damage to the cedar panelled ceilings. These were made good from a source on the property and from material made available by adaptation for bathrooms. In the process of modernising the main house in 1969 a new ensuite bathroom with rooflights was installed upstairs and the remaining space of the former bedroom used for a common bathroom. This required the use of a suspended ceiling at ground floor level in what became the dining room. The building was supplied with electrical services at the same time. The simple character of the buildings interior was further modified in 1971 by the installation of cupboards and library shelving in the downstairs bedroom and sitting room which changed to dining room and study.<sup>76</sup>

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<sup>76</sup> Keith Cottier pers. comm. 1997

Refer Appendix 4

In the process of upgrading the main house both the kitchen and servants' quarters were improved and a breezeway erected to link the three buildings. A laundry and bathroom were installed in two rooms of the servants' quarters and a pergola added to the northern side in 1969. New kitchen fittings and storage units were installed in the same year.<sup>77</sup>

Although alterations to the manager's cottage were proposed by Allan Jack and Cottier in 1972 the final changes were carried out in their absence. The former manager's cottage was subsequently used for guest accommodation with up to twenty people accommodated in buildings on the property during social gatherings.<sup>78</sup> Significantly by 1975 the cedar ceilings had been painted white.<sup>79</sup>

After having lived in England for twelve years, artist Arthur Boyd returned to Australia to take up a Creative Arts Fellowship at the ANU in Canberra. Boyd's visit to Bundanon during the summer of 1971-72 was to re-ignite his interest in landscape painting, and began his interest in the Shoalhaven district. In February 1974 Arthur and Yvonne Boyd purchased Riversdale for £100,000, starting the genesis of Bundanon. The Boyds added two further lots of land and purchased a right of way. Riversdale was now 144 acres.<sup>80</sup> Although the McGraths and MacDonald wanted to sell the Bundanon property to the State Government, there was no interest and Bundanon was sold privately for \$800,000 to Arthur Boyd.<sup>81</sup>

## 2.11 ARTHUR BOYD 1979

The management of farm operations was handled by David Blackall until 1983 and Rod and Debbie Walker from 1983 until 1993. The latter were to have a great impact on the gardens around the main house which developed as a result in an almost *ad hoc* fashion.<sup>82</sup> Boyd built a studio in 1981 to the north of the access road, now the main point of access, to the property from the west following the loss of the punt in floods. Works by Boyd in his new setting, incorporating Pulpit Rock and the

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<sup>77</sup> Keith Cottier pers. comm. 1997

<sup>78</sup> Carol Henty, Australian Home Journal

<sup>79</sup> Pers. comm. Bill Scott 1975

<sup>80</sup> Bundanon Trust files

<sup>81</sup> Bundanon Trust files

<sup>82</sup> Pers. comm. D. Chalker 1997

*Refer photographs 71, 72;  
Appendix 3*

Shoalhaven River, have taken the landscapes of Bundanon to national and international audiences.

At a memorial service for Sir Sidney Nolan in January 1993, the then Prime Minister Paul Keating announced the Commonwealth's acceptance of Bundanon from Arthur and Yvonne Boyd, and the establishment of the Bundanon Trust a Commonwealth owned company. The gift also included Riversdale and Beeweeree and a large collection of artworks, antiques and archival material.<sup>83</sup>

## 2.12 BUNDANON TRUST

The Bundanon properties came under the management of the Bundanon Trust in March 1993 and were opened for the first time to the public in August of that year. Further gifts by the Boyds and the Nolan Estate, with the support of Lady Nolan, have added Earie Park 2 to the Bundanon properties. Arthur and Yvonne Boyd were made artists in residence for life at Bundanon in June 1993. Close members of the Boyd family retain the right to visit the property.<sup>84</sup>

During 1993 the Riversdale access road was upgraded and an artists in residence program begun. In the 1994-95 financial year the **Riversdale Refurbishment Project** was completed and at Bundanon open days and group and education programs continued; significant improvements were made to some of the cottages and buildings on the property and the water supply improved by excavation on the river flats. A total of 2,200 metres of new fencing was installed to improve pasture options at both Bundanon and Earie Park, but cattle sales and purchases were severely affected by the drought in New South Wales, and Tonkin Zulaikha Architects of Sydney were appointed in June 1995 to produce a strategic plan for the development of the Bundanon Properties.<sup>85</sup>

*Refer sequential maps 16, 17;  
Appendix 3*

In 1995 a \$1 million gift by Sydney businessman Fred Street made possible the Arthur and Yvonne Boyd Education Centre at Riversdale designed by architect Glenn Murcutt.<sup>86</sup>

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<sup>83</sup> Bundanon Trust files

<sup>84</sup> Bundanon Trust files

<sup>85</sup> Bundanon Trust Annual Report 1994-1995

<sup>86</sup> Bundanon Trust files

### 3.0 LANDSCAPE ANALYSIS

#### 3.1 LANDSCAPE COMPONENTS

Landscape components within the briefed area will be discussed in terms of land use patterns and circulation, building groups, and vegetation.

*Refer to Figures 2 & 3*

The cultural landscape analysis will be summarised in terms of the attributes of nineteenth century pastoral landscapes in particular those of the Shoalhaven River area. Refer to Sequential Drawings c.1900, 1949 and 1997 at Appendix 2 for the location of landscape elements and the development of the cultural landscape at Bundanon.

##### 3.1.1 Land Use Patterns and Circulation

Settlement for pastoral activity made it mandatory to understand the environment in order to be self sufficient and to make a living from the land. The 600 acres of the original land grant consisted of 300 acres of usable river flats and terraces backed by a line of steep hills defining the line of the river and the northern edge of the grant. Clearly the pattern of flooding which must have been quite obvious to settlers after 1842 and 1852, and which was to repeat itself at roughly ten year intervals, was a controlling factor but not the only one. The three river terraces, formed in part as levee banks, would have provided relatively flat terrain for arable production once cleared.

*Refer Plate 1*

Although no roads were shown on the 1859 Old Roll Map linking Bundanon with Eearie we can assume that a track existed at an early date as a result of the frequent flooding. Both a punt and boat were mentioned in Hugh McKenzies letter of 1870 indicating that the river crossing was in use well before 1870. Given the frequency of flooding there was little choice as to where houses and farm buildings could be located. Although no pre 1866 buildings (the main house) appear to have survived we can safely assume that the land use patterns of 1866 which were in full production at the turn of the century were already well developed. It is possible that the site of the 1866 house was in use before the floods of 1842 and 1852.

The landscape developed into clearly structured spaces by 1900 articulated by the ridge of high ground occupied by the main house and its supporting buildings. The main house characteristically dominated the river flats and

**Plate 1**

Cultural landscape of Bundanon from the south-east; towards the site of the former punt. Note coral trees in the foreground, and Bunyah pines signifying the location of Bundanon.

**Source:**

Peter Freeman Pty Ltd, 1997

approaches. To the east and south of the house the landscape was a mosaic of ten- to twelve-acre paddocks with boundary alignments defined by the river terraces. A single large field along the Shoalhaven River to the south occupied the lowest river terrace. A well defined track linked the house and farm buildings. A continuation of this track to the east linked with employees huts and farm buildings established at the junction of the cleared land and the hills near Haunted Point. Two, or possibly three dams [presumably built around one or more existing lagoons], established on seasonal water courses, provided an additional resource. The shallow valley between the main house and higher ground provided a sheltered microclimate for vegetable gardens, orchard and fowl house and poultry.

***Integrity***

Moderate to high

***Condition***

Twentieth century overlays

### **3.1.2 Building Groups**

The history of land use patterns and the development of the rural landscape have already been discussed in the preceding section **3.1.1 Land Use Patterns and Circulation**. There are three building groups:

- Main house, servants' quarters and kitchen
- Worker's Cottage 1, slab barn, stockyards, workshop and open barn
- Manager's Cottage and singleman's quarters.

***Integrity***

Despite the loss of many working buildings after 1968 the extant buildings continue to illustrate the distribution of buildings in terms of land use patterns and social grouping during the nineteenth century.

***Condition***

See individual elements.

### **3.1.3 Vegetation**

Parish portion maps of the late nineteenth century over adjacent land holdings give no indication of the extent of clearing at Bundanon, or the nature of the vegetation along the river flats. The rocky higher ground however was covered with Ironbark, Messmate and Bloodwood



**Plate 2**

Bunyah pines from south,  
identifying former primary  
entrance to 'Bundanon Common'.

**Source:**

Peter Freeman Pty Ltd, 1997

**Plate 3**

Original approach to Bundanon  
from west with flanking pines.

**Source:**

Peter Freeman Pty Ltd, 1997



**Plate 4**

The driveway and hedge. The pines mark the original track from Beeweeree.

**Source:**

Peter Freeman Pty Ltd, 1997



gums and Stringybarks which remain today. Photographs taken at the turn of the century indicate that the river flats were already cleared with the exception of isolated trees. The limit of clearing against the hills in 1900 was much as we see it today. The extensive clearing of river flats and river banks was still evident in 1949, however with the decline in farm production from 1968 regrowth of acacias and invasive exotics has taken place along the river and creek banks. New plantings after 1968 have reinforced some elements in the landscape but have begun to obscure the once dominant nineteenth century elements.

*Refer Plates 1-4*

The extant landscape contains the following dominant layers:

- 19th century; Bunyah pines, Norfolk Pines and Pinus Cookii, Port Jackson Fig, Magnolia and remnant orchard trees (China pears)
- early 20th century; Jacaranda (1922) Robinia pseudo acacia (locust)
- mid 20th century (dairying); Coral trees.
- post 1968; American poplar, Lombardy poplar, Weeping willow and Podocarpus latifolia or elata.

*Refer to Figures 2 & 3*

**Plate 5**

Bundanon and later kitchen c.1880 from the south-west. Car park and main approach to house.

**Source:**

Peter Freeman Pty Ltd, 1997



The potential of the native Bunyah pine as a landscape planting was well established by 1870 with specimens growing in the Royal Botanic Gardens Brisbane and at various places in Sydney.<sup>87</sup> The two Bunyah pines at the southern side of the house appear to be the oldest introduced elements on the site, and reflect completion of the house in 1866 and the need to create an appropriate landscape setting. These two trees defined the major approach to the house from the river and punt until the mid-1970s when loss of the punt changed the approach emphasis from a river crossing via Bamerang to road access from the west via Cambewarra. This western approach was also identified by two introduced native pine trees planted in the nineteenth century. Historical photographs from the 1890s show a pine tree, similar to those at the western gate, north of the servants' quarters which identified a track towards the singlemans hut. From its height it would appear to have been planted by 1880. This date is probably appropriate for the other native pine trees with the exception of the Bunyah Pines, which may have been planted earlier.

*Refer Figure 3*

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<sup>87</sup> *Town and Country Journal*, August 6 1870



Refer Figure 3

Close to the main house, a large single Moreton Bay fig tree shelters the south elevation. Both introduced and local Illawarra fig trees grow vigorously in the Shoalhaven district climate. Specimens were planted in the late nineteenth and early twentieth centuries on properties near Milton and at Jindyandy, their spreading canopies providing both shade and shelter. This specimen was probably planted for shade but may have been planted as a memorial; one was planted as a memorial outside the former Numbaa Council Offices in the mid-nineteenth century (see *Shoalhaven Heritage Study*).

Refer Plate 6

The social importance of the eastern front of the house was expressed in the nineteenth century semi-circular formal garden adjacent to the orchard and vegetable gardens. The remaining elements of this garden include a large Magnolia tree on the northern side. The Jacaranda tree planted in 1922 defines the southern side of the garden adjacent to the house. Extensive mature plantings of Robinia pseudo acacia on the north side of the house

Refer Plates 5, 6

**Plate 6**

Bundanon from the east. Bunyah pines, Moreton Bay fig and jacaranda tree to left of house; magnolia to the right.

**Source:**

Peter Freeman Pty Ltd, 1997



relate to the former use of the area between the main house and Boyd's studio, part of 'Bundanon Common', for farm buildings, workshops and possibly poultry yards. Trees of this type were planted as relatively quick growing deciduous plants to provide summer shelter for stock in many parts of New South Wales; their maturity suggests they may have been planted by the turn of the century.

Refer Figures 2 & 3

The introduction of coral trees to the landscape dates from 1950 at the earliest. Two groups of coral trees on the river flat below the main house would appear to define stock areas and stock activity under either the Scott family who occupied the property to 1958 or their immediate successors the Warren family who ran the property from 1958 to 1968.

*Refer Plate 1*

The use of coral trees for shade and to define stock and property boundaries was ubiquitous throughout the Shoalhaven district during the 1950s and 1960s.

*Refer Plate 4*

The last major planting phase took place under the McGraths and McDonald from 1968. In the process of creating a 'nineteenth century landscape' American Poplars were used to re-define an existing road to the river, weeping willows were planted at the lagoon/ dam and a group of ubiquitous Lombardy poplars was planted on the ridge to the east of the main house. These plantings were characterised by their fast growing deciduous character which would achieve maximum impact in the shortest time. Close to the main house Boyd's adopted sculpture garden was set out by the McGraths and McDonald to reflect the underlying geometry of 'Bundanon Common' as defined by the western approach road and the northern boundary of the 'Common'. This garden area was progressively implemented and reinforced by Arthur Boyd after 1979.

### **3.2 CULTURAL LANDSCAPE ANALYSIS**

Oral records, historical photographs and the surviving physical evidence indicate that the landscape patterns established by the late nineteenth century at Bundanon remain essentially intact with twentieth century overlays. The cultural landscape at Bundanon illustrates the principal characteristics of nineteenth century pastoral estates, their social and working structure and the distinctive way of life experienced in the Shoalhaven River valley during the nineteenth century on this and nearby properties. Attributes which clearly illustrate this are; the location of the main house; a range of nineteenth century vernacular buildings; the patterns of land use and introduced vegetation; and the self contained nature of the property.

## 4.0 BUILDING INVENTORY

### 4.1 BUILDING SEQUENCE

Early settlement in the Shoalhaven district relied on the skills of an assigned workforce and the availability of stone, clay and timber. At Coolangatta assigned convicts and ticket of leave men provided the skills to build in both brick and wood. English style barns were built in timber in the 1830s with brick used as both infill to timber frames (brick nogging) and for primary structures. By the 1840s Alexander Berry had established a water powered sawmill on his estate at the small settlement of Broughton Creek. The wharves at Broughton Creek, and downstream at Terrara, Numbaa and Greenwell Point provided access for trade and the arrival of materials, skills and people.

Steam power was available in the colony from the 1830s while Messrs Morewood and Rogers galvanised corrugated iron was readily available by the 1860s.<sup>88</sup> Water and steam powered sawmills were already in use in the Shoalhaven by the time Dr Kenneth McKenzie built his new house at Bundanon in 1866. Significantly, Scots Church at Numbaa, imported in 1856, drew on pre-existing technology in the use of cast iron and galvanised iron.<sup>89</sup> During the 1850s machine made nails began to replace wrought nails with wire cut nails coming onto the market by 1870.<sup>90</sup>

The removal of the majority of early structures from Bundanon in the 1970s makes it difficult to fully define the construction sequence of the remaining buildings. The only dated structure is the main house of 1866. It is unlikely that any buildings with masonry of similar quality and character to the main house were built before 1866. In this respect the former Manager's Cottage and the singlemans hut, both with stone fireplaces and chimneys, are above the high flood level of 1870 (and therefore 1860) indicated by the main house. They are generally of good workmanship and display similar masonry techniques to those in the main house. These two buildings could have been referred to by Hugh McKenzie in his letter of 1870. Such well detailed workers huts would probably only have come with overall improvements in the estate; in effect construction of the main house in 1866.

Machine sawn timber was readily available by the 1870s. James Thomson of Burrier ordered substantial quantities of 1-inch tongue and groove floor boards and 8x1 / 2-inch

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<sup>88</sup> NSW Government Gazette AD 1856 14 January No. 4 pp.1-22

<sup>89</sup> Shoalhaven Heritage Study 1996

<sup>90</sup> Lewis M, *Physical Investigation of a Building*, Technical bulletin 9.1. NT Press 1989 pp.52-53

tongue and groove lining boards in Colonial Pine for his extensions at Burrier in addition to 6,000 shingles in 1880.<sup>91</sup> From the available evidence the main house of 1866 at Bundanon was constructed using well detailed machine sawn timber in the roof, floors and ceilings. Machine sawn hardwood joists are visible below the stairs while the wide boards of the cedar ceilings downstairs show large diameter machine saw marks in some places.

The alignment of the weatherboard servants' quarters and kitchen is clearly dependent on the geometry of the main house. The stud framing and detailing of these two buildings is characteristic of the nineteenth century after 1870 and does not predate the main house. Although the use of timber stud framed houses has been recorded as early as 1840 in prefabricated, imported [London] buildings in South Australia<sup>92</sup> the technique was not widely used in the Shoalhaven District until the 1860s and 1870s.<sup>93</sup> The weatherboard, hipped roof 'kitchen' is absent in the only late nineteenth century photograph available for interpretation. The gabled form of the first stage of the servants' quarters with its three doors, leading to three rooms, is however clearly visible adjacent to the skillion extension to the main house. This confirms that the large skillion with its stone chimney was erected first as the main kitchen to the house of 1866. The use of stone for the fireplace and chimney in the demolished skillion would support this argument. The northern verandah of the extant timber kitchen building was aligned with the back door of the skillion (and main house) suggesting that it and the kitchen were built in relation to the 'back door' of the skillion, and hence the main house. The use of brick for the bread oven, kitchen range and in-ground rendered brick water cistern is characteristic of the late nineteenth century and the only use of brick on the property suggesting a later phase of construction. A range of earlier, shingled buildings to the north of the servants' quarters are visible in photographs of the 1890s and 1920s. These included a smoke house for bacon and hams.

Refer Plate 5

With the exception of the main house, weatherboard skillion kitchen, and hipped roof school building (now demolished) all buildings on the property appear to have been constructed with pitched corrugated iron roofs and weatherboard infill to the gables. One structure at the first homestead site also appears to have been erected with a hipped roof. The extant buildings and structures appear to have been built in seven phases:

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<sup>91</sup> James Thomson Diaries 1880 January 18

<sup>92</sup> P. Bell, *Continuities in Australian Wooden Domestic Buildings*, 1994 pp.1-10

<sup>93</sup> Peter Freeman Pty Ltd, *Shoalhaven Heritage Study* 1996

**by 1866**

- main house
- skillion kitchen and stone chimney
- earth dam

**1866-1870s**

- servants' quarters
- manager's cottage, singlemans hut

**1880s and 1890s**

- new kitchen and cistern
- slab barn

**c.1910-20**

- worker's cottage 1

**c.1970**

- workshops, open barn and stockyards

**1981**

- Arthur Boyds studio

**1996**

- public toilets

**4.2 BUILDINGS**

The development, construction and use patterns of the extant and former buildings will be discussed in turn. The integrity and condition of each building will be summarised quantitatively; e.g. poor, fair, good etc.

Integrity refers to the degree of intactness of the original structure, condition to the degree of e.g. cracking or decay visible in the buildings structure and finishes.

*Refer to Figure 2 for the locations of each item*



### 4.2.1 Main House

The main house at Bundanon was erected in or completed by 1866. The layout of the ground and first floors of the building are based on the Georgian four-roomed plan with central corridor. At first floor level this layout was retained but at ground level the northernmost two rooms were joined to make a large dining/living room. The two rooms opposite appear to have served as sitting room and bedroom at the turn of the century. A large timber beam in the dining room carries the weight of the plastered timber stud wall separating the two

*Refer Plate 13*

bedrooms above. A doorway in this stud wall is now plastered over, suggesting that the two rooms were originally linked and perhaps one served as a nursery. The two rooms opposite were built as bedrooms; the western one of these was converted into two bathrooms, an ensuite and a general bathroom 1968 or 1969. The ensuite was supplied with light and ventilation by means of a skylight; servicing was effected in the ceiling space above the new dining room which now has a lower, albeit panelled, ceiling. At the same time the ceiling in the new bathrooms was covered with a modern lining material. The remaining internal 400mm thick walls are of sandstone masonry well finished with lime plaster; narrow wooden battens used for levelling the plaster are visible below the stairs at ground floor level.

*Refer Plates 15, 16*

*Refer Figures 4(a) & 4(b)*

*Refer Plate 17*



**Plate 7**  
North elevation of Bundanon  
**Source:**  
Peter Freeman Pty Ltd, 1997

The building originally featured panelled red cedar ceilings with planted mouldings covering the joints between individual 1-inch planks of variable width. Cedar panels were fixed with clenched Ewbanks patent nails in use until circa 1870. By 1975 the ceilings had been painted white presumably to match those in the new dining room and bathrooms. Floors were formed on hardwood joists; the ground floor featured butt jointed 6x1 inch hardwood

boards the upper floor 6x1 inch tongue and groove hardwood boards. The cedar skirtings are nominally twelve inches high with simple colonial mouldings to the top edge; these in addition to the walls have also been painted white. With the exception of the window and door openings in the large living/sitting room all windows and doors and their surrounds and linings have been painted white. The single window, and its opening, in the living/sitting room has been detailed to reflect the French doors with reveals, soffit and dado panelled in cedar. The windows and French doors display fine carpentry with delicate glazing bars; margin glazing in the doors shows Regency influences. All the 6x6 pane sash windows were constructed without sash pulleys and weights relying instead on simple wooden catches.

*Refer Plates 13, 14*

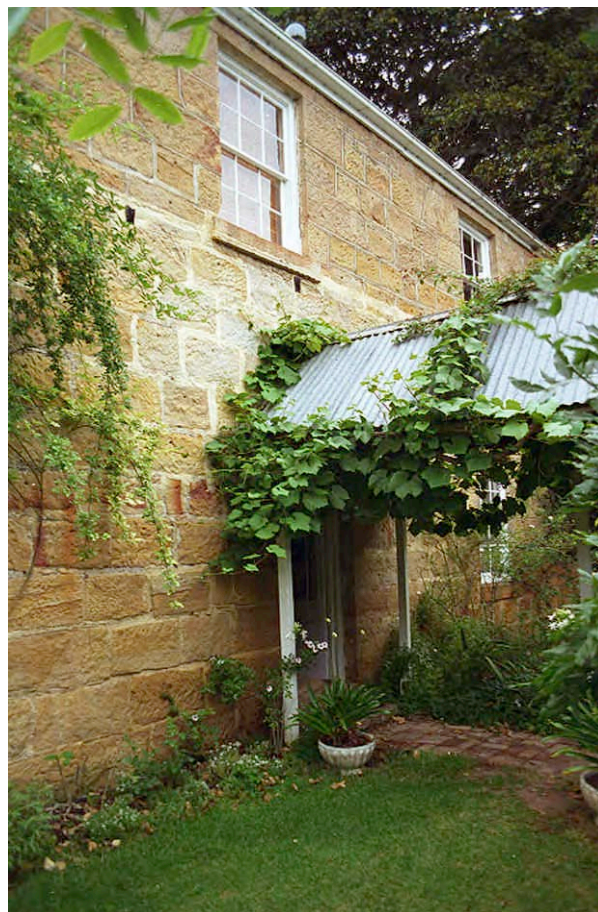


Plate 8  
Site of former skillion kitchen  
erected c.1866; roof beams still  
visible. Breezeway erected c.1970  
Source:  
Peter Freeman Pty Ltd, 1997



**Plate 9**  
East facade of Bundanon,  
showing two-storied form.  
**Source:**  
Peter Freeman Pty Ltd, 1997



**Plate 10**  
Bundanon; ground floor terrace  
showing construction of verandah  
deck.  
**Source:**  
Peter Freeman Pty Ltd, 1997



The external 500 mm thick shell of the building is constructed from locally quarried sandstone, bedded in lime mortar, below a hipped galvanised iron roof. Corners and openings are margin finished but the majority of blocks are quarry pecked with uneven faces. Although the masonry has been brought to courses the irregular size of the blocks has resulted in some degree of packing. Chiselled indents for the callipers used in raising the larger blocks are clearly visible on the exterior. Crack lines due to differential settlement of the masonry walls are visible externally and internally.



**Plate 11**  
Bundanon; upper verandah deck  
detail looking north.  
**Source:**  
Peter Freeman Pty Ltd, 1997

The two-storey verandah is supported by six stop chamfered posts; at ground floor level these posts sit on simple sandstone bases which form part of the verandah surround. Sandstone paving slabs provide a hard wearing surface one step below the ground floor level. The first floor of the verandah is supported at the wall by six sandstone corbels. The verandah rafters are supported by the wall plate of the main roof, the lower ends supporting a fascia and gutter.

Lightweight diagonal bracing has been used at roof and first floor levels. Early photographs of the 1890s show the hipped roof as it is today covered with galvanised iron and contiguous with the two storey verandah. Internally the main roof is of lightly framed construction with wide battens of varying width supported on small section hardwood joists similar to those used in the other 19th century buildings roofed with corrugated iron. The roof was reconstructed under the supervision of Allen Jack & Cottier in the late 1960s. Two ashlar sandstone chimneys with simple cappings, one at each end of the building, complete the simple external symmetry of the building. The masonry of the northernmost chimney requires resetting if it is to remain in place.

*Refer Plates 7, 9, 10, 11, 18*



**Plate 12**  
Bundanon; first floor passage to rooms and verandah.  
**Source:**  
Peter Freeman Pty Ltd, 1997

*Refer Plates 7, 8*

Externally the form of the demolished skillion kitchen can be read defined by the roof flashing line, the ends of six sawn hardwood rafters and cement mortar pointing to all other areas of the buildings exterior including the front verandahs. Until the 1960s this skillion served as a pantry / scullery and incorporated a bathroom at its



**Plate 13**  
Bundanon; ground floor living room. Note central beam and white painted cedar ceiling panelling.  
**Source:**  
Peter Freeman Pty Ltd, 1997



**Plate 14**  
Bundanon; north window to living room showing original flooring and cedar carpentry details.  
**Source:**  
Peter Freeman Pty Ltd, 1997



**Plate 15**

Bundanon; former ground floor bedroom/gun room; now a dining room. Ceiling lowered c.1970.

**Source:**

Peter Freeman Pty Ltd, 1997

**Plate 16**

Bundanon; ground floor library, former sitting room with new panelling c.1972.

**Source:**

Peter Freeman Pty Ltd, 1997



southern end. The main house is now connected to the 1880s kitchen by a simple open breezeway. The establishment of a garden on the site of the skillion kitchen and the periodic use of irrigation has resulted in excessive water being retained in the sub-floor areas. Internal plasterwork is beginning to separate from the masonry walls in this area. The soil levels adjacent to the servants' quarters and 1880s kitchen have bridged the foundations and increased the rate of decay in both weatherboards and stud framing of the two buildings.



Plate 17  
Bundanon; back door providing  
offset link from cedar stairs and  
living room to the former skillion  
kitchen, 1880s kitchen and  
servants' quarters.  
Source:  
Peter Freeman Pty Ltd, 1997

Two storey buildings such as Bundanon were erected as a sign of social status and often to accommodate newly resident owners or the sons of original grantees who could now display their wealth on the developed landscape. Examples include Mount Airlie and Boolgatta 1868-70 under the Warden family; Eyrie Bowrie 1866 by Seccombe; Barrengarry second storey added 1868 by Alick Osborne architect John Horbury Hunt. Other buildings were



extended to two storeys including perhaps Wogamia in the 1850s; and Lockyersleigh near Goulburn in 1856. Some like Boolgatta and Lockyersleigh featured the perhaps more fashionable cast iron columns as support for their two storey verandahs and flanking Regency pavilions. Other buildings featured or retained only a ground floor verandah with timber or cast iron supports. Bundanon is unusual in the use of a two storey timber verandah supported on stone corbels and in the simplicity of its architectural statement.



Plate 18  
Bundanon; hipped roof form  
reconstructed c.1968 with  
modified rafters and bearers.  
Source:  
Peter Freeman Pty Ltd, 1997

*Integrity*  
Moderate

*Condition*  
Good

#### 4.2.2 Singleman's Hut

The singleman's hut, with its sandstone ashlar masonry chimney and fireplace, is the remaining half of two back to back mirror image structures which provided overnight accommodation for farm and station staff at Bundanon. The building consists of a single room 4.4x3.7 metres with 2.1 metre wide verandah opposite the chimney stack. The singleman's hut is characteristic of nineteenth century rural vernacular construction with its gabled roof, slab walls and gable infilled with sawn weatherboards. The central gable wall and fireplace with its low stack provided economy of structure and allowed small cupboards (now missing) to be built into the alcoves on each side of the fireplaces. The floor

of 6x1 inch hardwood butt jointed boards on hardwood joists is supported on large sandstone blocks. A wide sandstone hearth extends into the remaining room with the floor supported on a ledge formed at the base of the ashlar wall.

**Plate 19**

Singleman's Hut from the south-west.

**Source:**

Peter Freeman Pty Ltd, 1997



Each side wall has three panels constructed of split and adzed drop slabs in a light weight stud frame held in place by nailed battens. One side wall has a single six-pane window the other two 6 pane sashes side by side of similar design; both windows are modern red cedar replacements. A simple skillion lean to verandah encloses the entrance wall. Four drop slab panels complete the wall below the weatherboards; a ledged door provides access to the hut.

*Refer Plates 19, 20*

Refer Figure 5

The verandah is constructed of lightweight sawn timber and may be a later addition.



Plate 20  
Singleman's Hut from the north.  
Source:  
Peter Freeman Pty Ltd, 1997

The hut has been re-roofed with Colorbond sheeting although originally clad with galvanised iron sheet. The hut has been lined internally with Western Red Cedar and a small window inserted in the weatherboard gable. The single battened door has been reinforced internally to match the red cedar lining. A small ladder provides access to a loft occupying half the floor area. Due to the roof linings it was not possible to inspect the roof structure. New barge boards have been fitted to the sandstone gable wall.

*Integrity*  
Moderate

*Condition*  
Good

Foundation problems may be encountered in the future should downslope drainage above the hut deteriorate.

#### 4.2.3 Manager's Cottage

The Manager's Cottage originally consisted of three rooms linked by a verandah across the south facade; overall plan dimensions were 11.5 metres long by 6 metres deep with a 2.5 metre wide verandah. Although there has been considerable disturbance of fabric in the building the essential symmetry of the original plan can be read. The central living room provided access to the side rooms; doors front and back in the central room created through circulation. A single ashlar sandstone chimney stack of identical workmanship to that in the singleman's quarters and demolished skillion kitchen projected at the rear of the building. Given the size of the fireplace, with stonework



similar to that employed in the main house, and evidence for a timber fireplace surround it is probable that there was a separate kitchen at the rear. Each room was lit by two 6x6 pane sash windows; the central room by one on either side of the front door, the other rooms by a single window to the front with a second window in the gable wall at the rear. It is possible that each of the side rooms had a second door at the rear although that in the eastern bedroom may have been fitted when the building was modified internally and the rear skillion added containing a bathroom and kitchen space. The building is

supported on foundations similar to the Singleman's hut with the exception of tall sandstone piers at the front due to the change in ground levels.

*Refer Figure 6*



**Plate 21**  
Manager's Cottage from the south-east.

**Source:**  
Peter Freeman Pty Ltd, 1997

**Plate 22**  
Manager's Cottage from the north-east.  
**Source:**  
Peter Freeman Pty Ltd, 1997



The building was constructed of sawn local hardwood of similar dimensions to both the demolished skillion kitchen and the extant servants' quarters. The framing of the gables and gable wall frames reflects that used in the servants' quarters and slab barn although there is no diagonal bracing in this roof. The framing details employed in the servants' quarters were adequate for that buildings width and length. This building is almost two metres wider than the servants' quarters, the heavy hardwood ceiling rafters spanning six metres. Since there is no tie beam linking the joists the ceilings have bowed downwards in places. The roof structure, of similar materials and detail to that in the main house, appears to have been built for a corrugated iron roof covering and appears to be contemporary with the external weatherboard cladding.

Internally the building retains few of its original finishes with the exception of painted dressed and edge beaded tongue and groove Colonial Pine lining boards on the ceiling of the easternmost room (lined above in the roof space with newspapers of the early 1960s). Skirtings have been replaced by 19x42 mm maple scantlings and walls covered with a combination of fibre boards, tongue and groove radiata boards and plastic laminates. The 6x1 inch tongue and groove hardwood floor boards appear to be original. The internal walls were probably lined with tongue and groove Colonial Pine boards similar to those used in the remnant ceiling and in the later kitchen. Externally the walls of the original core structure are clad with dressed, edge beaded tongue and groove hardwood boards. The verandah form remains intact supported by 6 stop chamfered posts; two timber handrails define the central entrance and steps. The original entrance steps formed a single flight in traditional manner. In the McDonald and McGrath period of occupation the verandah appears to have been accessible only from inside

Refer Plate 23

the building. This suggests that double railings and panels were installed in the verandah at this time.



**Plate 23**

South-west corner of the Manager's Cottage, showing verandah infill and re-positioned 6x6 pane sash window effected in the 1970s.

**Source:**

Peter Freeman Pty Ltd, 1997

The building is unusual for the wasted space and redundant structure at roof level in comparison with the other nineteenth century structures. The size of the rooms and carpentry detailing in contrast to the servant's and singleman's quarters is confirmation that the building was erected for the manager of the property.

***Integrity***

Poor to moderate

***Condition***

Moderate

#### **4.2.4 Servant's Quarters**

The first stage of the servant's quarters consisting of three rooms and a timber decked verandah was built adjacent to the main house and skillion kitchen in the 1870s or 1880s on sandstone footings. The heavy hardwood stud framed construction used for the gable frames, with top and bottom plates joined to the studs by mortice and tenons, was commonplace by the 1870s throughout Australia. The diagonally braced roof was constructed for corrugated iron



with nailed joints. Visible nails in the roof space include wire rose head types used from the 1870s to the 1890s. The building was clad externally with dressed feathered hardwood weatherboards. Each of the three rooms was entered from the verandah by a single door opposite a single 6x6 pane sash window in the north wall. The windows appear to be original but the panelled doors are replacements. The 150mm wide top wall plate overhangs the wall studs by a small distance suggesting that the rooms were originally clad internally with tongue and groove lining boards. Both ceilings and walls have been re-clad with modern 'dry' lining boards and the floors covered with finishes appropriate to their new function.

**Plate 24**  
Servants' Quarters from the north,  
with a modern pergola addition.  
**Source:**  
Peter Freeman Pty Ltd, 1997



The three room building and verandah were initially equipped with guttering and a large galvanised iron water tank in the area now occupied by the later brick in-ground cistern built to supply the 'new', separate kitchen. Two additional rooms of similar construction were added in the nineteenth century and the verandah extended. The two sections of the building are differentiated by the external gable details and breaks in the external cladding. The earlier section of the building features a flush narrow bargeboard at the gable; the later section features a slight overhang and expresses the wide roofing battens used to fix the corrugated iron. The latter detail was also employed in the slab barn and manager's cottage. During refurbishment in the late 1960s and early 1970s the verandah was remodelled and the supporting posts moved to better align with the adjacent kitchen verandah. A pergola was also added to the northern side of the building.

*Refer Figure 3*

*Refer Plate 24*

### ***Integrity***

Moderate to high

### ***Condition***

Good

#### 4.2.5 Kitchen and Cistern

The 'new' timber kitchen was built to augment the facilities in the main house available to the growing family of Hugh McKenzie during the 1880s and 1890s [bathroom facilities were provided in the old kitchen at this time]. On both long sides the building is typical of the

**Plate 25**  
1880s kitchen from the south-west.  
**Source:**  
Peter Freeman Pty Ltd, 1997



**Plate 26**  
1880's kitchen with external bread oven and flues. Note how the ground levels have risen, obscuring the foundations.  
**Source:**  
Peter Freeman Pty Ltd, 1997





Plate 27  
1880s kitchen with verandah/  
breezeway link to the main house.  
Source:  
Peter Freeman Pty Ltd, 1997



smaller Victorian Georgian cottage with its central door and symmetrically placed 6x6 pane sash windows. The 9.2x4.5 metre lightly framed stud building on sandstone footings was constructed of sawn hardwood clad internally with beaded tongue and groove pine boards and externally with dressed edge beaded hardwood weatherboards. The hipped roof is expressed internally in a coffered ceiling, fixed to collar ties and rafters, appropriate to its use as a kitchen. Four small section hardwood ties span the width of the building at wall height. The northern section of the building served as the servants dining room separated by a screen from the kitchen with its brick fireplace, cast iron range and oven. These functional areas are to some extent expressed in the quality and wear patterns of the 6x1 inch butt jointed hardwood flooring. The building appears to have been constructed with verandahs on both sides supported by stop chamfered posts.

*Refer Plates 25-28*

**Plate 28**  
1880's kitchen; north-east corner.  
A screen originally divided the  
building into two rooms.  
**Source:**  
Peter Freeman Pty Ltd, 1997



During construction a large in-ground cement rendered brick cistern was located between the new kitchen and the servants' quarters. Galvanised iron water tanks were of limited capacity until the twentieth century; newspaper advertisements of the late nineteenth century suggest 1,000 gallons maximum. Brick cisterns provided less visually intrusive storage and potentially greater capacity. A stand pipe and pump, now removed, supplied the kitchen with water. Mount Airlie at Milton was equipped by 1870 with a similar (13,000 gallons) tank, surrounded by the farm and estate 'offices'.<sup>94</sup>

The building has minimal modifications remaining in use as the kitchen following demolition of the skillion kitchen and dedication of the main house to more aesthetic pursuits in the 1960s and 1970s. Changes include removal of the internal timber partition and the creation of a new verandah deck on the north side over an existing concrete verandah deck/footpath.

*Refer Figure 3*

### ***Integrity***

Moderate to high

### ***Condition***

Good

<sup>94</sup> *Town and Country Journal*, November 9 1870, p.10

#### 4.2.6 Worker's Cottage 1

Worker's Cottage 1 was built in the first two decades of the twentieth century following the deaths of Levo Colgro and Jim Calligan. The building is typical of the smaller weatherboard and galvanised iron stud framed houses erected on an asymmetrical plan in the early twentieth century. Supported on sandstone block piers, the building consisted of three, possibly four, small rooms and verandahs at the front and back with a galvanised iron external flue on the western side serving the external kitchen. Each room within the building was lit by a single 2x2 sash window. French doors opened from the living area onto the front verandah. Between 1946 and 1949 the building had been extended to the north creating a kitchen 'wing' poorly detailed and finished. The former kitchen became the bathroom.

*Refer Plates 29, 30*

Unoccupied for a period of time the building was run down when the Warren family took over the lease of Bundanon in the late 1950s. Subsequently the original 2x2 pane sash windows were replaced with casement

**Plate 29 (Top)**

Worker's Cottage 1; south facade. The gable window has been modified, and French doors to verandah have been removed.

**Source:**

Peter Freeman Pty Ltd, 1997



**Plate 30 (Bottom)**

Worker's Cottage 1, north facade. The gabled extension of 1946-49 is evident in its poor workmanship.

**Source:**

Peter Freeman Pty Ltd, 1997





Refer Figure 7

windows in the early 1960s to make the building more habitable, the French doors were removed and new water tanks installed for rainwater from the roof. The building appears initially to have been lined internally, or at least the ceilings, with tongue and groove boards. The rooms are now lined with what appear to be fibrous plaster sheets and/or plasterboard.

### ***Integrity***

Moderate to low

### ***Condition***

Good

#### **4.2.7 Slab Barn**

The slab barn represents a reconstruction and consolidation phase in the working life of the property and is representative of its type in the Shoalhaven district. The Berry slab timber barns of the early nineteenth century, built c.1830, were a model for tenant farmers and for the dairy farmers who took over the sub-divided Berry Estate in the 1890s and early nineteenth hundreds. Good examples can be seen at Pomona, Meroo Meadow, built in 1892, and on similar properties at Bolong to the east of Bomaderry. Characteristics of such barns include a raised timber floor, vertical slab walls, a timber frame supported on numerous steddles [piers/stumps], a pitched galvanised iron [some formerly shingled] roof, central side wall doors, and weatherboard gables with loft doors.



#### **Plate 31**

Slab timber barn from the north-west, in association with workshops and hay barn.

#### **Source:**

Peter Freeman Pty Ltd, 1997

Plate 32  
Slab timber barn from the north-  
east.  
Source:  
Peter Freeman Pty Ltd, 1997



The extant slab barn at Bundanon featured all these characteristics originally although the barn appears to be a little lower than others of its kind. In common with other timber structures at Bundanon it is supported on large blocks made from roughly squared local sandstone. The 5.5x15.5 metre building was constructed of a mixture of local sawn hardwood and split slabs inserted into a sawn timber frame below a galvanised iron roof. The frame consists of sawn top and bottom plates with square corner and intermediate posts defining the door openings. Intermediate rectangular posts define the functional areas of each 3 metre high side wall. The gable walls are infilled with split drop slabs [either side of a central post with diagonal braces] which also infills the first bay at both ends of each side wall. The drop slabs sit in grooves formed by nailing battens to the vertical frame members; the nails used appear to be the ubiquitous machine made wire-cut form which appeared on the market c.1870 and dominated it by the 1890s. The north west corner of the building retains a wall hatch [visible in early photographs] above vertical split slabs which reflect the vertical sawn slabs used elsewhere in the walls of the building.

*Refer Plates 31, 32*

The roof is of relatively lightweight construction compared to the walls and floor and overhangs characteristically at each gable expressing the wide roofing battens. The gables are clad with weatherboard which defines the two loft doors, one at each end of the building. Although loft doors can imply a loft floor there is no evidence of a floor. The roof structure appears to have been designed to take only the load of the roof sheeting since it is supported by two lightweight trusses at the centre. The loft doors may have simply been used to help fill the barn to its limit. The floor is of sawn hardwood similar to the vertical sawn slabs used in the walls. Butt jointed planks span the length of the building and are supported and nailed to sawn hardwood joists.

*Refer Plate 33*



Plate 33  
Slab timber barn interior at the  
north-east gable.  
Source:  
Peter Freeman Pty Ltd, 1997

*Refer Figure 8*

The slab barn retains a considerable proportion of the original fabric. This includes the roof and gables, wall framing, drop slab wall cladding and the floor and foundation blocks. There has been some adaptation and replacement of fabric. The central main doors have been replaced with recycled and smaller stable type doors on the western side. On the eastern side the main doors have been lost and a number of vertical glazing panels inserted.

The slab barn, in common with other buildings of its type and age, has some settlement. The foundation blocks have been supplemented with Besser blocks in places. However the floor is in reasonable condition with boards partly replaced. The roof is in good condition and has effectively ensured that the building's frame has survived intact. The wall bottom plates and drop slab wall sections are in poor condition in particular at the exposed southern end. The condition of the building has been compromised by poor twentieth century modifications which have probably reduced the weather tightness of the walls. New diagonal ties have been used to stabilise the centre of the building. Termite damage is visible in the wall slabs at the north-east corner of the building. The latter may also have infected the floor.

***Integrity***  
Moderate

***Condition***  
Poor



#### 4.2.8 Workshop, Stockyards and Open Barn

The workshop and open hay barn which form the western and southern sides of the complex which developed around the slab timber barn are characteristic of the economic structural use of local materials seen in the 1960s and 1970s. Sawn local hardwood posts support lightweight wall and roof framing clad with a mixture of recycled and new galvanised iron sheeting. External vertical surfaces are painted white but the hardwood posts and sawn wall and roof timbers are unpainted. The skillion workshop features a substantial concrete floor which steps down the hillside; within the constraints imposed by the height of the skillion equipment maintenance is still carried out here. The barn is of characteristic gabled form with a galvanised iron roof; the structure is currently used for machinery and hay storage but does not provide sufficient space for both. Twin concrete tanks collect rainwater from the roof area of these buildings.

*Refer Figure 8*

*Refer Plates 31, 34, 35*

The contemporary stockyards and cattle chute remain in use as part of ongoing farm operations but the workshop and barn are not in full use. All structures receive limited maintenance which is beginning to impact on their condition.



Plate 34 (Top)  
Hay barn, workshops and slab timber barn (at rear) from the south-west.  
Source:  
Peter Freeman Pty Ltd, 1997



Plate 35 (Bottom)  
Concrete water tanks and stockyards from the south-east.  
Source:  
Peter Freeman Pty Ltd, 1997

**Plate 36 (Top)**  
Arthur Boyd's studio from the north-east.  
**Source:**  
Peter Freeman Pty Ltd, 1997



**Plate 37 (Bottom)**  
Arthur Boyd's studio from the north-west with new 1996 toilet block behind.  
**Source:**  
Peter Freeman Pty Ltd, 1997



*Integrity*  
High

*Condition*  
Reasonable



#### 4.2.9 Arthur Boyd's Studio

A small modern weatherboard structure which interprets nineteenth century vernacular idiom in an effective manner. Brick foundations, stained weatherboards and a galvanised iron hipped roof create a building of simple proportions with skillion verandahs to back and front.

Windows are a combination of fixed lights and traditional 6x6 overhung sash types. The building remains in use as a studio under the Bundanon Trust.

*Refer Plates 36, 37*

***Integrity***  
High

***Condition***  
Good

#### 4.3 ARCHAEOLOGICAL SITE POTENTIAL

##### 4.3.1 Colgro & Calligan's Humpy

The site can be clearly located a short distance north of Worker's Cottage 1 from Clive Emery's anecdotal evidence. Little appears to remain on surface; the fire scar left by burning demolished buildings and clearing the area is still visible although no posts have been located. The exact location of the burials must be determined. Interpretive potential

*Refer Plate 38*



Plate 38  
Colgro and Calligan's humpy site,  
from the south-east.  
Source:  
Peter Freeman Pty Ltd, 1997

### 4.3.2 Feedstalls/Dairy Complex

*Refer Plate 39*

Substantial stone paving visible on surface south of the main house. Upper surfaces of the paving impregnated with tar or bitumen similar to the foundation blocks at the former homestead site. Considerable potential for mapping the layout of the feedstalls and dairy/bails complex.



**Plate 39**  
Feedstalls and dairy foundations.  
**Source:**  
Peter Freeman Pty Ltd, 1997

### 4.3.3 Yards

Former pig yards to the west of Bundanon common can still be traced north of the original entrance track from Beeweeree. Little interpretive potential.

### 4.3.4 Punt

The punt has been found down river towards the mouth of the Shoalhaven. Cables still remain on site below water. Good interpretive potential.

### 4.3.5 Hut Site

*Refer Plate 40*

The substantial foundation blocks and collapsed rubblestone chimney and fireplace remain in situ from a raised timber hut some 6x3 metres in area. To the east, and almost contiguous with the hut site, a terraced area supported by a rough stone retaining wall indicates the site of a smaller hut or store. Both structures are characteristically sited along the contours. Construction details and materials are similar to the buildings at the former homestead site; the former hut site may date to c.1840.

**Plate 40**

Hut site c.1840. Stone foundations and piers for a small hut, with a fireplace and a separate store or shed with earthen floor (nearest).

**Source:**

Peter Freeman Pty Ltd, 1997



This group of buildings may have been burnt down in the 1920s at the same time as the former homestead.

***Condition***

Moderate

**4.3.6 First Homestead Site**

A view of the site c.1903 taken from Pulpit Rock indicates the existence of two gabled structures above the small lagoon or dam east of the main house towards Haunted Point. To the east of these structures the photographic image also suggests a third building with a hipped roof and substantial chimneys typical of small symmetrical Colonial Georgian timber cottages. A central door and flanking windows are clearly visible. The evidence on site matches this pattern closely. The westernmost two structures identified measured approximately 8x4 metres and 10x4 metres in area. Only the westernmost of these two structures retains evidence of its stone fireplace and chimney. Although the foundations appear to have been quarried in part for other structures (Worker's Cottage 1 perhaps) sufficient material remains to interpret the site.



**Plate 41**  
First homestead site; western hut  
with foundation in foreground  
and chimney base visible at rear.  
View from the east.  
**Source:**  
Peter Freeman Pty Ltd, 1997



**Plate 42**  
First homestead site. Central hut  
foundations from the south.  
**Source:**  
Peter Freeman Pty Ltd, 1997



*Refer Plates 41-43*

Twenty metres to the east of these two structures the remains of a substantial stone fireplace and chimney indicate the location of a third structure in approximately the location of that in the photographic evidence. Both fireplaces have been reinforced with earth-bound timber posts which remain in place, partly burnt. The use of shell based lime mortar supports their construction as permanent structures. The easternmost fireplace is of roughly squared rubblestone masonry, and measures two metres wide by 1.5 metres deep, suggesting that the room extended north from the fireplace. This orientation does not however appear to accord with the photographic evidence.



**Plate 43**

First homestead site. Easternmost fireplace and chimney base with external timber supports. View from the north-west.

**Source:**

Peter Freeman Pty Ltd, 1997

The site needs detailed recording to confirm the orientation and use patterns of the extant structures, in particular evidence of a kitchen garden.

***Condition***

Moderate to poor

## **5.0 ASSESSMENT OF SIGNIFICANCE**

### **5.1 INTRODUCTION**

The statement of significance defines what is important about a place that contributes to its cultural value and is important as the frame of reference for all recommendations. The statement of significance for Bundanon Homestead and its landscape setting is based on earlier research and physical recording by others; on data collected during the preparation of the Historical Overview; and on material obtained in the course of surveying and assessing the landscape. The statement of significance will be developed in two stages; by defining landscape boundaries; and assessing elements within the landscape boundaries for significance.

The methodology for assessment of the site is based on the Commonwealth criteria for inclusion on the Register of the National Estate.

- A.1** Importance in the evolution of Australian flora, fauna, landscapes or climate.
- A.2** Important in maintaining existing processes or natural systems at the regional or national scale.
- A.3** Importance in exhibiting unusual richness or diversity of flora, fauna, landscape or cultural features
- A.4** Importance for association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, State, region or community.
- B.1** Importance for rare, endangered or uncommon flora, fauna, communities, ecosystems, natural landscapes or phenomena, or as a wilderness.
- B.2** Importance in demonstrating a distinctive way of life, custom, process, land use, function or design no longer practised, in danger of being lost, or of exceptional interest.
- C.1** Importance for information contributing to a wider understanding of Australian natural history, by virtue of its use as a research site, type locality, reference or benchmark site.
- C.2** Importance for information contributing to a wider understanding of the history of human occupation of Australia
- D.1** Importance in demonstrating the principal characteristics of the range of landscapes, environments or ecosystems, the attributes of which identify them as being characteristic of their class.
- D.2** Importance in demonstrating the principal characteristics of the range of human activities in the



- Australian environment (including way of life, custom, process, land-use, function, design or technique).
- E.1** Importance for a community for aesthetic, characteristics held in high esteem or otherwise valued by the community.
  - F.1** Importance for its technical, creative design or artistic excellence, innovation or achievement
  - G.1** Importance as a place highly valued by a community for reasons of religious, spiritual, symbolic, cultural, educational or social associations.
  - H.1** Importance for close association with individuals whose activities have been significant within the history of the nation, State or region.

A statement of significance is required which discusses the whole site and the contribution of individual structures. The statement of significance should also look closely at the landscape setting. A credible and authoritative statement of significance will result in the development of a realistic management strategy which reflects constraints arising out of the significance of the site, individual elements and its location, i.e. context. The method adopted in the following assessment will be to review the above criteria with respect to individual structures and the site as a whole. On the basis of this assessment a statement of cultural significance for the whole site will be presented supported by statements of significance for individual elements.

## **5.2 BOUNDARIES FOR THE ASSESSMENT OF SIGNIFICANCE**

Boundaries of significance are synonymous with the surrounding skyline which defines the visual catchment of Bundanon. Within this overall boundary the area of significance which can be managed effectively, and within which assessment will proceed is defined by the Shoalhaven River to the south and east, by the ridge of high ground to the north and by the boundary of the 600 acre grant to the west (Refer to Figure ).

### 5.3 ASSESSMENT OF SIGNIFICANCE

The statement of significance discusses the heritage value of the homestead complex and site in detail. The heritage value of each structure is also presented although no attempt is made to compare the significance of individual structures.

**A.4** Bundanon is important for its association, as an early land grant, with the development of land in the Shoalhaven River Valley following discovery of the Burrier Ford in 1805 by James Meehan and the establishment of a cattle track from Bong Bong to Jervis Bay in 1818 via the Burrier Ford by Dr Charles Throsby.

**B.2** The cultural landscape is important in illustrating the distinctive way of life experienced in the Shoalhaven River Valley during the nineteenth century. Although physically close to the site of Nowra frequent flooding reinforced the self sufficient nature of the community at Bundanon, its social and working structure and its links with Burrier, Earrie and Yalwal Station. Elements which particularly illustrate this are:

**Main House:** historically important as the centre of the social and working structure of the estate and focus of a cultural landscape and which illustrates the vernacular use of local materials, site development and occupancy.

**Servants' Quarters:** historically important in illustrating; the social structure of the Bundanon community and the working of the property as a Victorian estate and family establishment in conjunction with the kitchen; and the vernacular use of local materials, site development and occupancy.

**Kitchen and Cistern:** historically important in illustrating; the social structure of the Bundanon community and the working of the property as a Victorian estate and family establishment in conjunction with the servants' quarters; and the vernacular use of local materials, site development and occupancy.

**Manager's Cottage:** historically important in illustrating; the social structure of the Bundanon community and the working of the property as a Victorian estate in conjunction with the singlemans hut and worker's cottage 1; and the vernacular use of local materials, site development and occupancy.

**Singelman's Hut:** historically important in illustrating; the social structure of the Bundanon community and the working of the property as a Victorian estate in conjunction with the manager's cottage and worker's cottage 1; and the

vernacular use of local materials, site development and occupancy.

**Worker's Cottage 1:** historically important in illustrating ; the social structure of the Bundanon community and the working of the property as a Victorian estate and family establishment in conjunction with the manager's cottage and singlemans hut; and the vernacular use of local materials, site development and occupancy

**Slab Barn:** historically important in illustrating; the working of the property during the nineteenth century in conjunction with the manager's cottage and singlemans hut; and the vernacular use of local materials, site development and occupancy.

**Archaeological Sites:** historically important in; illustrating the development of the cultural landscape; in documenting social and cultural patterns; in demonstrating the vernacular use of local materials; and in illustrating site development and occupancy.

**Orchard Remnant:** historically important in illustrating; the self sufficient nature of the property into the twentieth century; nineteenth century land use patterns; and occupancy.

**Bunyah Pines, Norfolk Island Pine, *Pinus hookii*:** historically important in illustrating; the development of the cultural landscape and internal track system which developed after construction of the main house in 1866; and site development and occupancy.

**Other Plantings:** the jacaranda tree, magnolia tree and Port Jackson fig tree are historically important nineteenth and early twentieth century plantings which illustrate the available horticultural material, the choices made by the McKenzie family and McKenzie family sentiment in addition to the scale and nature of the Victorian garden which once surrounded the main house.

**Fence Lines:** historically important in illustrating the scale and pattern of farming on the river flats during the late nineteenth and early twentieth centuries

**Tracks:** historically important in illustrating; the internal and external linkages which developed on the estate by 1866; and land use patterns.

**Stockyards, Workshop and Open Barn:** historically important in illustrating the continuity of rural tradition at Bundanon and as the focus of farming activity since 1968.

**D.2** The cultural landscape at Bundanon is important in demonstrating the principal characteristics of nineteenth century pastoral estate landscapes. Attributes which clearly illustrate the principal characteristics are implicit in: the location of the house in the landscape setting; the range of supporting nineteenth century buildings which relate the main house as focus to the working landscape; the pattern of cultivation, planting and land use which has developed subject to natural constraints; and the self contained, self sufficient nature of the property implicit in the underlying nineteenth century landscape elements.

**E.1** Bundanon is important at state and local levels for its aesthetic characteristics which operate at three interrelated levels; the 'natural' landscape setting; the aesthetic qualities stemming from pastoral activity ; the cultural landscape attributes of the place which convey both landscape qualities and the aesthetic values implicit in the range of nineteenth century Victorian Georgian vernacular buildings.

**G.1** Bundanon is highly valued by the community for its cultural, educational, social and symbolic associations. Cultural and educational associations are implicit in the ongoing artists program; social associations are implicit in links with local families ; and symbolic values are implicit in the wider landscape through natural features such as Pulpit Rock which has featured in the work of Arthur Boyd.

**H.1** Bundanon is important at regional and local levels for its close association with Dr Kenneth McKenzie as founder of the Bundanon estate and the construction of Bundanon house. The property is important at national level for its role in attracting Boyd back to the imagery of the Australian bush which features strongly in his work at Bundanon.

## 5.4 STATEMENT OF SIGNIFICANCE

### Previous Heritage Recognition

#### *Australian Heritage Commission*

Most characteristic and most important house to survive in the Shoalhaven Region; unique in the region for its survival within an unspoilt landscape of great beauty. Significant Australian artists (Arthur Boyd, John Olsen, Brett Whiteley, Charles Blackman) have visited and painted this landscape. Proposal to use Bundanon in the future as a small museum of paintings. Built 1866 by Hugh McKenzie on Crown grant to RH Browne.

( based on National Trust sources which will not be cited)

#### *Illawarra Regional Heritage Study*

Outstanding Colonial Georgian house dating from the 1840s. Built in stages but little altered in recent times. Important historical associations. set in magnificent grounds and cultural rural landscape. State significance.

#### *Shoalhaven Heritage Study*

Reviewed in accordance with this study.

### Statement of Significance

Bundanon and its landscape setting are locally important for their close association with Dr Kenneth McKenzie who built Bundanon in 1866 as the centre of his family holdings (H1). The cultural landscape setting of Bundanon is regionally important in demonstrating the principal characteristics of nineteenth century pastoral landscapes, their social and working structure and the distinctive way of life experienced in the Shoalhaven River valley during the nineteenth century on this and nearby properties. Attributes which clearly illustrate this are; the location of the house; a range of nineteenth century vernacular buildings; the patterns of land use; and the self contained nature of the property (B2, D2).

The property is important at Regional level for its aesthetic characteristics which are implicit in the landscape qualities of the place, the Victorian Georgian house and the associated vernacular buildings (E1).

Bundanon is highly valued by the wider community for; cultural and educational values implicit in the ongoing artists program; social associations implicit in links with local families; and symbolic associations implicit in the wider landscape which featured in the work of international painter Arthur Boyd (G1). In this respect the property is directly associated at national level with Arthur Boyd whose return to Australia and the Shoalhaven, rests on Bundanon (H1).

## 6.0 ISSUES, CONSTRAINTS AND OPPORTUNITIES

### 6.1 INTRODUCTION

The Bundanon properties and Bundanon are managed in accordance with the following mission statement derived from the Trust's Memorandum and Articles of Association:

*'The Bundanon Trust was established by the Australian Government in response to an act of generosity and vision by Arthur and Yvonne Boyd.'*

*'Bundanon Trust will promote arts practice and enjoyment by making the Bundanon properties a living arts centre for the exhibition of artworks, music, dance and other performance, and it will promote education and research in the arts.'*

*'By conserving and preserving the natural and cultural heritage and providing access to Bundanon and the Shoalhaven River, Bundanon trust will encourage an appreciation and understanding of the importance of the landscape in the lives of Australians.'*

The values promoted and endorsed in this statement raise numerous issues and are subject to various constraints imposed by the heritage values of the place. These issues and constraints will be discussed under the following general headings:

- the landscape setting of Bundanon and the associated properties;
- the cultural landscape;
- the extant 19th century buildings; and
- the pictorial landscapes associated with painter Arthur Boyd.

Opportunities arising out of constraints and issues will also be considered in each section. Issues, constraints and opportunities will be summarised at the end of this section.

### 6.2 LANDSCAPE SETTING

Bundanon and the adjacent properties of Wogamia and Bamerang have a close relationship with the river in their siting on potentially fertile river flats and river terraces. Bundanon was approached predominantly by water until the 1970s when the road to the west became the major access point. These adjacent properties and those at Saltwater Creek are an important part of the landscape setting of Bundanon and have important links with the early history of settlement in the area, pioneering families and the close social and economic ties which existed between families in the nineteenth century. The landscape described in the mid-



nineteenth century, including the cleared productive river flats and forested rocky ridges and hills, remains essentially intact today evoking the relative physical isolation of Bundanon created by the river on which it also depended for access to markets and broader society.

The **cultural landscape** of Bundanon with its internal and external views and associations with the McKenzie family and Arthur Boyd is contained within the visual catchment defined by the skyline/horizon. The primary issue here is isolation of the site and links both visual and physical with surrounding properties and landscape. Private ownership of the landscape south of the Shoalhaven River and the popularity of water skiing and fishing have the potential to impact on the visual catchment.

Fire risks from behind the property but within the visual catchment.

### 6.3 CULTURAL LANDSCAPE

The cultural landscape of Bundanon is now managed at two interconnected levels; the need to implement the mission statement within the constraints imposed by the **cultural landscape** and the underlying need to maintain pastoral use of the **farmscape** as a key component of the cultural landscape setting.

#### *Farmscape*

The river flats at Bundanon are the focus of farming on the Bundanon Properties. There is no permanent water or cropping at either Riversdale or Earrie Park where portable yards are used for stock. Although the mission statement of the Bundanon Trust emphasises cultural and natural heritage as priority issues, they have a lower priority compared to public access and the artists in residence program. Natural and cultural heritage are seen as supporting but secondary concerns with farming lowest in order of priority.

The present field system at Bundanon reflects that used in the 1940s under the Scott family when extensive cropping was used to increase milk yields. The field system on the terraced river flats south of the house has developed in response to level changes between the terraces which have been produced by the frequent flooding which took place well into the twentieth century. The essential components of the field system are the fence lines running along the lower terrace at terrace level changes. Although fence lines (and materials) defining smaller paddocks may have changed the overall alignments are essentially late nineteenth century. Currently the farm landscape is grazed by 120 beef cattle and

accessed and crossed by tracks which reinforce yet reflect changes in farm practice.

Within the frame of reference of the mission statement it is unlikely that farming will ever become a priority for the Bundanon Trust. Limiting factors to the success of a commercial farming operation are soil and pasture quality and water shortages. A water hole has been excavated near the Shoalhaven River but even this is barely adequate for the stocking rate. Supplementary fodder crops for cattle include sorghum and lucerne will eventually cover some 20 acres. Hay making equipment is currently borrowed from another property. At present the farm is running high quality beef cattle in common with other farms in Shoalhaven. The farming operation cannot generate sufficient profit to be self supporting or to fund the conservation and maintenance of the existing farm buildings. These constraints suggest that it is unlikely that there will be any possibility of large scale changes in the landscape but that the existing farm buildings are likely to deteriorate further unless they receive adequate maintenance and conservation. A long term farm plan is required to achieve economy of operation etc. The underlying scale and character of the landscape setting of the property are not considered under threat if good farm practices are maintained in addition to the fencelines and tracks. The greatest threat to the cultural landscape and its components will come from the threat of fire.

Maintenance of the farm landscape is the concern of the assistant property manager and property manager. The assistant property manager (farm manager) lives in Worker's cottage 1 at the road entrance to the property adjacent to the nineteenth century slab barn. In this respect ongoing use of this primary farm building group, in particular the stockyards which are used weekly, the machinery shed which is used for vehicle and equipment maintenance and the barn which is used for machinery storage and hay is compatible with historical precedent.

### *Cultural Landscape*

It is essential that functional and visual relationships on the landscape are maintained; this includes links between buildings, building groups and landscape. Visual and physical links were established on the landscape during the nineteenth and early twentieth centuries between; the main house, Bundanon Common and the river; the singleman's quarters, the managers residence (Worker's Cottage 1), the slab barn and the 'humpy' of Levo Colgro and Jimmy Calligan; and the river and the slab barn. These visual and physical links are essential to an understanding of the landscape.

The garden which has been developed on the 'common' and to the north and east of the main house since 1968 has resulted in the loss of former functional plantings including the orchard. Although the need to create a personal environment is evident in any cultural period it should where possible build on the opportunities. This has been the case with many of the plantings made since 1968 but often the ad hoc use of fast growing deciduous trees has created a situation where nineteenth century plantings are potentially overshadowed or screened. The attempt to create a garden setting between the western entrance to the 'common' and the kitchen and servants' quarters is in keeping with the scale of the two single storey buildings but denies much of the openness which prevailed in the nineteenth century. The links formerly clearly established between the two western pine trees, the kitchen and servants' quarters and the main house have gone. To the south links exist between the main house and river by virtue of the track to the crossing and the symbolic nature of the two early Bunyah pines. To the north the loss of the vegetable garden and orchard has resulted in functional changes not expressed in the new landscape plantings. To the east of the main house loss of the formal garden and replacement with an open vista linked by new plantings of Lombardy poplars is misleading in terms of the scale and perception of the underlying nineteenth century landscape.

While the multiple layering and succession of planting is still interpretable nineteenth century components are losing their dominance in the landscape and no longer articulate the relationship between buildings, building groups and nineteenth century landscape. The relationship between nineteenth century elements must be clearly recognised and adopted as conservation policy.

#### **6.4 BUILT ENVIRONMENT**

Bundanon has been brought to public prominence by painter Arthur Boyd's generosity in donating the property to the Commonwealth. However modifications and the demolition of elements crucial to an understanding of the place have impacted severely in places on the 19th century building stock since 1968. The surviving nineteenth and early twentieth century buildings display a range of features characteristic of nineteenth century rural vernacular buildings and the continuity of that tradition into the twentieth century. Under existing management conditions individual structures on the landscape are not identified as unique elements with historic, social, aesthetic or research values. Elements are included in the general valuation of the property but building works and conservation are subject to available funding and the limitations of a caretaker farming operation. It is essential that future management recognise

and emphasise the cultural values of each structure in addition to its functional value. Given the financial and managerial constraints to conservation which have existed to date the issue of adaptation to new uses may require serious consideration, subject to heritage values. The extant buildings fall into four groups:

- **Main house, servants' quarters and kitchen**

The main house remains in use as a residence and retains its relationship with the servants' quarters (now the offices) and kitchen. In essence the historical relationships remain intact. Issues and constraints affecting the use of these buildings devolve around the space which surrounds them. Development which affects the scale and form of individual buildings will affect the relationship between elements and elements and landscape. Three factors have affected this group to date; the loss of buildings, changes in ground level and new gardens and planting. The loss of the skillion kitchen resulted in the loss of functional and spatial qualities and exposed a blank section of wall without a window to complete the basic symmetry of the western facade of the main house. The space created by this loss has been used to form a new garden against the main house and produced a rise in ground level of 20-30 cm. Although the kitchen skillion was considered an accretion to the main house and demolished in 1968 it protected the western corner of the main house and sub floor spaces. Watering of the garden and raised soil levels are now preventing the very restricted sub-floor spaces from drying out. The raised soil levels have also begun to affect the two timber buildings at their corners. The rise in ground levels has also obscured the brick cistern which cannot be interpreted and remains unnoticed by most people. If the fabric of the buildings is to be pro-actively conserved soil levels must be reduced, shrubs removed from against the buildings and watering stopped.

The present uses are in keeping with the mission statement and the heritage values of the place including the collection of art works assembled by the Boyd family. An opportunity exists for the potential re-construction of a skillion to link the three buildings. The open space needs a functional statement.

- **Manager's Cottage**

The former manager's cottage is crucial to an understanding of the cultural landscape and history of Bundanon as a dairy farming property. Its isolation reflects the social distancing which took place on the landscape in the nineteenth century while its elevation reflects both the potential flood level and the need to have

an overview of the properties working areas and river flats.

The cottage remained essentially intact until the 1960s when further extended at the back with a larger skillion for bathrooms. The building was used from 1968 to 1980 as a staff cottage and from 1980 to 1993 as a guest cottage but then became unoccupied. Particular attention should be paid to the stone fireplace. The essential structure and layout are intact but require some investigation to determine the exact location of the original doors before refurbishment begins. The verandah according to the photographic record was entered by a simple flight of wooden steps, without handrails, at its centre. The original front facade, verandah and 3 main rooms are potentially recoverable and should form the focus of conservation work.

A major issue, and constraint in possible adaptive re-use is the risk of fire from the surrounding bush.

- **Singleman's Hut**

The singleman's hut is crucial to an understanding of the cultural landscape. Its isolation reflects the social distancing which took place on the landscape in the nineteenth century. The building cannot be and is no longer used for accommodation, remaining in the background. The missing half of the building may have burnt down given the surface litter of artefacts. The isolation of the structure and its archaeological potential suggest that it should be surveyed and recorded in detail.

- **Worker's Cottage 1, Slab Barn, Workshops, Open Barn and Stockyards**

The slab barn and associated machinery sheds and tanks and yards and the worker's cottages are all that remain of the numerous farm buildings and worker's cottages of Bundanon. Worker's Cottage 1, the slab barn and associated structures and Bundanon House, kitchen and servant's quarters are linked by a service road which follows a line of high ground. The range of lean-to workshops and open barn near the nineteenth century slab barn appear to have been erected between 1968 and 1979 when the property was purchased by Arthur Boyd.

On the basis of research and an understanding of the pastoral landscape and buildings at Bundanon the landscape setting should continue to provide a historical context for both its nineteenth century pastoral associations and its twentieth century associations with painter Arthur Boyd. This group of farm buildings and structures is important as the remaining functional focus of the pastoral landscape [the primary focus originally

consisted of the nineteenth century stockyards, dairy and feedstalls on Bundanon Common.]

The need to balance farming activity, implicit in this range of buildings, with maintenance of the cultural landscape and artistic use of the landscape is not seen as a major issue; the primary issue is how the buildings in this group will be maintained as part of the cultural landscape and what opportunities exist for their conservation subject to any farm plan or policy.

The stockyards are used weekly and the water tanks remain in use. In contrast the machinery sheds and workshops adjacent to the slab barn are only partially used today, and in danger of further deterioration and/or loss unless adequately maintained. Although the structures are not surplus to farm requirements they do not readily meet current farm practice needs or provide ideal facilities. The workshops are too low in height to accommodate a tractor while the 1970s open barn is used to store both equipment and hay. In this respect there is inadequate machinery storage. Although the slab barn could provide additional space it is difficult to see an appropriate farming use other than for general storage. In view of its significance the slab barn would also potentially survive longer with a change of use. Worker's Cottage 1 could similarly undergo a change of use since a farm manager could potentially live off site in common with the property manager. In this respect however an on-site presence is essential for security reasons. The slab barn must be conserved so as to illustrate the underlying nineteenth century pastoral history of the landscape while the more recent machinery sheds, workshop, tanks and yards must remain in place to illustrate the continuity of rural tradition and land use.

The farming enterprise at Bundanon is run in conjunction with Eearie Park and Riversdale. Bundanon is pivotal to farming operations on the Bundanon Properties as a nursery for young stock and for fattening. In this respect if the cultural landscape is to be managed appropriately the farming operation must be consciously and clearly developed to reduce its impact on significant fabric and visual corridors. Streamlining the farm operation by providing new, well placed functional structures could assist this process. Redundant farm buildings are however prone to rapid decay without suitable ongoing maintenance. Continuing use and maintenance of extant farm buildings and farmscape is seen as essential to both pastoral and artistic uses of the landscape. Relocating storage for farm machinery could reduce the impact of farm operations on both the slab barn and the main house, with its contemporary uses and associations with painter Arthur Boyd.



## **6.5 A NINETEENTH CENTURY IDEAL AND ARTHUR BOYD**

Although painter Arthur Boyd's association with the property is undeniable the extent of his association with landscape is dependent on the observer. In management terms the values are implicit in the visual catchment necessary to the retention of isolation and experience of the place. While the Boyd family has raised the profile of Bundanon the family's visible impact has been primarily limited to the area of Bundanon common and the house. The garden adopted by the Boyds as a sculpture garden, the collection of artworks and the studio must be conserved as direct associative links.

## **6.6 ARTISTS IN RESIDENCE**

The mission statement gives priority to public access and promotion of the arts. One aspect of this is the artists in residence program which requires the provision of a range of accommodation and studio space at Bundanon. Basic residential facilities are already available in the main house but are not adequate for the envisaged program. New buildings within the landscape setting would potentially affect perceptions of the cultural landscape and Bundanon. The adaptation and re-use of existing buildings is the only realistic opportunity for such development.

## **6.7 SUMMARY OF ISSUES, CONSTRAINTS AND OPPORTUNITIES**

### **Landscape Setting**

#### *Issues*

- Fire risk and public safety
- integrity of the visual catchment

#### *Constraints*

- wider landscape is beyond the control of the Bundanon Trust

#### *Opportunities*

- liaison with landowners and Shoalhaven City Council

### **Cultural Landscape**

#### *Issues*

- the future of farming and its impact on nineteenth century land use patterns and the extant farm buildings.
- the need to provide effective farm storage and workshop spaces.
- the relationships between the farmscape and buildings as components of the cultural landscape. This includes visual

and physical links between buildings, buildings and building groups, tracks, vegetation patterns and elements of the wider contextual landscape.

- \* the need for future management to recognise and emphasise the cultural values of each structure, building and building group in addition to their functional values.
- the visual prominence and retention of nineteenth century plantings with respect to twentieth century landscape and garden plantings. A landscape and garden plan are mandatory.
- retention of archaeological sites and evidence of early land use patterns as evidence of early settlement and nineteenth century land use patterns.
- Fire risk and site security and public safety.
- the provision of public toilets and a car park.

### *Constraints*

### *Opportunities*

- potential for management to be integrated with a farm plan.

## **House, Servants' Quarters and Kitchen**

### *Issues*

- prevention of further loss or adaptation of nineteenth century fabric.
- the loss of spatial quality between the three buildings due to loss of the skillion kitchen as functional focus.
- the rise in soil levels over the last 25 years which is compromising the fabric of all three buildings and the in ground brick cistern.
- inappropriate landscaping of the spaces between the buildings.
- potential over use of the buildings through increased public access.

### *Constraints*

- existing and established use and landscape patterns

### *Opportunities*

- potential to improve the conservation of the buildings by pro-active changes to the landscaping of the areas between the buildings. This would possibly include surface treatment and changes in relative levels.
- the potential for re-construction of a skillion to articulate the space between the buildings and identify the former kitchen site.

## **Manager's Cottage (Former)**

### *Issues*

- deterioration of fabric through neglect caused by inappropriate use.
- an appropriate use/ occupation for the building.
- the degree to which the building can be adapted for a potential use.
- the visual links/ corridors which must to be retained with the cultural landscape.
- the relatively intact original nineteenth century fabric of the south facade
- archaeological potential of the site

### *Constraints*

### *Opportunities*

- potential for reinstatement of nineteenth century core structure, southern facade and verandah and steps.
- potential for adaptation as part of the artists in residence program.

## **Singleman's Hut**

### *Issues*

- deterioration of fabric through potential lack of use.
- the visual links/ corridors which must to be retained with the cultural landscape.
- archaeological potential of the site

## **Worker's Cottage 1**

### *Issues*

- an appropriate use/ occupation for the building.
- the degree to which the building can be adapted for a potential use.
- the visual links/ corridors which must to be retained with the cultural landscape.

### *Constraints*

- future use may be dependent on its relationship to the slab barn and associated farm structures.

### *Opportunities*

- potential for adaptation as part of the artists in residence program or to provide facilities for the farm manager. In this respect the building has already undergone a number of changes including the insertion of new windows and the addition of a kitchen and bathroom in the 1940s.

## **Slab Barn, Workshops, Open Barn and Stockyards**

### *Issues*

- an appropriate use for the group in context with the farm plan
- the visual links/corridors which must to be retained with the cultural landscape.
- the archaeological potential of the site and its surrounds
- the source of funding for conservation and maintenance
- the significance and relative fragility of the slab barn as the only nineteenth century farm building places it under risk as part of the farm operation.
- the degree to which these structures can be adapted and upgraded to meet farming needs.
- if these buildings cannot be upgraded for farm use where would new alternative buildings be sited.

### *Constraints*

- the degree to which the buildings and other structures can be upgraded or adapted for farm or other potential uses. In this respect the machinery shed is already too low for use as a machinery shed and would require a higher roof profile to meet current and future use for equipment and vehicle maintenance. Excavation of the workshop floor would alter the access levels to other structures around the 'quadrangle'.
- constraint to adaptive re use may come from the ongoing use of the stock yards. In this respect the stockyards should be relocated near any new machinery shed.

### *Opportunities*

- if considered surplus or inappropriate to current/future farm practices this group of structures could be adaptively re-used as part of the artists in residence program.

## **Archaeological Sites**

### *Issues*

- the integrity and interpretation of the early site of Bundanon house
- the integrity and archaeological potential of Levi Colgro and Jimmy Calligan's humpy/hut site

- the integrity, archaeological potential and interpretation of the former feedstalls and dairy site.
- 

### *Constraints*

### *Opportunities*

- interpretation of settlement patterns and social history

## **Arthur Boyd**

### *Issues*

- the degree to which Boyd's impact on Bundanon is recognised in the landscape and garden.

### *Constraints*

### *Opportunities*

- interpretation of the sculpture garden adopted by Boyd in addition to the collection of work by the Boyd family and other artists.

## **Artists in Residence**

### *Issues*

- where accommodation will be provided and its scale and relationship to the cultural landscape.

### *Constraints*

- the availability of existing, and appropriate, space.

### *Opportunities*

- the former manager's cottage and farm structures which do not meet modern farming practice may provide a resource.



## 7.0 MANAGEMENT POLICIES AND GUIDELINES

The management policies and guidelines stem directly from the statement of significance. The Permissible Intervention and Development Guideline parameters establish a framework within which interpretation and conservation can proceed according to the Interpretation and Conservation Policies.

### 7.1 INTERPRETATION POLICY

The public perception, and *per se* significance, of Bundanon rests very much in its recent association with artist Arthur Boyd given that demolition, modification and adaptation have created an idealised pastoral landscape and 'garden setting' which have almost divorced the property from its social and historical origins. The property was a vehicle for Boyd's renewed interest in the Australian landscape and Bundanon now presents other artists with the same opportunity to benefit from its natural and cultural attributes. Bundanon and its landscape setting should be interpreted and presented to the public as:

*A mid-nineteenth century rural residence and landscape setting with twentieth century overlays which demonstrates vernacular building techniques, human occupation and land use over time in response to isolation and economics and which has played a major role in the work and life of artist Arthur Boyd.*

The present, and effective, low key approach to interpretation is seen as an ongoing opportunity to increase the public's awareness of the cultural heritage of Bundanon, limit potential damage and promote the role of the Bundanon Trust in conserving that heritage.

### 7.2 CONSERVATION POLICY

The acquisition of Bundanon by Arthur Boyd was influenced by art dealer Frank McDonald who purchased the property for the lifestyle its potential 'cultural values' and landscape setting offered. The interplay of natural and cultural values intrinsic to sites such as Bundanon was a major factor in the process. Bundanon homestead and its landscape setting are to be conserved at two interrelated levels:

- as a mid-nineteenth century rural residence and pastoral landscape setting with twentieth century overlays which demonstrates vernacular building techniques, human occupation and land use over time in response to isolation and economics; and
- as a cultural landscape which contrasts with and has developed in response to the surrounding natural features and which have played a major role in the work and life of artist Arthur Boyd.

To maintain cultural significance all items which have been identified as significant in the assessment of significance must be retained. In this respect it is essential that future management recognise and emphasise the cultural values of each structure, building or building group [and landscape plantings] in addition to their functional value. Strict control must be maintained over the extant fabric and landscape setting to avoid creating an appearance in contrast with its rural character and history. A clear and accurate record of all conservation work will inform interpretation and provide a framework for future conservation work. All work involving conservation, maintenance, restoration, intervention, adaptation or the choice of compatible uses shall be in accordance with the terms of the **Burra Charter**.

### 7.3 INTERVENTION AND DEVELOPMENT GUIDELINES

#### Permissible Intervention

##### *Areas of Archaeological Importance*

Conservation work may require prior excavation of some areas. Controlled investigation may be permitted where it is believed that such investigation will lead to a better appreciation of the place's significance.

##### *Investigation for Research*

Investigation for research purposes may be allowed where it can be demonstrated that such research will lead to a better understanding of a class or group of places of which Bundanon is a member. Investigation for exploratory purposes is not permissible unless it is likely to lead to a better appreciation of the place's significance.

##### *Moveable Heritage*

Intervention will only be permitted where it is believed that the safety or location of the item is at risk. The location of even discarded items is often important to an understanding of a site.

## **Guidelines for Adaptation of the Fabric**

### ***Landscape Fabric***

Adaptation of the landform is only permitted as part of minor drainage works detailed in the management strategy; no major earthworks should be undertaken. No new vegetation should be introduced to the site other than that required to maintain/perpetuate nineteenth century plantings and specimen fruit trees.

### ***Building Fabric***

Buildings should only be adapted to retard their deterioration.

## **Guidelines for New Features**

### ***Building Fabric***

No new buildings or structures should be introduced to the site that detract from the place's significance. In this respect:

- the underlying nineteenth century land use and building patterns at Bundanon should guide the placement of new structures; and
- in general the placement and idiom of any new buildings should reflect the patterns established on dairy farming properties in nearby areas of Shoalhaven (refer to Shoalhaven City Council Heritage Study 1995-1997)

### ***Signage***

Outdoor signs may be introduced provided they do not affect the place's significance. Any new furniture should be low key so as not to introduce a 'new character' to the site.

### ***Landscape Fabric***

No new pathways, tracks or roads should be introduced to the site.

Intervention and development by persons involved in site interpretation and adaptation, building conservation, archaeological excavation and the introduction of new features are to be reviewed and monitored by the Australian Heritage Commission, the Heritage Advisor to Shoalhaven city Council and the management of Bundanon Trust as appropriate.

## **8.0 MANAGEMENT STRATEGY**

### **Landscape Setting**

- Maintain periodic contact with Shoalhaven City Council re-proximity to historically related properties on the opposite bank of the Shoalhaven River within the visual catchment.
- consider the implications of potentially increased access to the property from the Shoalhaven River with increased recreational and commercial use of the river.

### **Cultural Landscape**

- develop a farm plan compatible with cultural landscape values. This should address the issues, constraints and opportunities which influence the farm operation, its economics and the need for a new storage facility, workshop and machinery shed.
- limit the spread of exotic weed species along the river banks.
- limit the introduction of new vegetation, whether native or exotic. Specifically there should be no new plantings along the present access road to the homestead from the west.
- record all moveable heritage and collect fragile artefacts from the landscape before they disappear or are damaged.
- ensure that archaeological sites remain undisturbed.
- manage any potential fire load sufficient to reduce the risk to the extant structures and plantings.
- ensure that visual, functional and physical links between the extant buildings, landscape setting and nineteenth century plantings remain intact.
- ensure the survival, landscape context and contribution of nineteenth and early twentieth century plantings associated with the McKenzie family.
- retain the pattern of paddocks and fencelines indicative of nineteenth century land use patterns.

### **House, Servants' Quarters and Kitchen**

- current use patterns to be retained
- complete scope of works
- investigate and implement options for mitigating the loss of the skillion kitchen including the impact of rising ground levels on all three structures.
- consider reconstruction of the demolished skillion to increase the historical and architectural sense of the group.

### **Farm Group (Including Worker's Cottage 1, Slab Barn, Workshop, Open Barn and Stockyards)**

- the grouping and vernacular expression of the three buildings and the associated structures is crucial to an informed understanding of the pastoral uses of the landscape and should be maintained;

#### **Slab Barn**

- adaptation to be permitted within the constraints imposed by the significance of the remaining nineteenth century fabric, possibly as part of the artists in residence program.
- the essential type characteristics of the slab barn must be conserved; the gable hatches and hinged wall flap at the north-western corner above a lower section of vertical split slabs are particularly important in this respect;
- complete scope of works

#### **Workshop and Open Barn**

- The open barn is too small in area for machinery and hay storage while the workshop building is too low in height. The farm requires greater machinery and general storage which could be better provided in a more modern building. These two structures to be adapted as part of the artists in residence program.
- new machinery and workshop facilities are to be sited so as not to affect the cultural values of the place.
- complete scope of works

Good farm buildings are a necessary part of any modern farming exercise. Adaptation of the extant structures to be permitted in line with the 1996 proposed minor works program subject to those constraints identified and in accordance with the following:

- the galvanised iron wall cladding in the later workshop and barn is characteristic of the 1960s and 1970s on the rural landscape and represents a continuation of rural tradition. It is considered that any proposal to replace this with more modern materials would potentially detract from the rural character of the complex.
- the roof profiles should be retained except where there is no feasible and prudent alternative to ensure adaptive re-use.

#### **Water Tanks**

- to remain in use in their present location.

#### **Stockyards**



- relocation adjacent to the machinery shed when this function is potentially relocated on the landscape. The stockyards have only been in their present location for less than 20 years and may represent the third location.
- careful siting of machinery shed and stockyards required to avoid archaeological sites and intrusion into the cultural landscape.

### **Worker's Cottage 1**

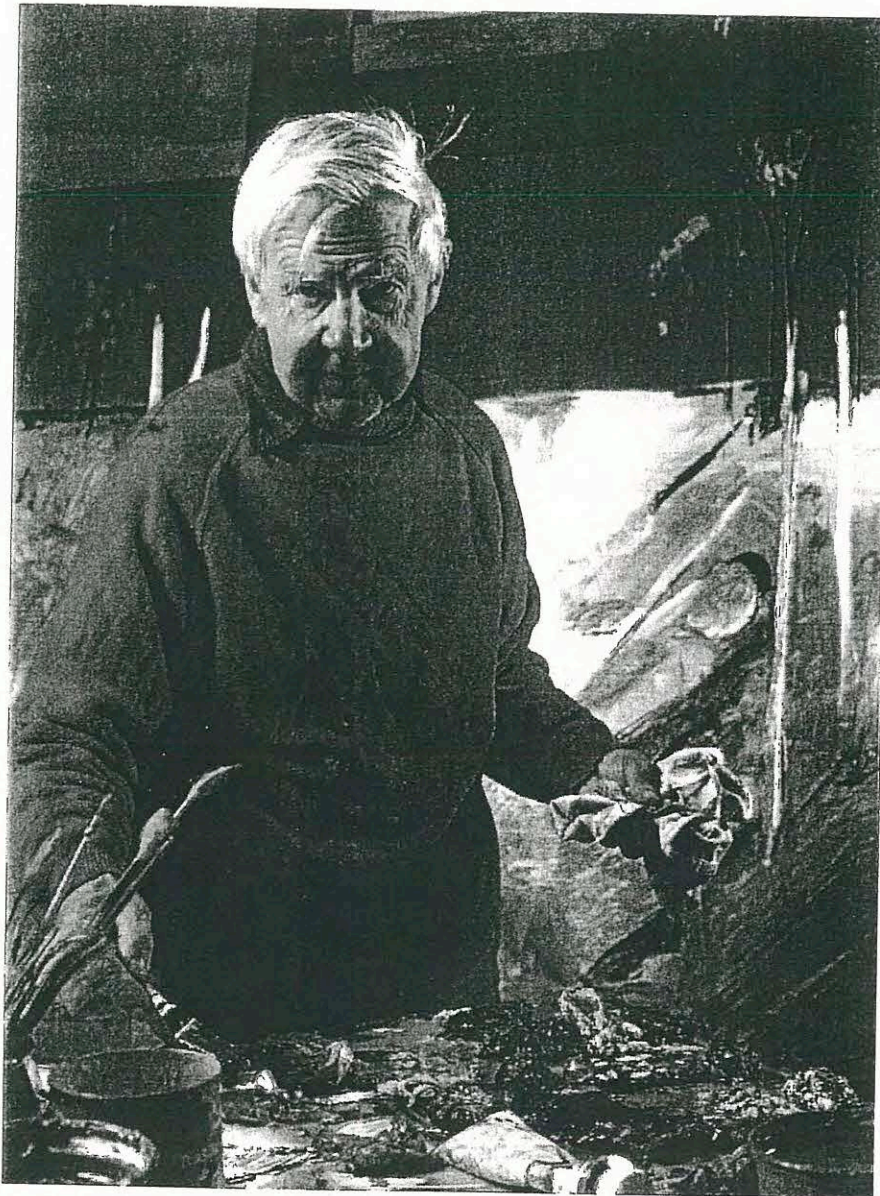
- to be adapted and upgraded as indicated in the 1996 proposed minor works program (**subject to review re extension 1946-1949**)

### **Arthur Boyd's Studio**

- to continue in use

### **Manager's Cottage**

- to be adapted as part of the artists in residence program.



Arthur Boyd Source: *The Australian Magazine*, 1993

**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
VOLUME 2  
APPENDICES**

**PETER FREEMAN PTY LTD  
CONSERVATION ARCHITECTS / PLANNERS • CANBERRA**

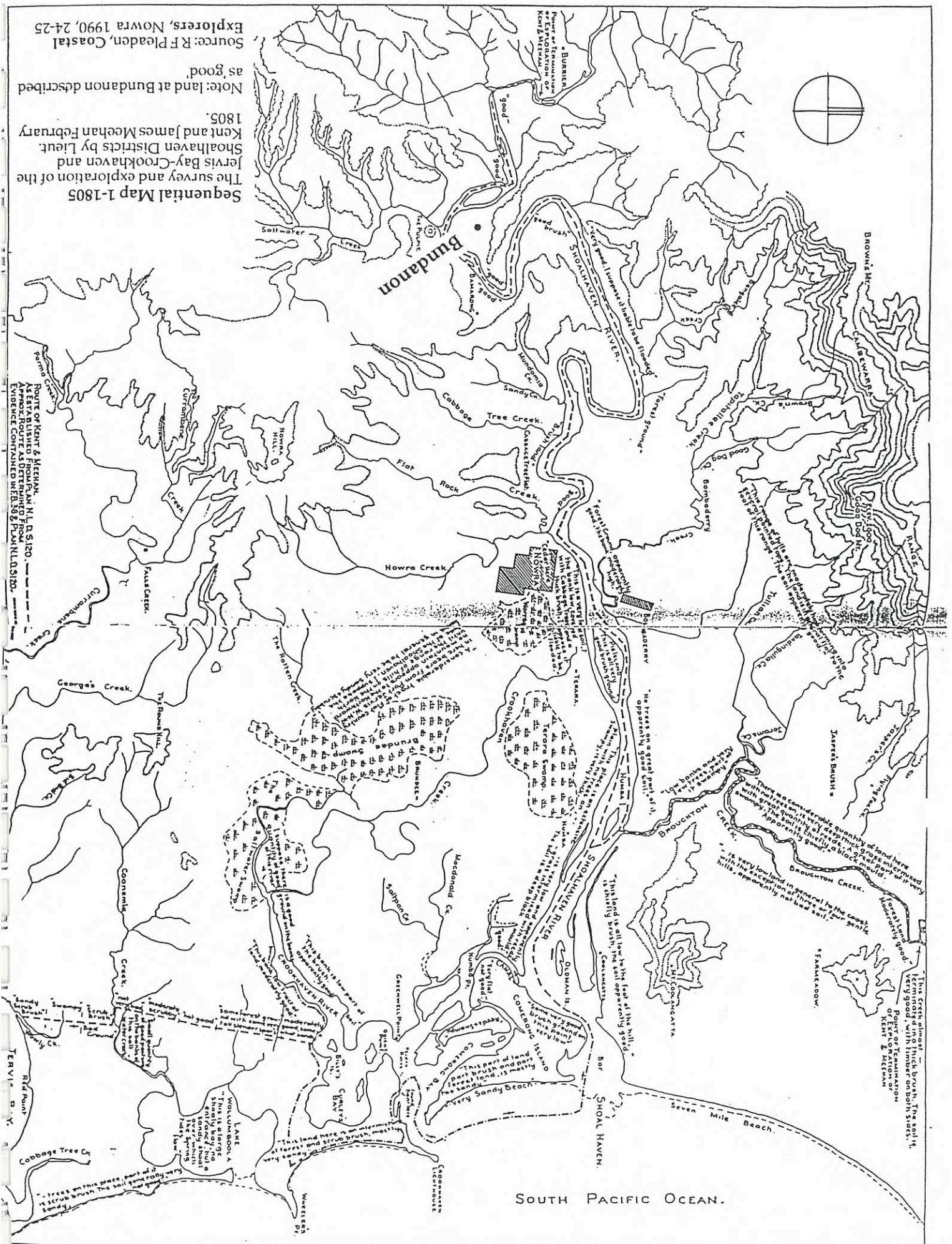
**APRIL 1997**

## APPENDIX 1

### SEQUENTIAL MAPS

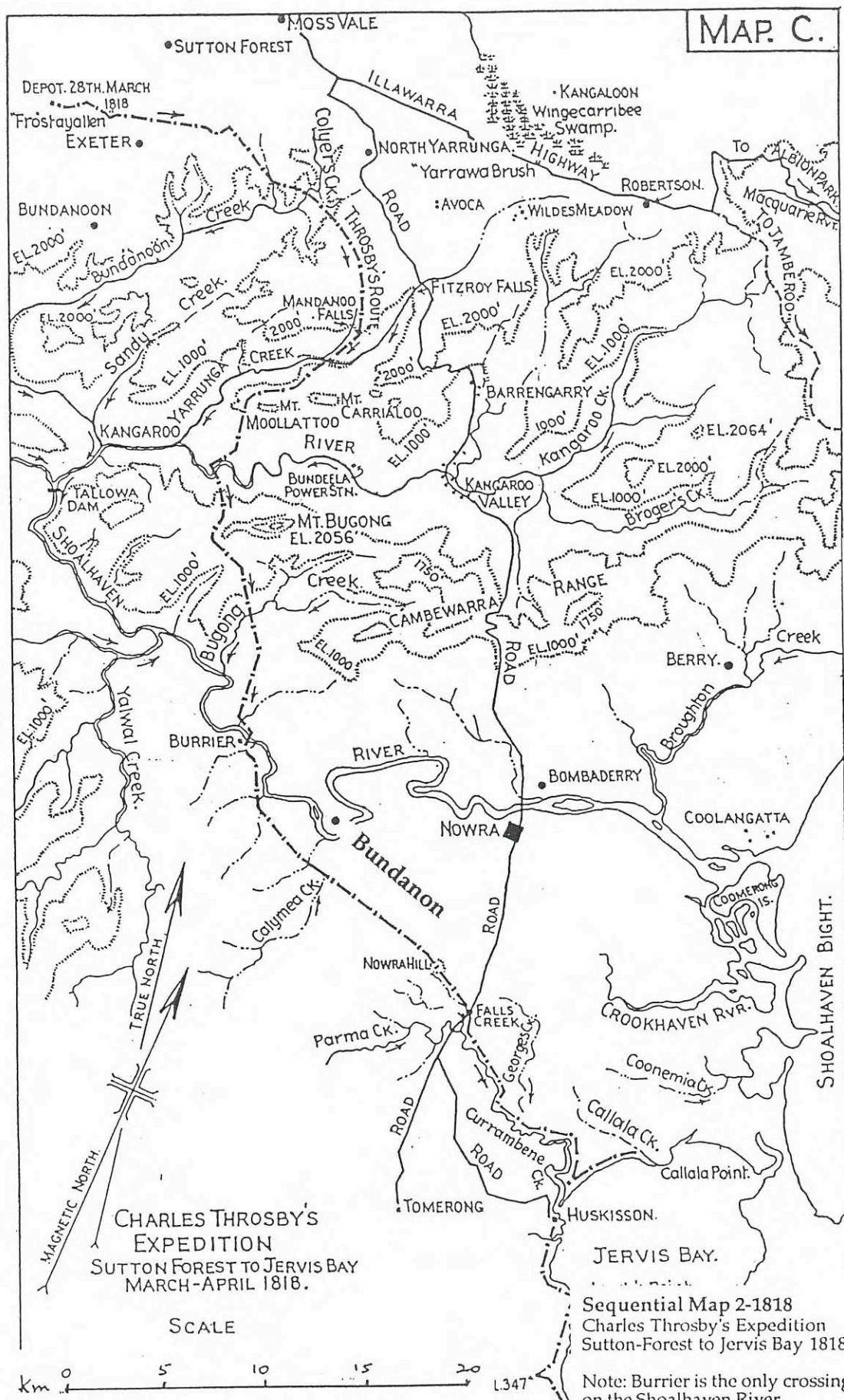


Sequential Map 1-1805  
 The survey and exploration of the  
 Jervis Bay-Crookhaven and  
 Shoalhaven Districts by Lieut.  
 Kent and James Meehan February  
 1805.  
 Note: land at Bundanon described  
 as 'good'  
 Source: R F Pleaden, Coastal  
 Explorers, Nowra 1990, 24-25



SOUTH PACIFIC OCEAN.





Sequential Map 2-1818  
Charles Throsby's Expedition  
Sutton-Forest to Jervis Bay 1818

Note: Burrier is the only crossing on the Shoalhaven River.

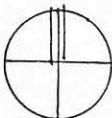
Source: A K Wetherburn, The Explorations and Surveys of James Meehan 1805-1819, JRAHS 64, 1978-79, 175

A. K. Wetherburn  
R. 4. 1974









Source: NL

Cherry

MS 2171052

Col. Meas: 6.4 x 3.5 - 1.2

has been selected and price  
fixed by the Board of Directors

Since I have  
 been in the  
 world I have  
 felt it my duty  
 A. Berryman

Vide Invaluable Comment<sup>s</sup> letter of 27 Sep<sup>r</sup> 1853  
reporting collection of lot 45 by E Elliott

N<sup>os</sup> 101 & 102 adopted on Ph. Mar

*I plan showing the position of two portions of the river from*

**Sequential Map 5-1853**  
Parish Portions 101/102 in the  
Parish of Illaroo.

Note: A Berry in possession of 732 acres, Captain Charles Wardlow's purchase of portion 101 in 1853.

Source: NSW Lands Department

[illegible]

1. The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that proper record-keeping is essential for ensuring transparency and accountability in financial reporting. This section also highlights the role of internal controls in preventing fraud and errors.

2. The second part of the document focuses on the implementation of robust risk management strategies. It outlines various methods for identifying potential risks and assessing their impact on the organization's overall performance. Key areas covered include market risk, credit risk, and operational risk. The document stresses the need for regular monitoring and updates to risk management frameworks.

3. The third part of the document addresses the challenges associated with managing complex financial systems. It explores how technological advancements can both facilitate and complicate financial operations. The section discusses the importance of staying up-to-date with regulatory requirements and the need for effective communication between different departments.

4. The fourth part of the document provides a detailed overview of the current state of the global economy. It analyzes key economic indicators such as GDP growth, inflation rates, and unemployment levels across major regions. The document offers insights into how these factors might influence future business decisions and investment opportunities.

5. Finally, the fifth part of the document concludes by summarizing the main findings and recommendations. It reiterates the importance of continuous improvement and innovation in financial management practices. The document encourages stakeholders to work together to address emerging challenges and seize new opportunities for growth.



John Macdonald & Co. in a sale of 28 March 1867  
reporting lots 9 to 11 and 13 not sold (no offer made)  
then made, and lot 12 sold to George Lumsden.  
John Macdonald & Co. in a sale of 22 July 1855  
reporting lots 9 and 10 not sold.  
On 26 March 56 selected as per minutes of Fire Arms Society.

Ph Illaroo

Portions 11, 12, 13 within the City of Camden  
Camden and King Gold Field  
proclaimed 20 Nov 81. Open to C.P.

Country Lots  
Police District - Shoalhaven  
Place of Sale - Shoalhaven

Parish, Illaroo.  
Auction Sale unobjectionable by Mines Act 1874.

SALE AT 11 AM 12 DEC 1887

PORTIONS 12, 13, 14

View of 87-5923 above lots not bid for

Hughes & Hosking  
F.L. Diddington & Co.



in respect  
to portion 13  
William Thompson  
Sept July

Tales 5, 7, 8 reporting Surrender of Decid  
to the Crown by M. Elizabeth Lumsden and  
payment to her of the sum of £300 voted as  
compensation for loss sustained through the flood.  
NOTE. Portion No. 12, 13, 14, 10/17, adopted.

- Reference to corners from S. 1/2 of 1/4
- a. Striving Bush
  - b. Blomwood North 420
  - c. Via Tree - Spotted Gum Rd C15972041
  - d. Spotted Gum
  - e. Fern Bush
  - f. Gum S.W. 420
  - g. Blomwood East 420
  - h. Oak
  - i. Wandley Hill (spotted)
  - j. Wandley Hill
  - k. Oak
  - l. on Mattle North 420

C.B. These farms situated on the  
Shoalhaven River between "and creek"  
and Underwood Flat. Upon a "revenue"  
about 1800 and upon the other farms  
there are in some places the river  
available for use as a power line. The timber  
standing on the Wandley Hill, Spotted Gum  
and Blomwood, after may be used.

Portion 13, CP 89 14 of 23rd May, by D. Petrie  
Confirmed 13-11-89.

Scale - Sequential Map 6-1855  
Country Lots at 'Bundannon'.

Note: the track from Underwood  
Flat to Bundannon. This area  
appears to be the land Dr K  
McKenzie rented in 1839 but  
could not take possession of.  
Lumsden's Farm on lot 12.

Source: NSW Lands Department

Handwritten notes and signatures at the bottom of the page, including "1249672" and "W. H. Wood".



John Sheeharen & Co. in return for sale of 28 March 1864  
reporting lots 10 and 11 not sold (no offer made)  
then made, and lot 12 sold to George Lumsden.

John Sheeharen & Co. in return for sale of 22 July 1857. Plan  
of 10 acres reporting lots 10 and 11 not  
sold, and lot 12 sold to George Lumsden.

Bundannon, Shoaithaven

Ph Illaroo

Portions 11, 12, 13 within the City of Camden  
Camden and King Gold Field  
proclaimed 22 Nov 81. Open to C.P.

Country Lots  
Police District - Shoaithaven  
Place of Sale - Shoaithaven

Parish, Illaroo.

Auction Sale unobjectionable by Mines Act 87/75.

SALE AT: NOMBRA 12<sup>th</sup> DEC. 1887

PORTIONS 12, 13, 14

Vide Illaroo 87/5923 above lots not bid for

Hughes & Hosking

F. L. Diddington

1000 acres

1000 acres

1000 acres

1000 acres

1000 acres

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1000 acres



Tales to the reporting Superintendent of Decid  
to the Crown by Dr Elizabeth Lumsden and  
payment to her of the sum of £300 voted as  
compensation for loss sustained through the flood.  
NOTE. Portion No. 12, 13, 14, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 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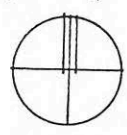


Bong Bong & Meroo Meadow

Earrie Homestead

80-1603

• Bundanon



Sequential Map 7-1859  
Old Roll Map I-137

Note: tracks linking Bong Bong to Meroo, Meroo to Illaroo, Earie Homestead and Kennedy in occupation of A Berry's portion 7.

Source: NSW Lands Department

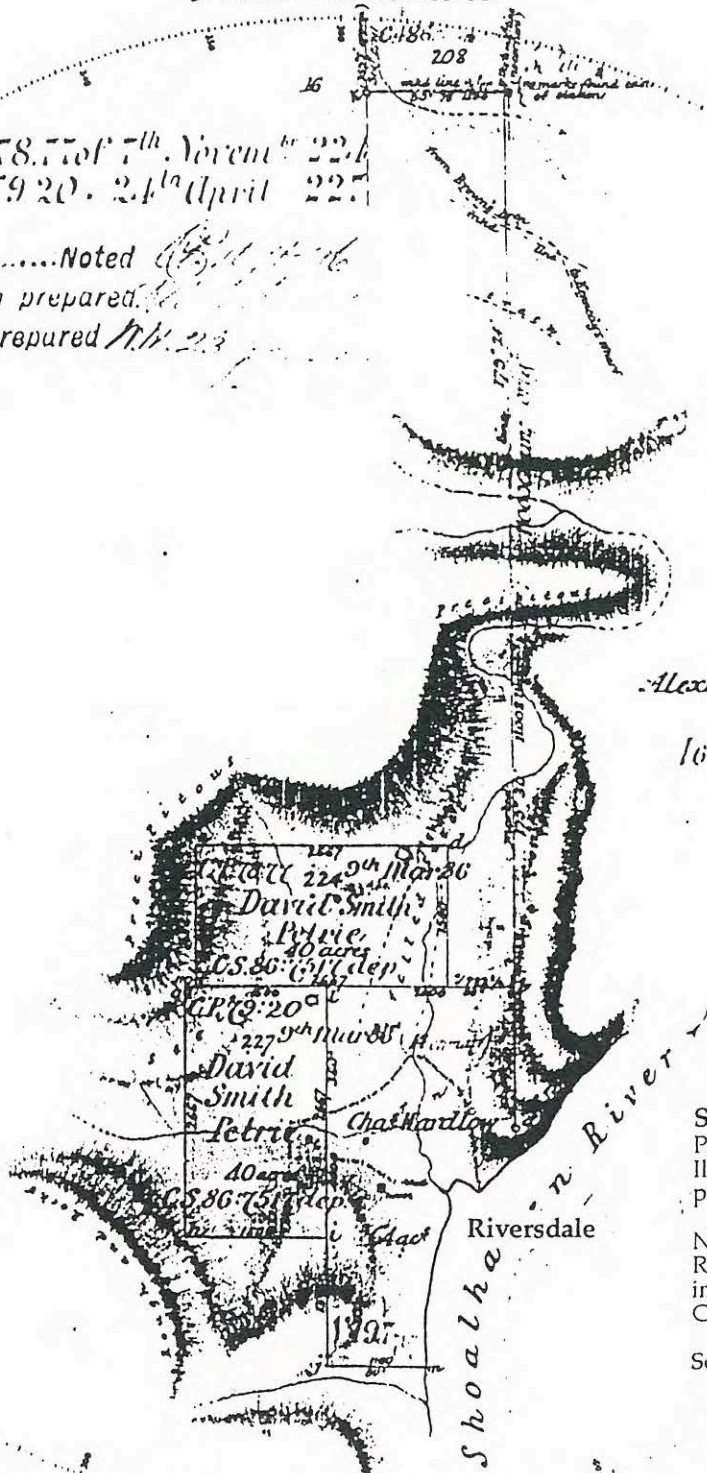
of 2 portions n<sup>os</sup> 224, 227  
 Parish of Illaroo  
 COUNTY OF CAMDEN

Applied for under the 13<sup>th</sup> & 2<sup>nd</sup> clauses of the Crown Lands Alienation Act of 1861 by

David Smith Petrie

CP 78.77 of 7<sup>th</sup> Novem<sup>r</sup> 224  
 " 79.20. 24<sup>th</sup> April 227

N<sup>os</sup>.....Noted  
 Description prepared  
 Diagram prepared



Alexander Berry

732 ac

Sequential Map 8-1879  
 Portion Maps 224, 227 Parish of  
 Illaroo applied for as conditional  
 purchases by D S Petrie.

Note: fences, hut and house at  
 Riversdale recorded as  
 improvements on portion 101,  
 Chas Wardlow.

Source: NSW Lands Department

Reference to Corners

Reference to Traverse

Scale 20 Chains to an Inch

Marked in accordance with regulations

Instrument used in Survey Theodolite

Date of Survey 1<sup>st</sup> to 21<sup>st</sup> May 1879

Value of Improvements falling 7<sup>th</sup> rule

Situated in the Shoalhaven Police District

C 834 2041

Transmitted to the Surveyor General with my letter of the 31<sup>st</sup> May

Robt. M. Long

Corner	Bearing	Point	Links	ft on line
a	253° 38'	iron	22	↑
b	263° 27'	Honeysuckle	6 1/2	"
c	115° 38'	gum	18	224
d	259° 17'	brushwood	8	"
e	41° 10'	messmate	34	"
f	311° 5'	do	14	"
g	225° 33'	bloodwood	27 1/4	227
h	131° 54'	gum	14	"
i	182° 12'	do	20 3/4	"
j	152° 12'	bloodwood	15 1/4	↑
k	263° 14'	Spotted gum	25	208 (almost detached by fire)

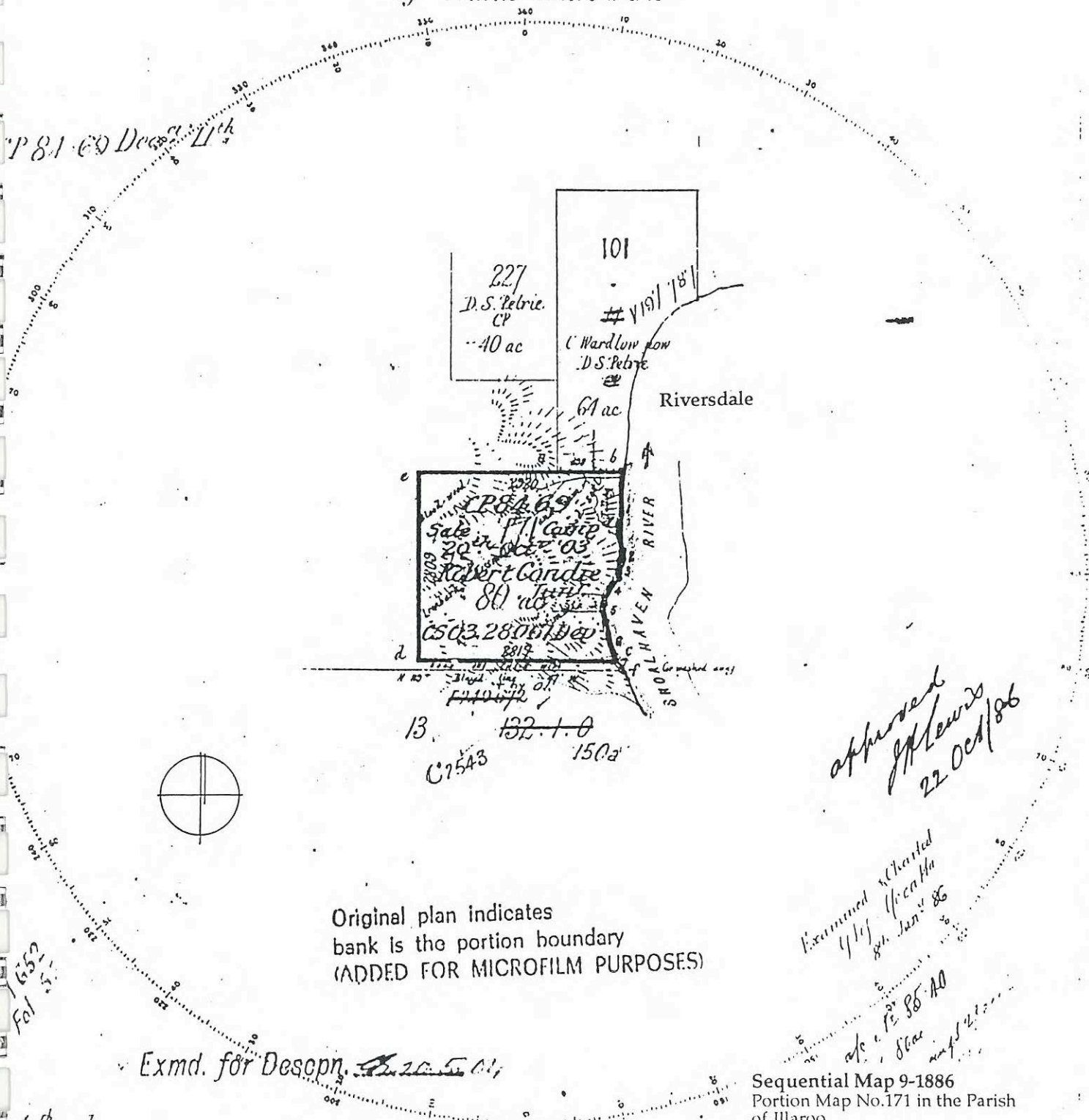
834.2041



85/677

of Portion No 171  
Parish of Illaroo  
County of Camden

Applied for under the 22nd clause of the Crown Lands Alienation Act of/61  
by David Smith Petrie



Original plan indicates  
bank is the portion boundary  
(ADDED FOR MICROFILM PURPOSES)

Exmd. for Desopn. 22 Oct/86

Sequential Map 9-1886  
Portion Map No.171 in the Parish  
of Illaroo.

Note: applied for by D S Petrie but  
awarded to Robert Condie Jr.  
Limited improvements. This land  
remains outside the area of the  
Bundanon Properties.

Source: NSW Lands Department

I hereby cert.  
the 5 Sept 85  
on this plan  
and the long  
and I declar  
recuted in a  
published for the guidance of Licensed Survey  
ors and the practice of the Surveyor General's  
Department.

J.H. Lewis  
Surveyor

Refer. to Corners

Corner	Bearing	From	Length	X from True
a	S 27° 15' E	Illaroo Sp.	15 1/2	A
b	Strike			
c	N 65° 45' E	Spd. Gum	32 1/2	
d	S 83° 15' E	Blackwood	47	171
e	S 3° 30' E	Mass &	49	
f	N 44° 30' E	Spd. Gum	70 1/2	13

Reference to Traverse

Line	Bearing	Distance
1	S 1° 45' E	1174
2	S 4° 30' W	103
3	S 9° W	208
4	S 31° 30' W	457
5	S 5° E	274
6	S 10° E	526
7	S 48° 45' E	152 1/2

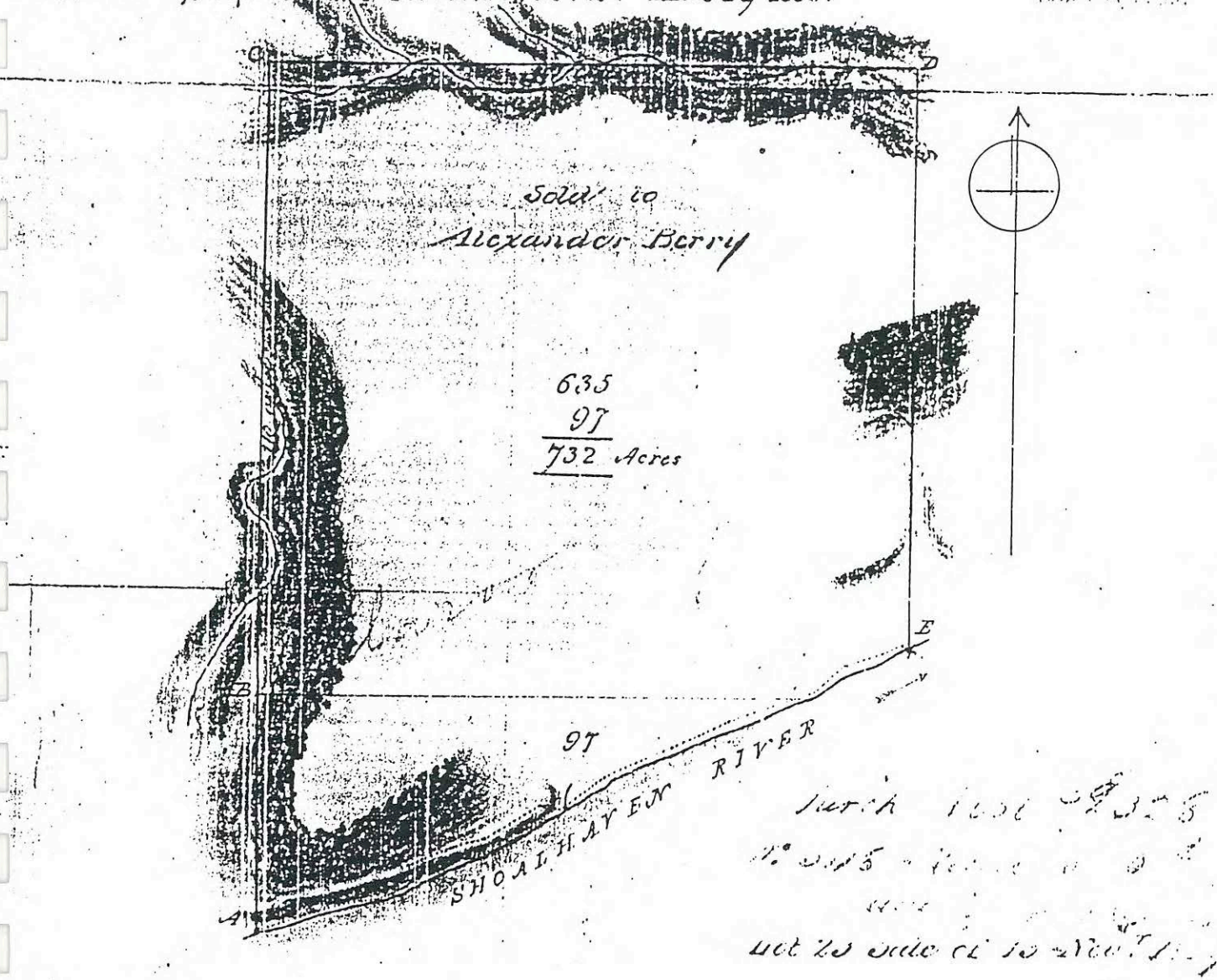
1597.2041

C.1597

*Surrey*  
*of a Portion of Land on the Shoalhaven River*  
*in the County of Camden, Parish unnamed*  
*applied for as a purchase by W<sup>m</sup> Gail*

100 feet reservation taken possession of by the Crown vide Misc 00.1629 Dep.  
 Sur.A.C.Fairley's report of 1.12.1931 re. 100 feet resn. Leases 32/2886.

*No. 7 adjo. it on pt. 1000*  
*Com. 1000. 1889*



Scale 20 Chains to an Inch

*Charles*  
*1889*  
*1280*  
*01*

*Description of Corners*

	Bearing	Distance	Trees marked
A	Corner on a		Spotted Gum
B	West	0.11	Stringy Bark
C	N 22° W	0.15	Do
D	West	0.02	Brush Tree
E	N 15° E	0.12	Gum

*1 60672*  
*60-672*

*732 ac*  
*Shoalhaven River*

Sequential Map 10-1889  
 Portion 7 in the Parish of Illaroo.

Note: the land appears to have been sold to W Gail in 1889 following the death of Davis Berry in the same year. Coolangatta estate was sold to meet the bequests of the deceased.

Source: NSW Lands Department

*Accompanying letter & Deed etc*  
*Noted 20.12.1889*



L.B. 90  
6485

# Survey for the renewed marking PLAN OF PORTION 13

County of Camden  
LAND DISTRICT OF NOWRA

Parish of Illaroo  
LAND BOARD DISTRICT OF GOULBURN

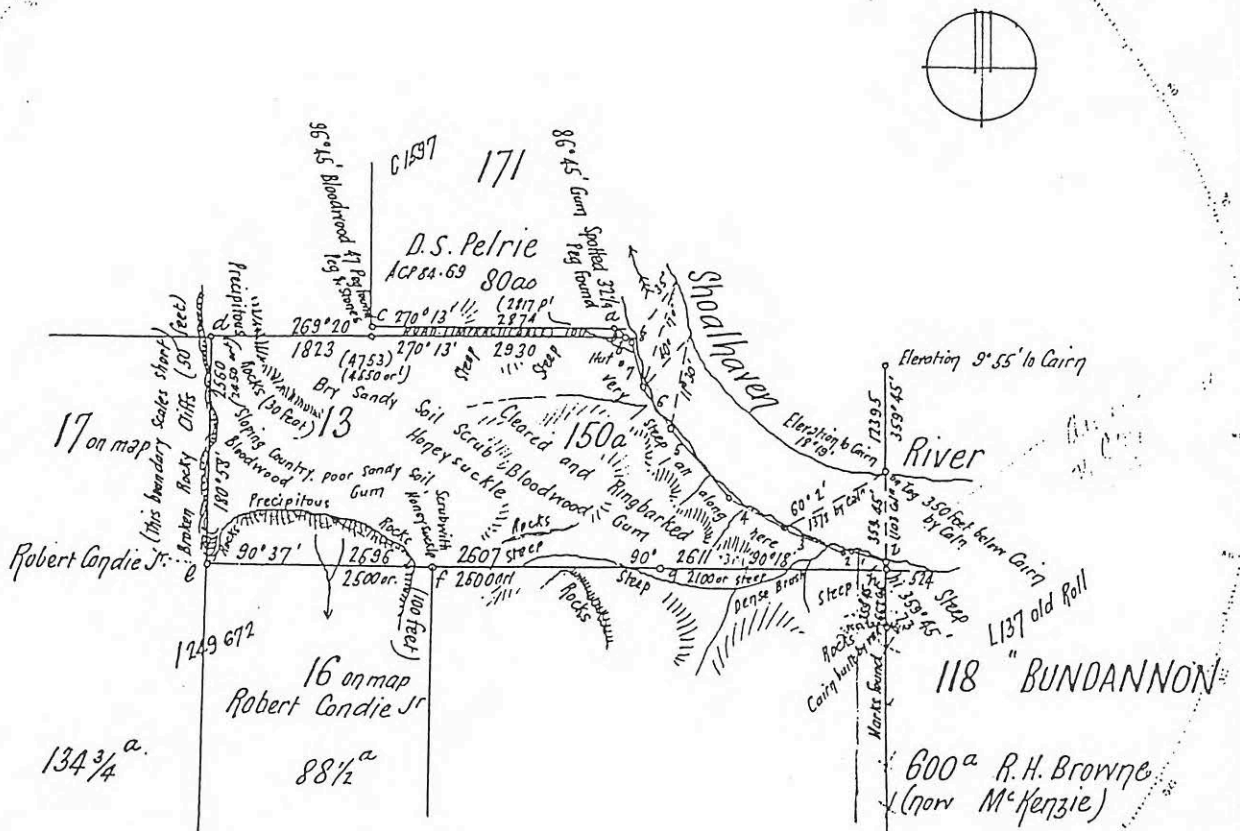
Resumed Area No

Pastoral Holding, Eastern Division.

Applied for under the 26<sup>th</sup> Section of the Crown Lands Act of 1884 by David Smith Petrie

Por. No 13 C.P. No 89 14 dated 23<sup>rd</sup> May Confirmed 13<sup>th</sup> Nov 1889  
Por. No C.L. No

This plan cancels part of plan 1249672



Note: Bearing of W boundary altered vide memo with papers  
Azimuth taken from A.C.  
Field Book Vol. 22 folio 55

## Reference to Corners

Corner	Bearing	From	Link	N <sup>o</sup> on Tree
b	44° 30'	Gum	73 7/16	13
d	181° 0'	Peg and Stones found near Cairn	20 1/2	13 (2nd from Cairn)
e	360° 0'	at Peg and Stones found	10	13 See letter
f	90° 0'	Bloodwood	40 M.M. in each	
g	270° 0'	4 old marks in each	30	4 M.M. in each
h	40° 0'	Gum	50	at corner D <sup>o</sup> burnt stump & new
i	173° 10'	Found 4 O.M. and traces of 2 N.S.	50	Found 4 O.M. and traces of 2 N.S.
j	15° 0'	Gum	23 1/2	in blaze
k	15° 0'	same	13	same

Situated in the Nowra Police District  
Value of improvements £34 viz  
Slab hut £20. about 40ac cleared £14

## Reference to Traverse

Line	Bearing	Distance
1	290° 4'	437.5
2	258° 16'	103.0
3	292° 36'	744.0
4	298° 39'	737.0
5	316° 38'	384.0
6	327° 24'	580.0
7	345° 28'	537.0
8	310° 51'	80.0
9	310° 51'	152.0

on the 3 Dec<sup>r</sup>  
on which are written the  
and I declare that the  
regulations published in  
of the Department of

Sequential Map 11-1890  
Portion 13 in the Parish of  
Illaroo.

Note: conditional purchase by D S  
Petrie in November 1889.  
Improvements include a hut and  
clearing and ringbarking. in 1938  
the land was Reserved for  
Classification.

Source: NSW Lands Department

(S<sup>g</sup>) V. B. Riley

Licensed Surveyor

Transmitted to the District Surveyor with my letter of 10<sup>th</sup> Dec<sup>r</sup> 1890 N<sup>o</sup> 82

Voucher No Staff Passed

Calculation Book No 1389 folio 24

Checked and Charted (S<sup>g</sup>) M. C. Simpkins 18<sup>th</sup> April 91

Examined 28<sup>th</sup> April

Plan approved

28<sup>th</sup> April 1891

(S<sup>g</sup>) J. W. Deering. D. S.

C2543.2041 Scale 20 Chains to an Inch.



# PLAN OF PORTION 14

County of Camden  
LAND DISTRICT OF Nowra  
Resumed Area No

Parish of Illaroo  
LAND BOARD DISTRICT OF Goulburn  
Pastoral Holding Eastern Division.

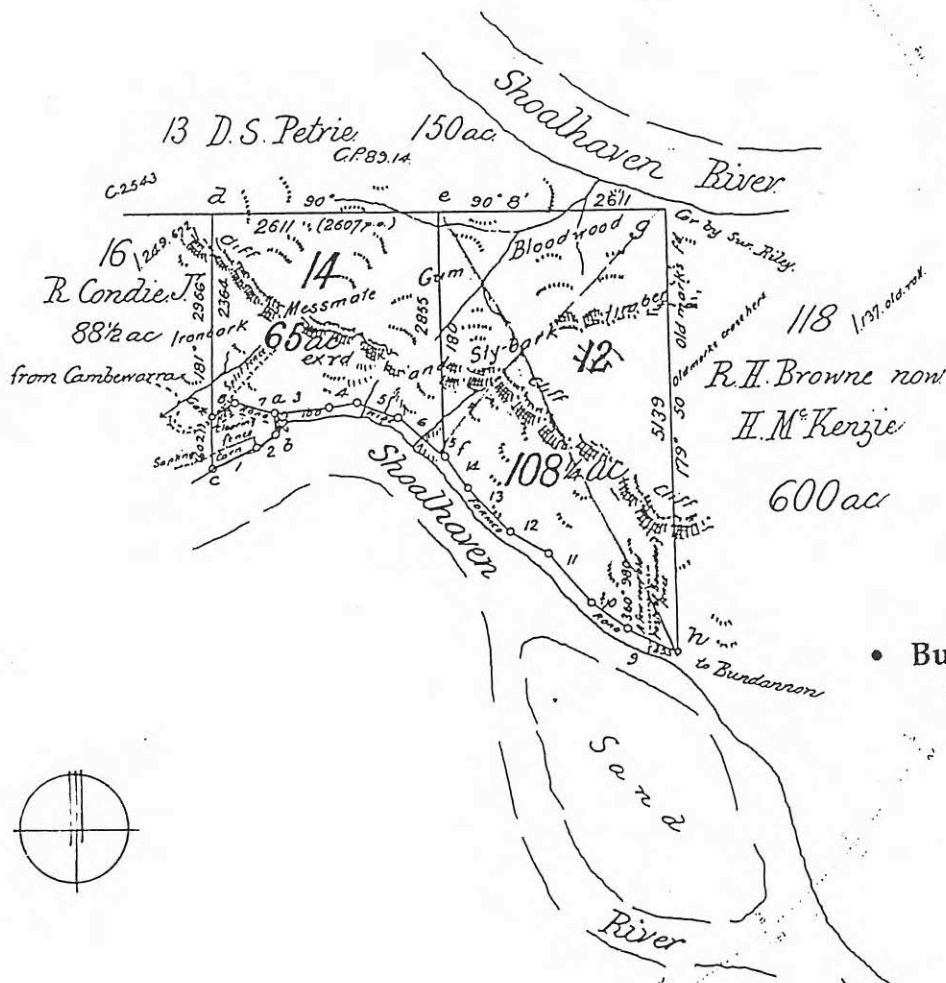
Applied for under the

Section of the Crown Lands Act of 1888 by

Measured for Sale

Par. No C.P. No 9  
Par. No G.L. No 9

Very Slope Land and Stony.



• Bundano

Azimuth taken from *de*  
Field Book Vol. 16 Folio 30.31.

## Reference to Corners

Corner	Bearing	From	Links	As on Tree
a	175°	Gum 16	14	
b	302°	Wool Bull 33 1/2	14	
c	322°	Strong Millers 37 1/2	14	
d	40°	Gum 30	14	
e	At Cor.	Iron 8 1/2	14.12	
f	202°	do 10 1/2	14.12	
g	173° 10'	Gum 50	12	
h		Stake	12	

Value of Improvements Forces £3.

Clearing £6. (200)

## Reference to Traverse

Line	Bearing	Distance
1	66° 30'	574
2	56°	256
3	84° 36'	653
4	79° 53'	327
5	110° 52'	480
6	131° 15'	671
7	287° 15'	478
8	241° 53'	308
9	297° 53'	649
10	306° 53'	538
11	320° 53'	763
12	329° 53'	487
13	315° 47'	682
14	325° 8'	403
15	311° 15'	16

on the 7 Jan 4  
and I declare that  
regulations published  
of the Department of

Legd H. C. A.

Transmitted to the District

## Sequential Map 12-1892 Portion 14 in the Parish of Illaroo

Note: portion 14 was measured  
for sale with improvements  
limited to fencing and clearing.  
The gratuitous use of the river flat  
by R Condie at Beeweere is  
evident.

Source: NSW Lands Department

Voucher No 92-15 Passed 14 June 1892 £16.7.7  
Calculation Book No 1395 Folio 20  
Checked and Charted by L. S. Halliday 10 June 92  
Examined by H. D. Armstrong 14 June 92  
Plan approved 16 June 1892

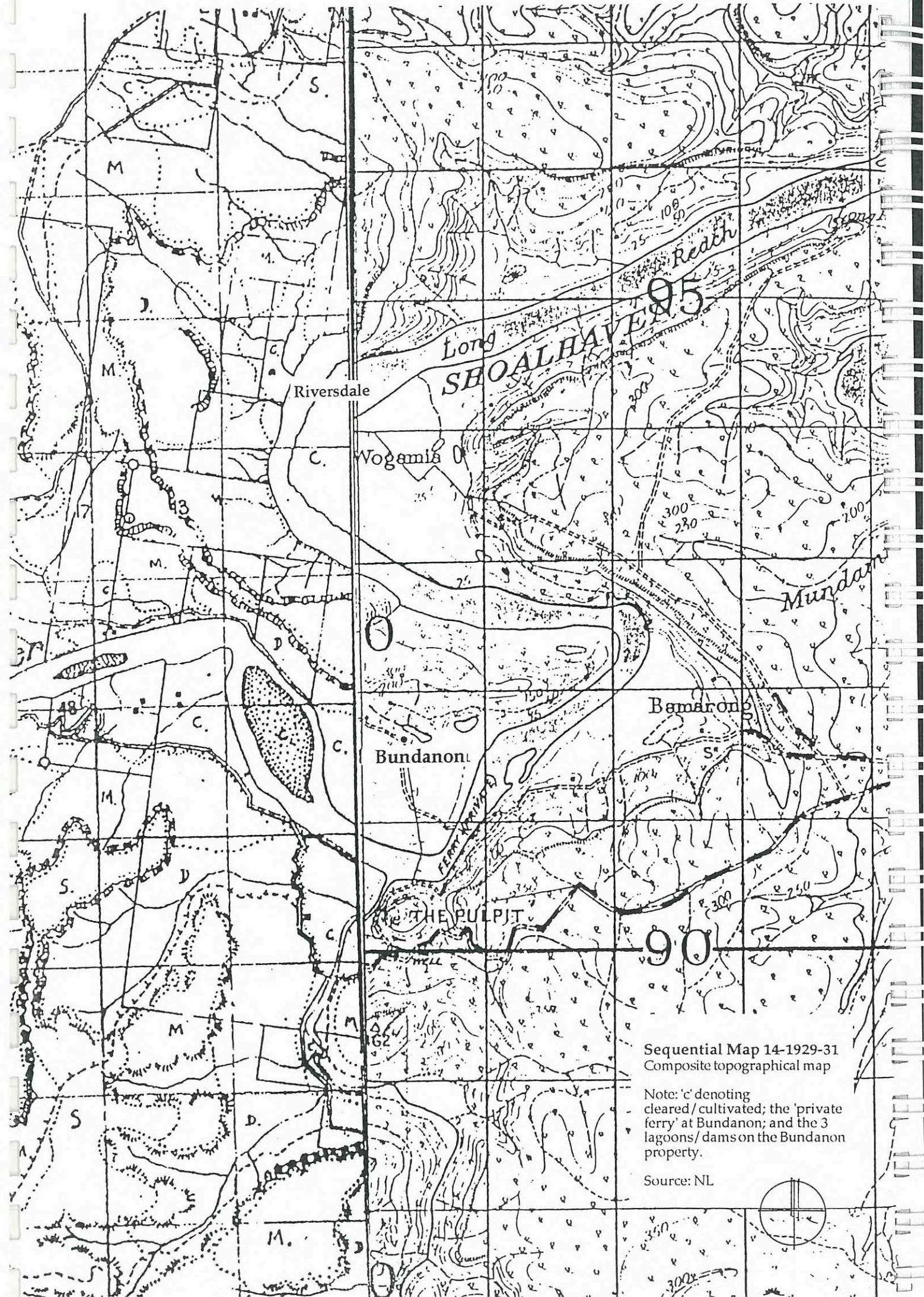
Scale 20 Chains to an Inch.

Legd J. H. Deering D.S.

















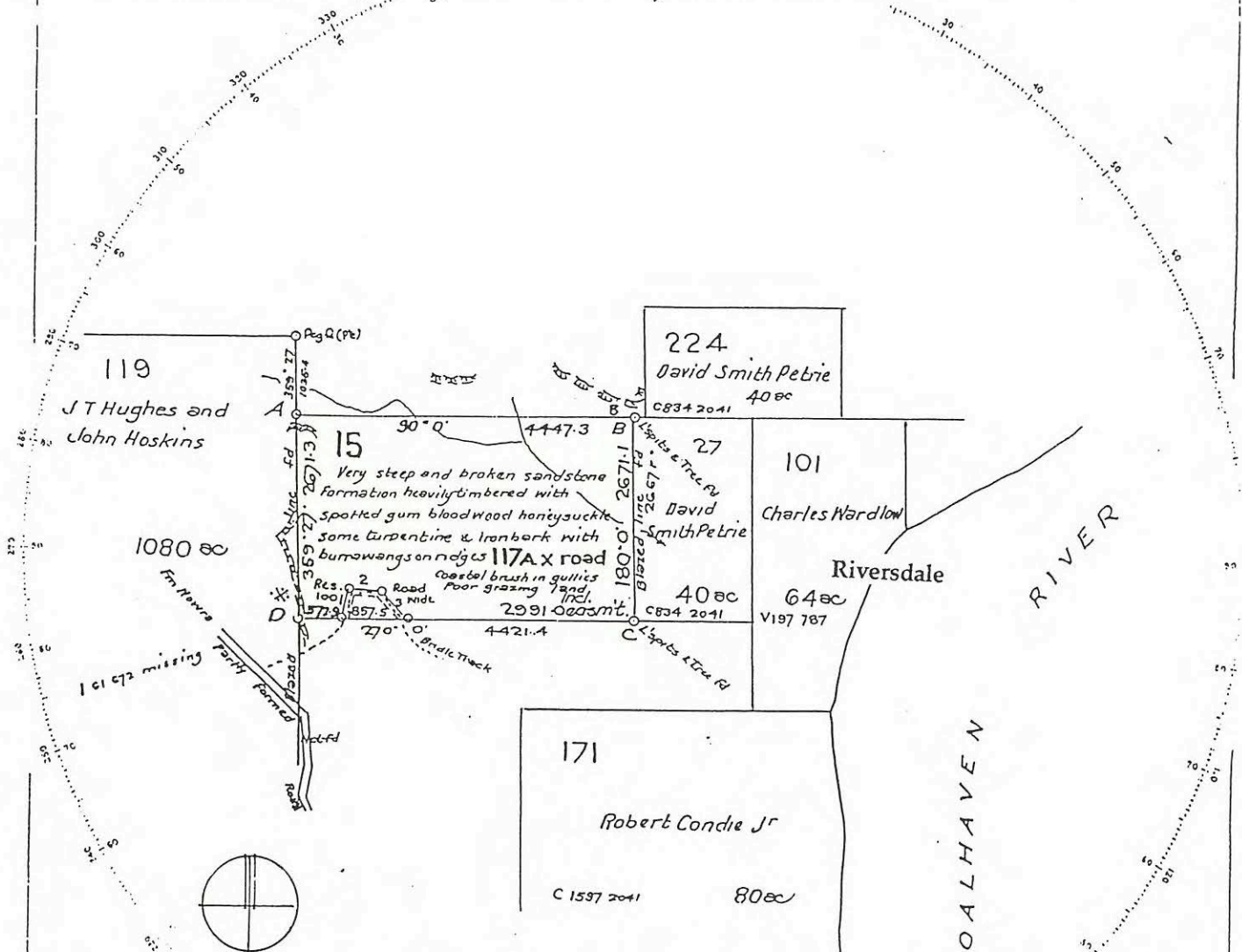
# PLAN OF PORTION 15

Parish of Illaroo County of Camden  
 LAND DISTRICT OF NOWRA LAND BOARD DISTRICT OF SYDNEY  
CAMBEWARRA SHIRE

Applied for under the 44<sup>th</sup> Section of the Crown Lands Consolidation Act 1913 by George William Carter

D. C. R. 29.1 of 4<sup>th</sup> October

\* Pt. easement (60m wide) approp<sup>d</sup> for T.L. vide Gaz. 28.1.77 Ms. 356 No.



Por. 15 app'd for 117ac. or. op. ex. rds.  
 & incl. easmt (ded?)  
 A. Baroz. Authorized Officer. 20.7.77

Azimuth taken from BC

Field Book 399X Pages 15-18

## Reference to Corners

Corner	Bearing	Plane	Links	Ac. or. Iron
A	139° 56'	Sta. Bk	13.2	15
B	107° 51'	Bldnd	56.4	15 227 New Tree
C	348° 34'	Spot Gurr	46.7	15 227 New Tree
D	76° 23'	Bldnd	29.3	15

Improvements

## Reference to Traverses

Line	Bearing	Distance
1	12° 42'	438.4
2	98° 30'	420.3
4	136° 37'	502.8

on the 26<sup>th</sup> Sep  
 on which are written  
 and I declare the  
 regulations published  
 of the Department

Sequential Map 15-1929  
 Plan of Portion 15 in the Parish of  
 Illaroo.

Note: clear description of the  
 native vegetation. This land  
 forms part of the northern  
 boundary to the Bundanon  
 Properties.

Source: NSW Lands Department

A. C. Fairley, Licensed Surveyor (SE20H)

Transmitted to the District Surveyor with my Letter of 14. 10. 31. n° 226

Calculation Book N° 478. Folio 68

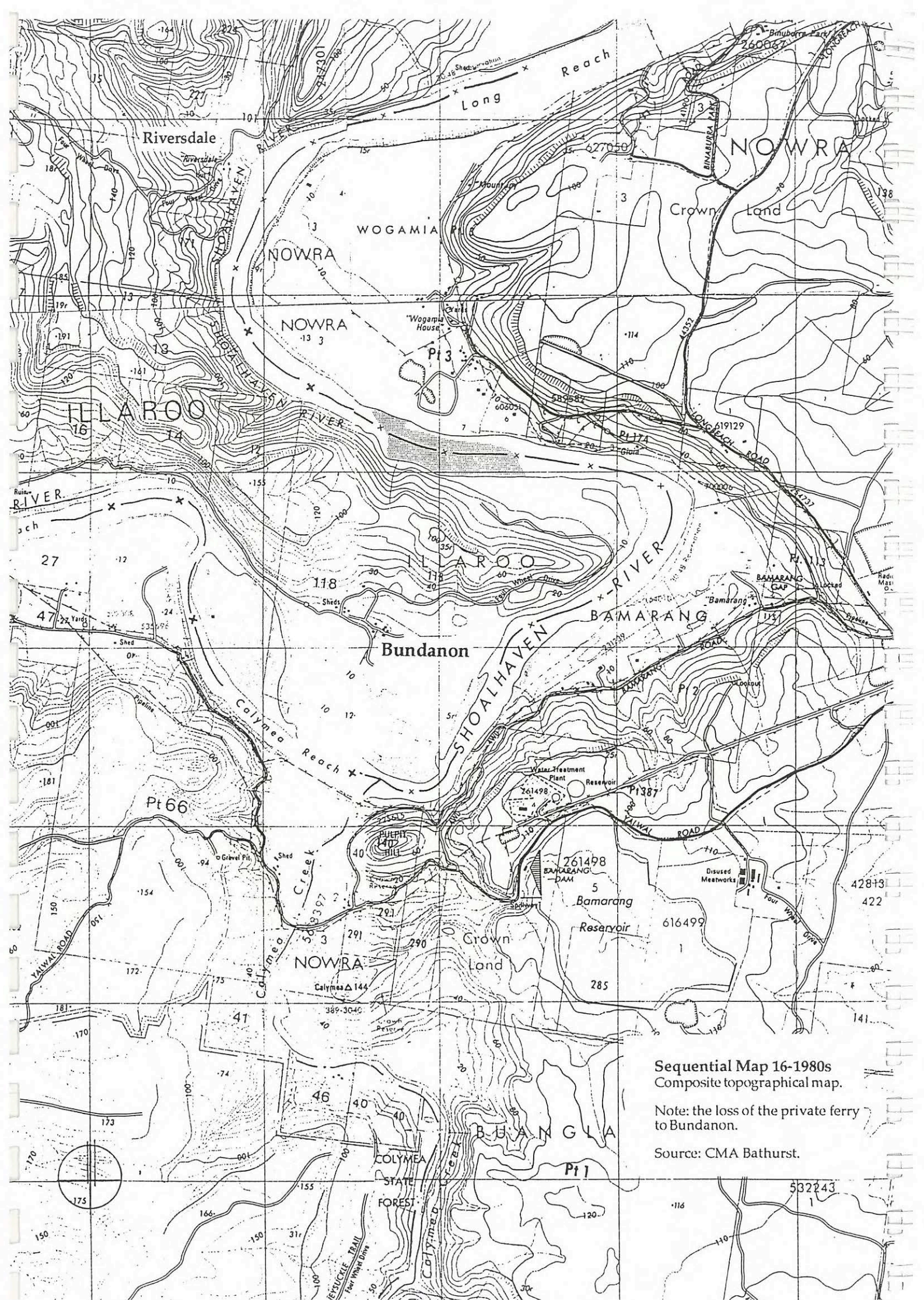
Checked and Charted C. E. Ferrer 22. 10. 31.

Examined W. T. Brown 23. 10. 31.

Plan approved W. H. Stanley.

Officer in Charge



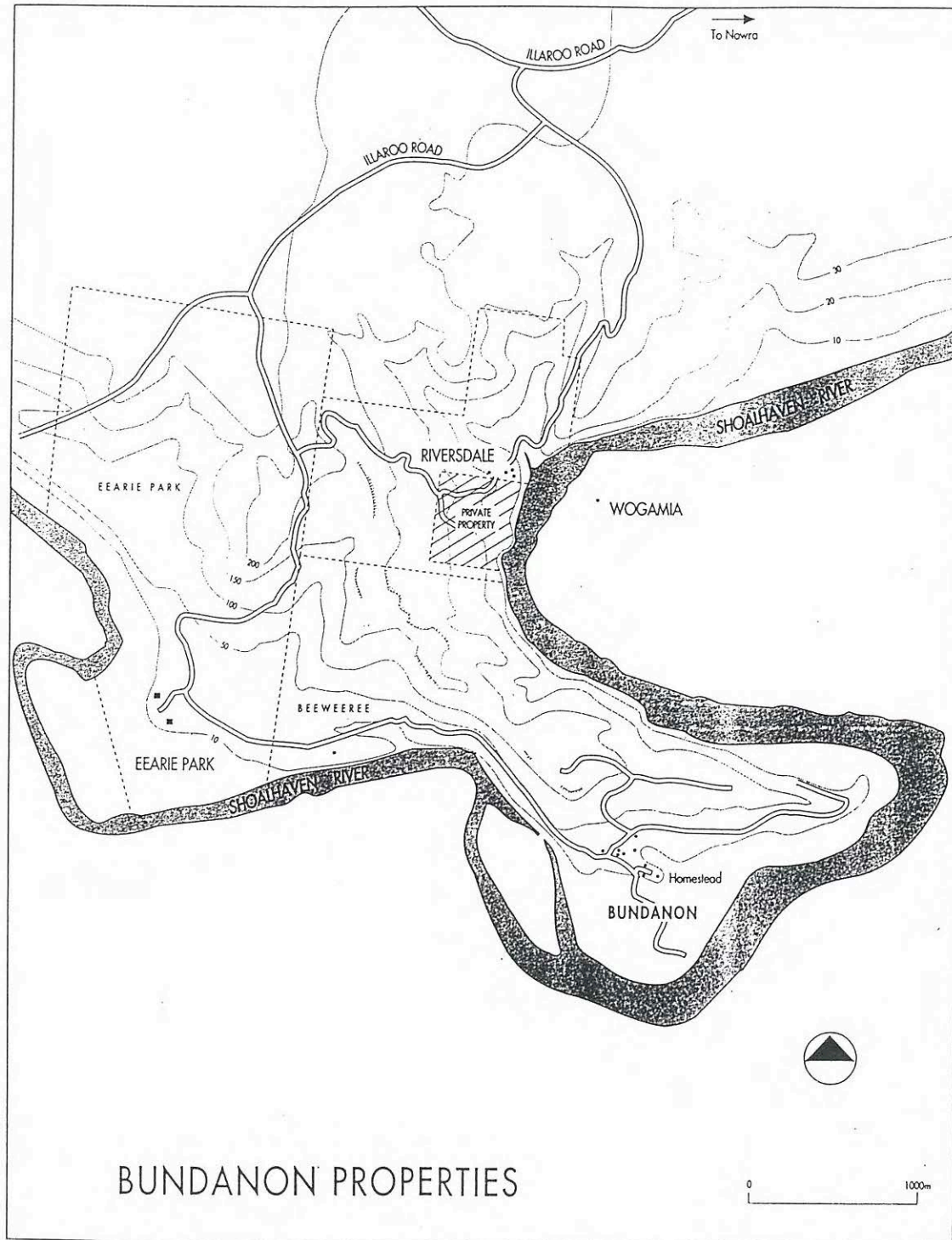


Sequential Map 16-1980s  
Composite topographical map.

Note: the loss of the private ferry  
to Bundanon.

Source: CMA Bathurst.





**Sequential Map 17-1997**  
Bundanon Properties

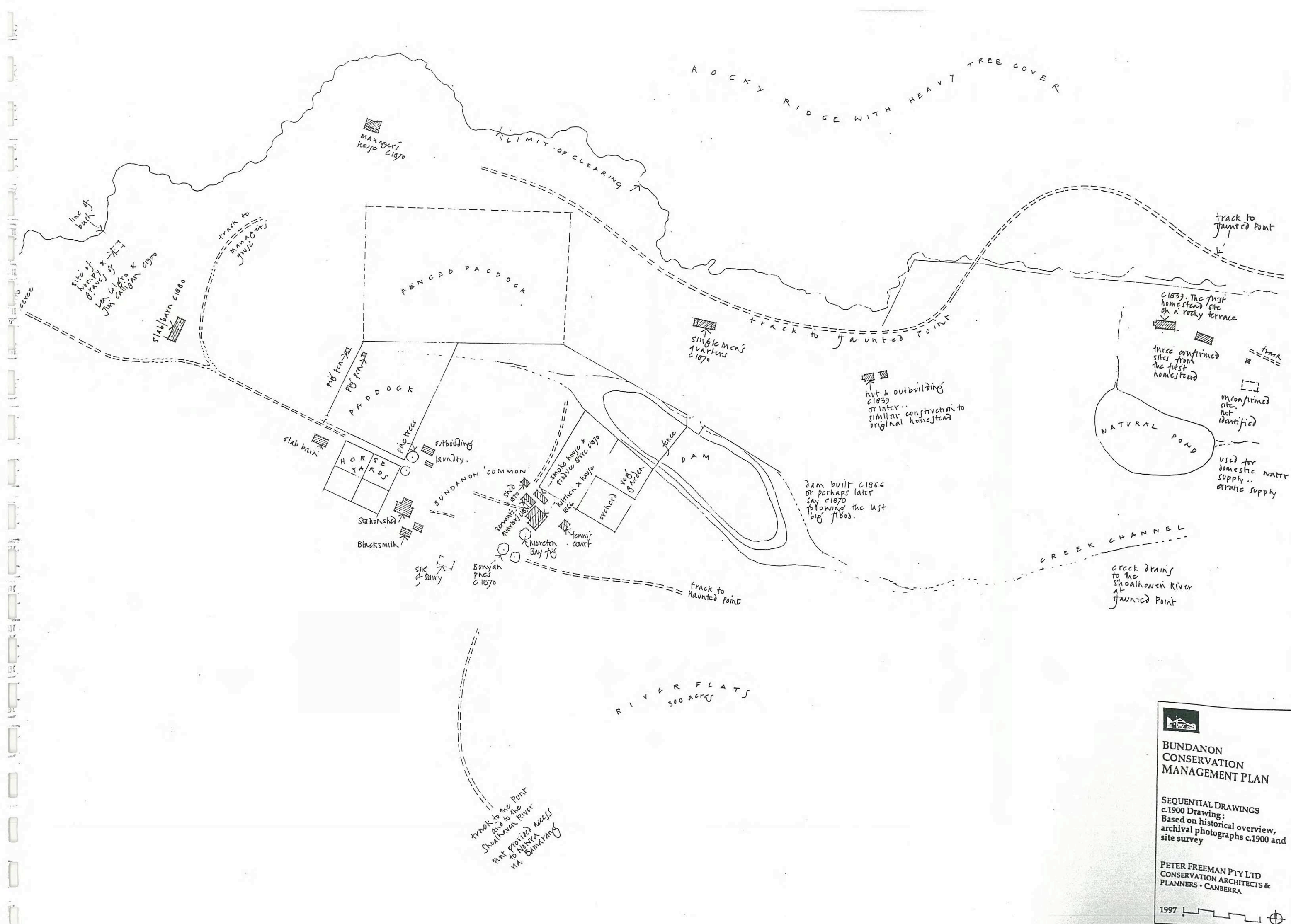
Note: the exclusion of R Condie  
Jnr's conditional purchase as  
private land.

Source: Bundanon Trust

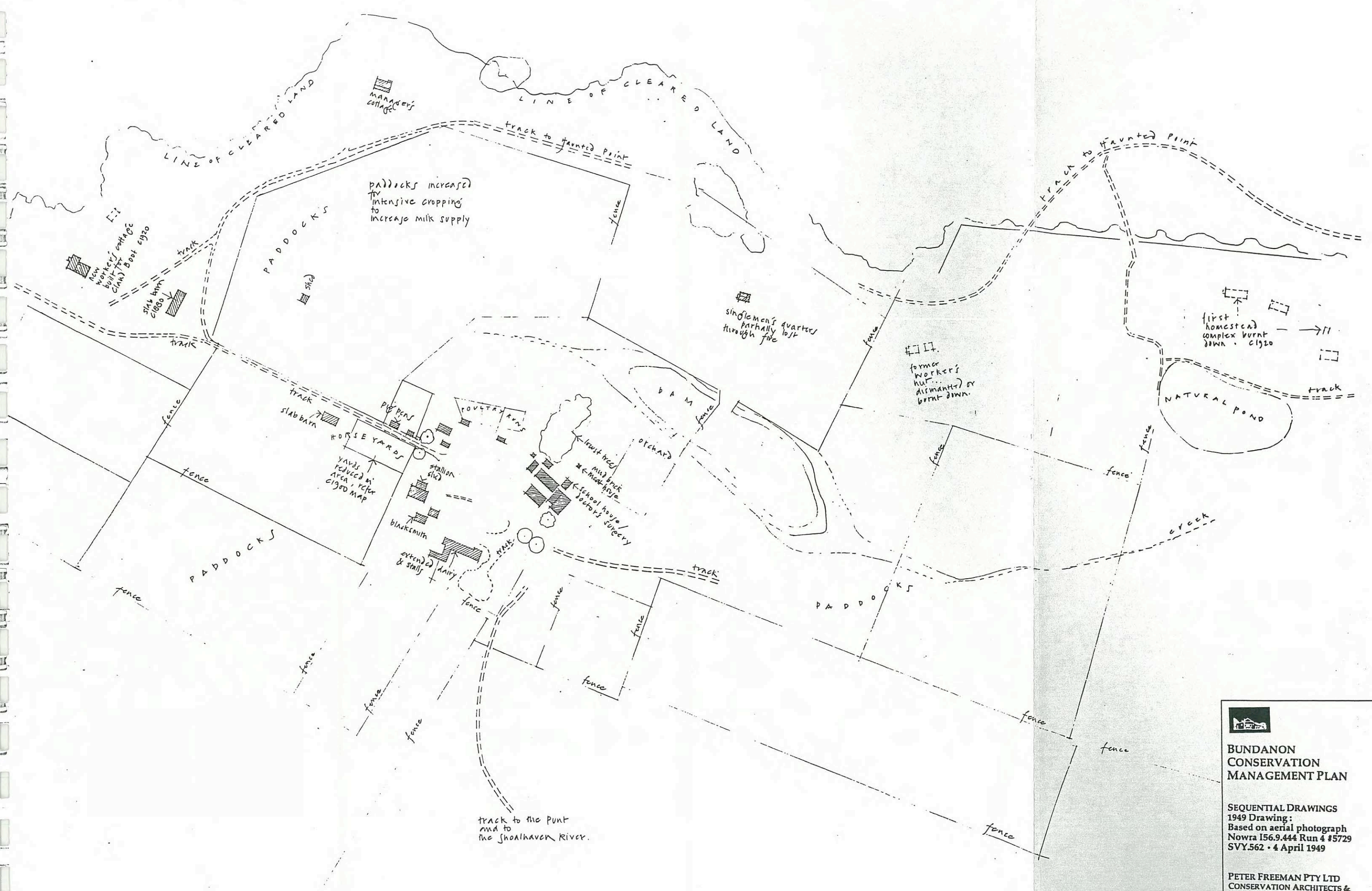


## APPENDIX 2

### SEQUENTIAL DRAWINGS







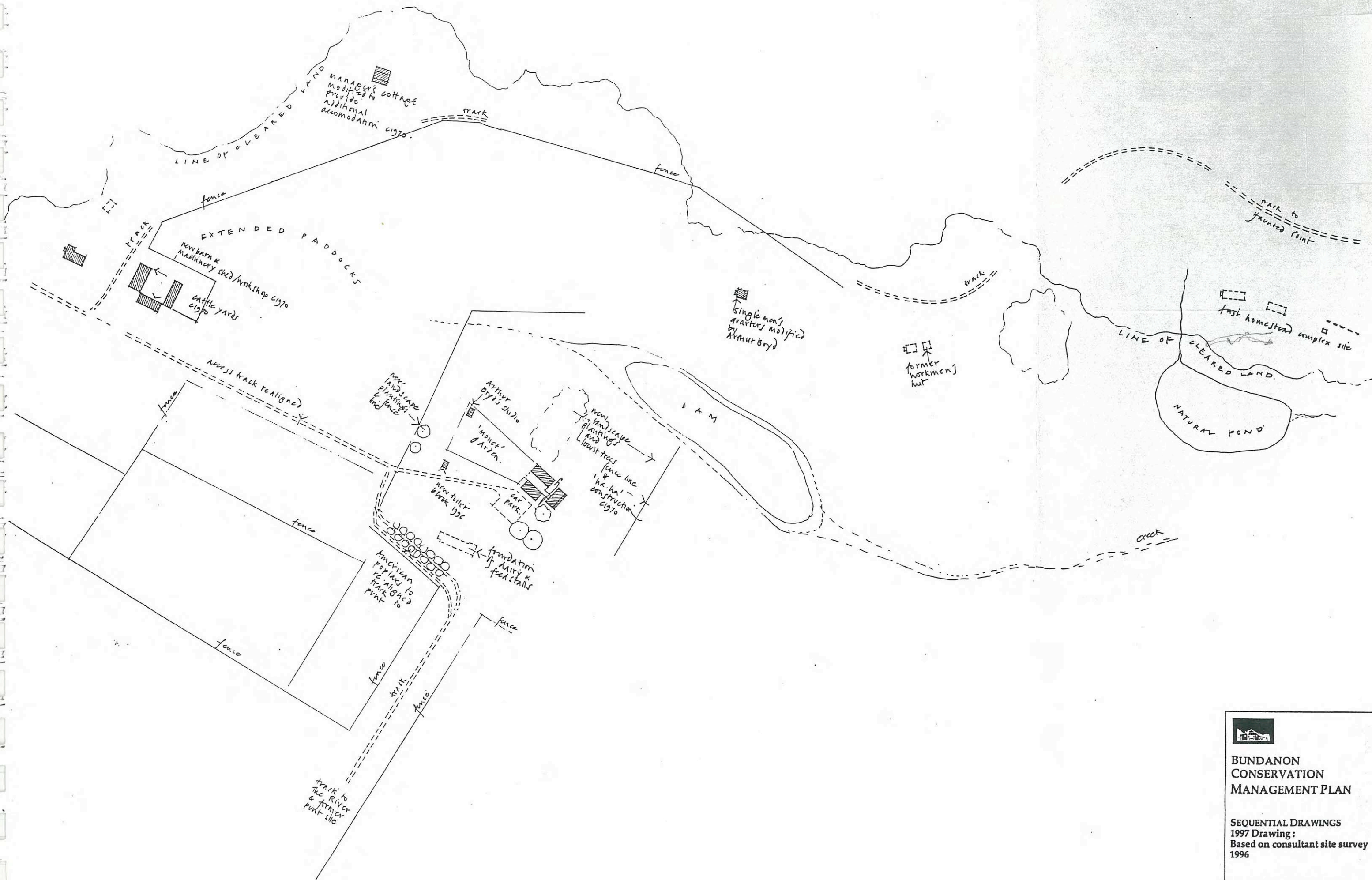
# BUNDANON CONSERVATION MANAGEMENT PLAN

SEQUENTIAL DRAWINGS  
1949 Drawing:  
Based on aerial photograph  
Nowra 156.9.444 Run 4 #5729  
SVY.562 • 4 April 1949

PETER FREEMAN PTY LTD  
CONSERVATION ARCHITECTS &  
PLANNERS • CANBERRA







**BUNDANON  
CONSERVATION  
MANAGEMENT PLAN**

SEQUENTIAL DRAWINGS  
1997 Drawing:  
Based on consultant site survey  
1996

PETER FREEMAN PTY LTD  
CONSERVATION ARCHITECTS &  
PLANNERS • CANBERRA





Arthur Boyd, *Mid-day, Pulpit Rock, Version II (four times of day series)*, 1983.

Source: City of Hamilton Art Gallery (on loan from Bank of Melbourne Regional Art Collection)

**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
VOLUME 3  
ILLUSTRATED CHRONOLOGY**

**PETER FREEMAN PTY LTD  
CONSERVATION ARCHITECTS / PLANNERS • CANBERRA**

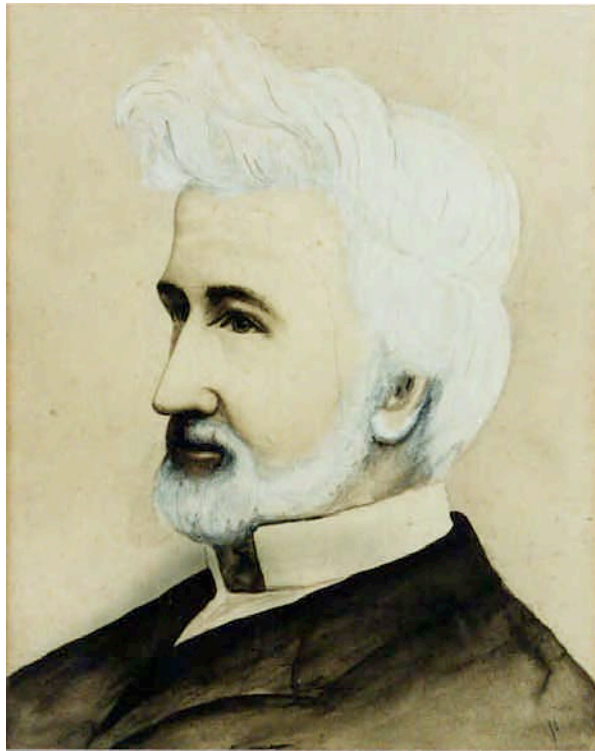
**NOVEMBER 1997**

**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
VOLUME 3  
ILLUSTRATED CHRONOLOGY**

The following collection of images, ie photographs and paintings, has been collected and presented in a chronological format to provide an understanding of the development, evolution and change to the Bundanon precinct over time.

The chronology is neither complete nor definitive; however it does aim to demonstrate to the layperson the evolution of an historic site. In each case the image is presented, as a facsimile print; a source for that image is referenced; and notes on the image follow the description.

The Bundanon Trust has been instrumental in the collation of images and oral / anecdotal information provided by Elinor Dillon, Edna Condie, Fred Martin and Allan Warren. The generous assistance of David Chalker and Simon Hale of the Bundanon Trust in this process is acknowledged.



**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 1**

Dr Kenneth McKenzie [1806-1878]

Inscribed on reverse ... *From Portrait painted by Julia McKenzie*

Ink and watercolour on cardboard. ND.

**Source:**

Bundanon Trust, gift of Elinor Dillon



**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 2**

Hugh McKenzie [?] and family at Bundanon, c1890s  
Photograph taken from the east.

**Source:**

Bundanon Trust, photograph courtesy Elinor Dillon





**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 3**

Hugh McKenzie [?] at Bundanon, c1890s

**Source:**

Bundanon Trust, photograph courtesy Elinor Dillon



**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 4**

Bundanon house from the east, c1890s

**Source:**

Bundanon Trust, photograph courtesy Elinor Dillon



**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 5**

Maids and farmhands outside the servants' quarters at Bundanon, c1890. Note the shingle roofed shed behind, the pine tree denoting a track and, to the right, the chimney edge and skillion roof of the original kitchen on the western side of the main house.

**Source:**

Bundanon Trust, photograph courtesy Elinor Dillon



**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 6**

Bundanan [sic], the first homestead site, from Pulpit Rock, c1903.  
The three homestead buildings appearing in this photograph were  
destroyed by fire before the mid 1920s. Note the extent of clearing behind  
the first homestead site left of centre.

**Source:**

Bundanon Trust, photograph courtesy Shoalhaven Historical Society





**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 7**

Elinor [later Dillon], Wilfred and Hugh Rothwell, **early 1900s**.  
These three were the eldest of eight children of Julia [nee McKenzie] and John Rothwell and were the great grandchildren of Dr Kenneth McKenzie.

**Source:**

Bundanon Trust, photograph courtesy Elinor Dillon



**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 8**

The 'lagoon' at Bundanon, c1910

Note the track to the right to the homestead and the landscape plantings, now gone. A worker's hut and shed [now an archaeological site] are visible behind the lagoon in the foliage.

**Source:**

Bundanon Trust, photograph courtesy Elinor Dillon



**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 9**

Bundanon from the north-west, c1915

Note the extensive post and rail fencing, service buildings, sheds, horse yards, barns and landscape planting.

**Source:**

Bundanon Trust, photograph courtesy Elinor Dillon



**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 10**

Colin and Jean McKenzie with calf team at Bundanon c1915. Colin and Jean McKenzie were the children of Kenneth McKenzie and the great grandchildren of Dr McKenzie. Behind the cart can be seen the track to the punt [ferry] to Bamarang. Note the homestead bell and mature bunyah pines.

**Source:**

Bundanon Trust, photograph courtesy Elinor Dillon





**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 11**

Haunted Point from Wogamia with Pulpit Rock behind, c1915. Note the extent of clearing on the river flats below Bundanon and at Haunted Point. The indicative dating has been based on similar postcards available in Canberra at this time.

**Source:**

Alan Clarke, Shoalhaven District Historical Society



**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 12**

Bundanon house from the SE, 1918. Note the extensive Moreton Bay fig and semi-circular decorative picket fence. The tennis court appears to be in dis-use at this time.

**Source:**

Bundanon Trust, photograph courtesy Elinor Dillon



**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 13**

Bundanon paddocks from Pulpit Rock, **1920s**. The punt provided a crossing to the sandy beach. Note the regrowth to the early homestead site, left of centre, suggesting that the homestead was burnt before 1920.

**Source:**

Bundanon Trust, photograph courtesy Elinor Dillon



**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 14**

Bundanon island and paddocks from Pulpit Rock, **1920s**. Saltwater Creek is to the lower right. Lumsden's land purchased in the 1850s occupied most of the island in the centre of the picture. Subsequently washed away in the floods of 1860 and 1870.

**Source:**

Bundanon Trust, photograph courtesy Elinor Dillon





**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 15**

Shoalhaven River at Bundanon island crossing, 1920s. Kenneth McKenzie, grandson of Dr McKenzie, and his daughter Helen drowned at the island crossing in 1922.

**Source:**

Bundanon Trust, photograph courtesy Elinor Dillon



**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 16**

Jean McKenzie and Elinor Rothwell [later Dillon] on 'Wogamia' ponies,  
Nowra Show, 1922.

**Source:**

Bundanon Trust, photograph courtesy Elinor Dillon



**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 17**

Basil and Marla with baby Foster Emery at Wogamia, 1922.

**Source:**

Bundanon Trust, photograph courtesy Elinor Dillon



**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 18**

Bundanon house from the SE, c1925. Note the telephone line and the remains of the tennis court at right foreground.

**Source:**

Bundanon Trust, photograph courtesy Elinor Dillon



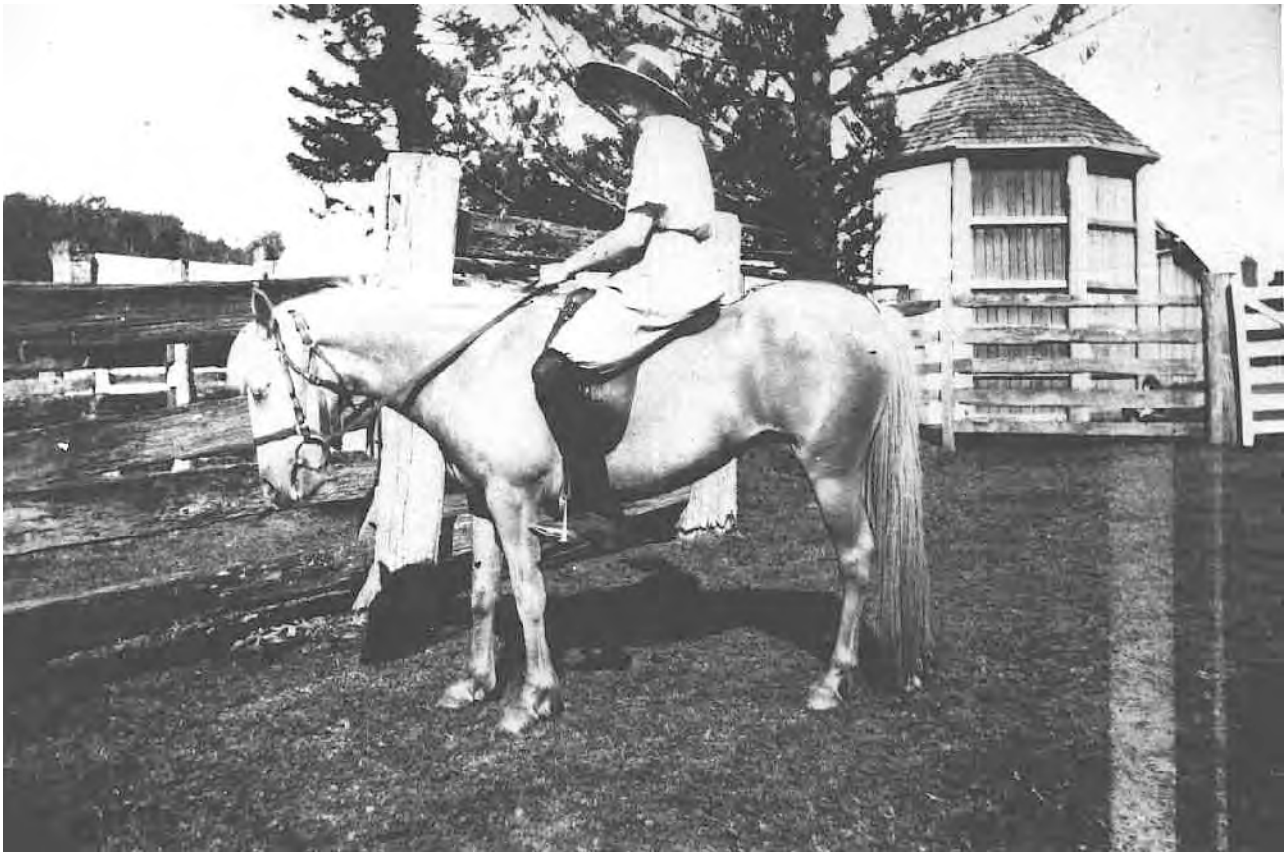


**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 19**

Bundanon and outbuildings from the north east, c1920. Note the tall corn or maize store at centre.

**Source:**

Bundanon Trust, unknown source



**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 20**

Elinor Dillon, nee Rothwell, on horseback at the stockyards at the western entrance to Bundanon Common, 1925. The mature pine trees identify the location of the gate and track.

**Source:**

Bundanon Trust, photograph courtesy Elinor Dillon



**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 21**

Jean McKenzie watering ponies at the 'lagoon', Bundanon, c1925. Note the extensive fencing for stock control on the northern side of the lagoon.

**Source:**

Bundanon Trust, photograph courtesy Elinor Dillon



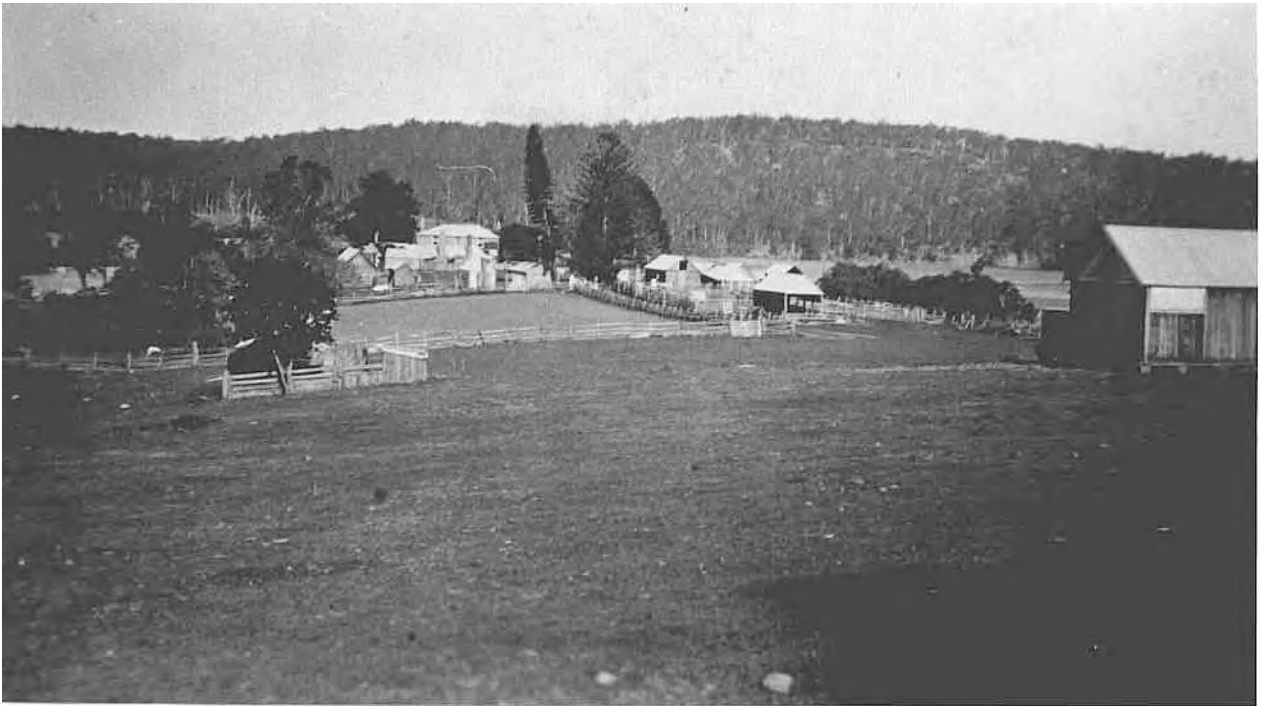
**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 22**

Bruce Henry with pet dogs, **late 1920s**. In this view of the main house across the 'common' from the south west can be seen, from left, the woodshed, servants rooms and kitchen with the main house beyond.

**Source:**

Bundanon Trust, photograph courtesy Edna Condie





**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 23**

Bundanon from the north west, **late 1920s**. Mature plantings dominate the landscape. The late nineteenth century slab barn frames the picture. Note the clearly defined track from Beeweeree and the shade trees for stock below the horse yards.

**Source:**

Bundanon Trust, photograph courtesy Edna Condie



**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 24**

Bundanon, **late 1920s**. This is a detail of Figure 23 above.

**Source:**

Bundanon Trust, photograph courtesy Edna Condie



**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 25**

Bundanon from Pulpit Rock, **late 1920s**. Note the extensively cleared river flats, the diagonal track to the ferry (punt) and the seasonal pool/lagoon below the first homestead site. The first homestead site appears to have no remnant buildings.

**Source:**

Bundanon Trust, photograph courtesy Edna Condie



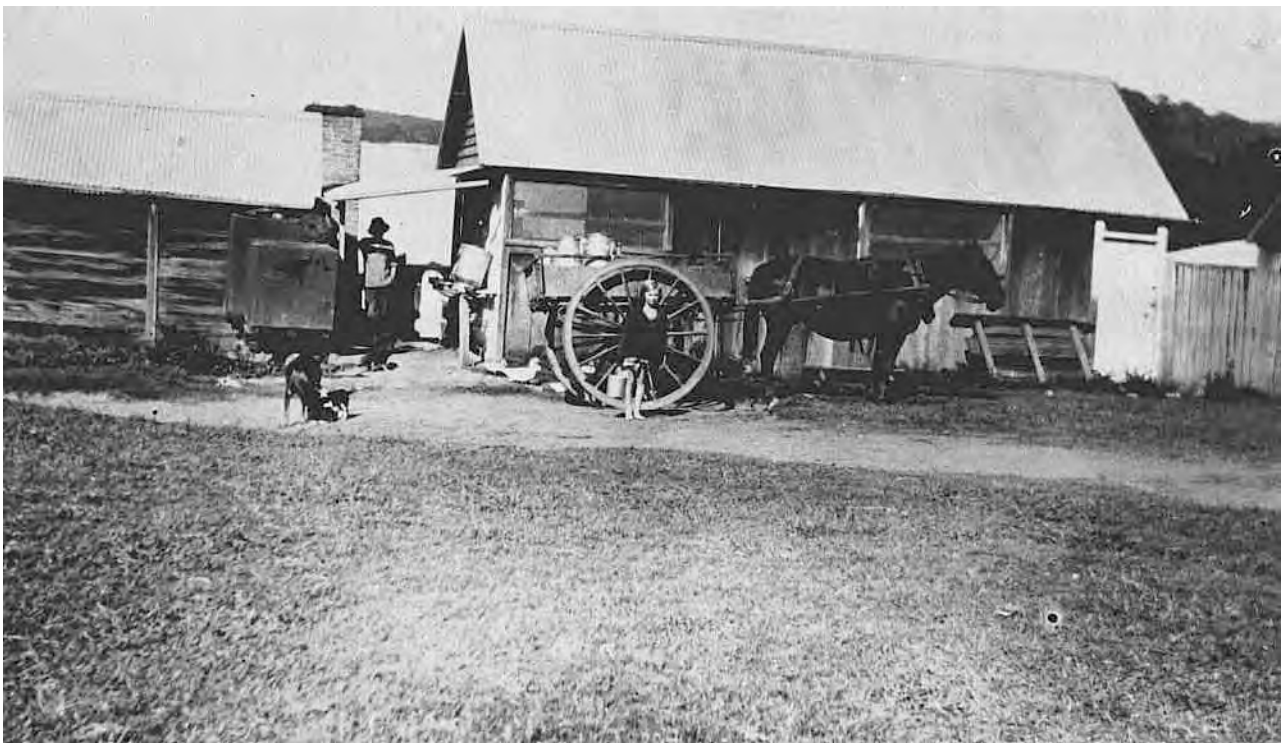
**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 26**

Bundanon from Pulpit Rock, **late 1920s**. This is a detail of Plate 25 above.

**Source:**

Bundanon Trust, photograph courtesy Edna Condie





**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 27**

Milk ready to go to the punt, **late 1920s**. The buildings are the 'dug out' [where water was boiled] and the Dairy.

**Source:**

Bundanon Trust, photograph courtesy Edna Condie



**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 28**

George Henry and the Henry children feeding the animals on the common at Bundanon, **late 1920s**. Behind is the track to the ferry [punt] between the Bunyah pines.

**Source:**

Bundanon Trust, photograph courtesy Edna Condie

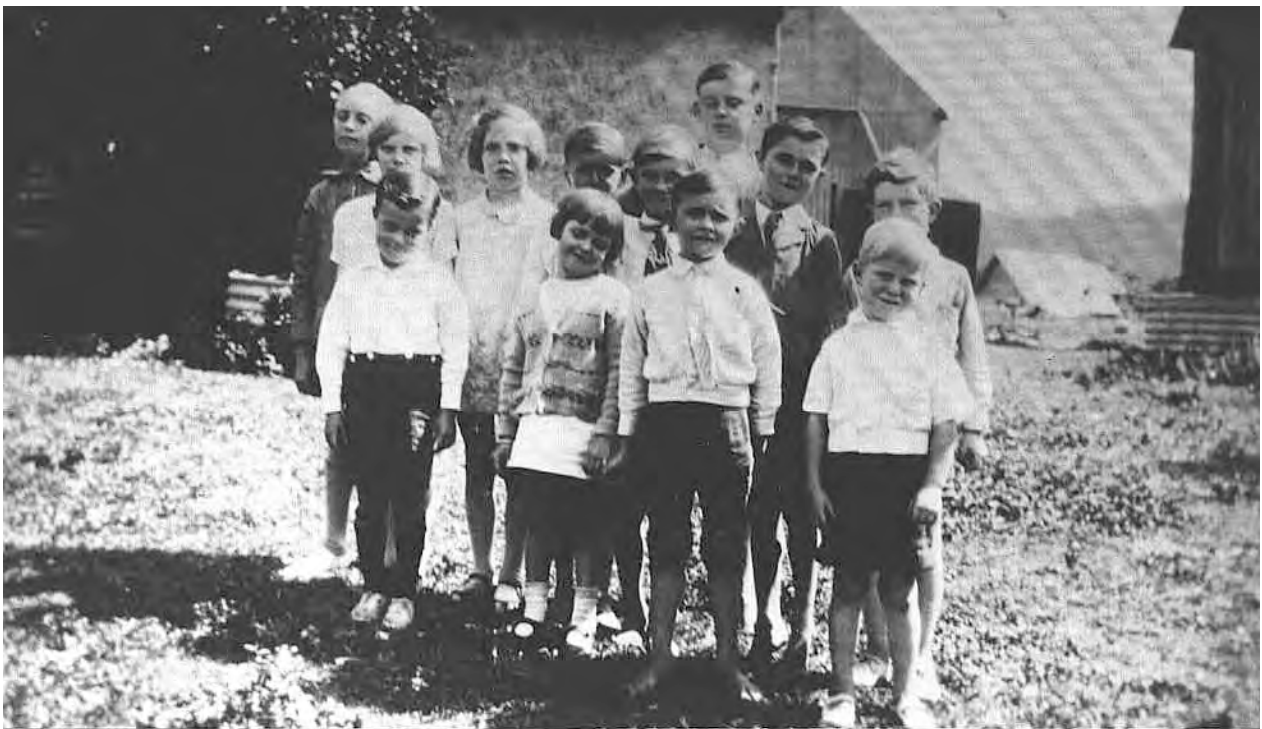


**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 29**

Sergeant Boot and family from Campsie, **late 1920s**. The buildings behind are, from the left, the stables, the stallion shed [roof only], the buggy shed and the laundry. The roof of 'workers cottage one' is just visible over the shoulder of Mrs Boot.

**Source:**

Bundanon Trust, photograph courtesy Edna Condie



**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 30**

School children at school at Bundanon, **late 1920s**. The children include the Henry children, Moffitt children from 'Saltwater Creek', and a [MacMillan?] child from 'Earie' [sic].

**Source:**

Bundanon Trust, photograph courtesy Edna Condie





**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 31**

The punt approaching Bundanon, **late 1920s.**

**Source:**

Bundanon Trust, photograph courtesy Edna Condie

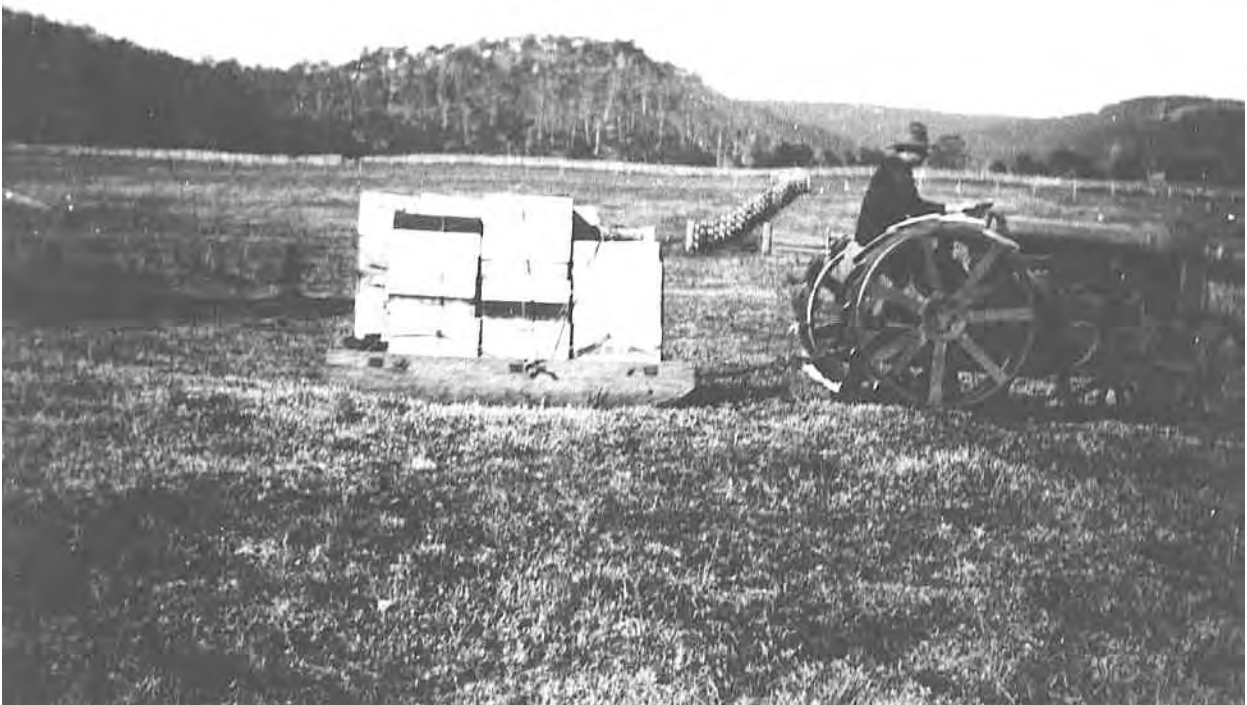


**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 32**

Reg Henry[?] in the Bundanon horse paddock, **late 1920s.**

**Source:**

Bundanon Trust, photograph courtesy Edna Condie



**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 33**

Moving beehives at Bundanon with Pulpit Rock in the background, **late 1920s.**

**Source:**

Bundanon Trust, courtesy Enda Condie



**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 34**

Bringing corn from 'The Point' to be railed to Kelloggs, **late 1920s.**

**Source:**

Bundanon Trust, photograph courtesy Edna Condie





**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 35**

Leaving for a picnic tea, **late 1920s**. The servants' quarters and later weatherboard kitchen with brick chimney and bread oven are to the rear.

**Source:**

Bundanon Trust, photograph courtesy Edna Condie



**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 36**

The Henry family on the 'Common' at Bundanon, **late 1920s**. Note the small tank and stand adjacent to the skillion kitchen; this may have served the modest bathroom located at the southern end of the skillion. A small window in the end of the skillion appears to have provided light and ventilation.

**Source:**

Bundanon Trust, photograph courtesy Edna Condie



**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 37**

Bundanon house from the south-east, **late 1920s.**

**Source:**

Bundanon Trust, photograph courtesy Edna Condie



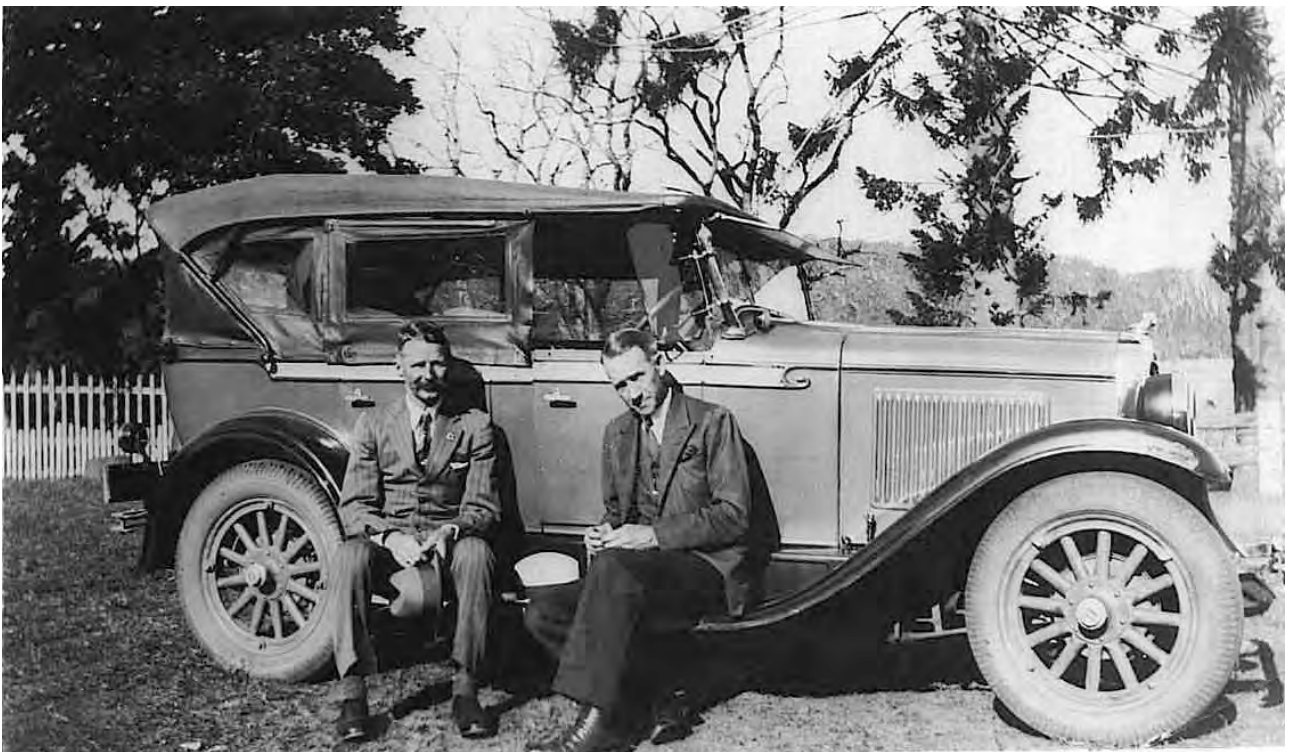
**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 38**

Ivan Condie at Bundanon with Pulpit Rock in the background, **late 1920s.**

**Source:**

Bundanon Trust, photograph courtesy Edna Condie





**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 39**

Mr H. Woods and Mr John Frederick Martin, **late 1930s**, on the 'Common' at the gate to the track and punt.

**Source:**

Bundanon Trust, photograph courtesy Fred Martin



**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 40**

Aerial photograph, 1941. Note the well developed field / paddock system following the river terraces and the large number of small structures surrounding Bundanon common. The early worker's cottage or hut near the singleman's quarters appears to be in use.

**Source:**

AUSLIG, I56-9-443, Run 12, Print 57964, dated 1/7/41



**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 41**

Fred Martin with Annette Martin, aged 3 months and 5 days, 1941. The reverse of the photograph has the notation '*... proud father*'. This photograph was taken from near the site of the early worker's hut and shed. The fence to Fred Martin's right hides a hut which may have been the singleman's quarters.

**Source:**

Bundanon Trust, photograph courtesy Fred Martin



**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 42**

Marie Martin with Annette Martin, aged 3 months and 5 days, 1941. Marie was married to Fred Martin. Worker's cottage 1, in the background, has two verandahs. The northern gable is partly obscured by a water tank, and the cottage had not, at that time, been extended.

**Source:**

Bundanon Trust, photograph courtesy Fred Martin





**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 43**

Marie Martin with Annette Martin, aged 7 months. The photograph was taken on the steps of the Manager's Cottage in c1941. Note the clarity of the original wall detail [for reconstruction purposes].

**Source:**

Bundanon Trust, photograph courtesy Fred Martin



**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 44**

Miss Amy Crawford, Annette Martin and Fred Martin, **1943**. Note the continuity of the front verandah and gable weatherboards, suggesting that the verandah was built contemporaneously.

**Source:**

Bundanon Trust, photograph courtesy Fred Martin



**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 45**

Annette Martin, aged two-and-a-half, **1944**. Note that the enclosing picket fence has remained intact, as well as the side gate to the Common. Note also that the paintwork and the garden are in poor condition.

**Source:**

Bundanon Trust, photograph courtesy Fred Martin



**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 46**

Annette Martin, aged two-and-a-half years, 1944. The reverse of the photograph reads '*... Annette, 2 1/2 years*'. Note that the mortar joints appear to have been re-pointed by this date [with cement mortar].

**Source:**

Bundanon Trust, photograph courtesy Fred Martin





**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 47**

Aerial photograph, 1949. Note, in particular, the pattern of development surrounding Bundanon house and common as focuses of activity in the estate. Functional buildings may be below the flood levels of 1860/1870 but all other huts, cottages and residences [with the exception of the main house] are clearly located above the flood line against the limit of clearing. Intensive cropping after 1946 resulted in larger paddocks and some loss of vegetation.

**Source:**

AUSLIG, I56-9-444, Run 4, Print 5129, dated 4/4/1949



**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 48**

Lorna and Harry Warren in the courtyard between the servants' quarters and the late 19th century weatherboard kitchen, **1960**. The massive sandstone masonry of the early kitchen chimney dominates the space. Note the similarity of the weatherboard skillion to the servants quarters and the finely detailed six-pane window. The entrance doorway to the skillion was immediately right of the picture. Ground levels were already rising due to the raised pavement and the raised garden bed against the chimney.

**Source:**

Bundanon Trust, photograph courtesy Allan Warren



**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 49**

Mollie Brown and feathered friend, outside the skillion kitchen and later hipped roof kitchen, c1960. Note the rising ground levels and the supports for the verandah posts. The back door into the skillion kitchen is at the end of the verandah.

**Source:**

Bundanon Trust, photograph courtesy Allan Warren



**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 50**

Photograph of Harry Warren from the hipped roof kitchen building looking towards the manager's cottage c1960. Note the paling fence, and sheds within the pig pens outside the Bundanon 'Common'.

**Source:**

Bundanon Trust, photograph courtesy Allan Warren





**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 51**

Lyn Warren standing at the southern end of the late nineteenth century hipped roof kitchen, **1950s**, with the brick cistern shown well clear of the ground surface. Rising ground levels due to landscaping have now almost obscured this feature.

**Source:**

Bundanon Trust, photograph courtesy Allan Warren



**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 52**

Cec Caves, **1950s**, [after shooting rabbits], along the track to the ferry  
[punt] from the Common.

**Source:**

Bundanon Trust, photograph courtesy Allan Warren



**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 53**

Mrs Cody, standing on the track to the ferry from the Common, 1950s.

**Source:**

Bundanon Trust, photograph courtesy Allan Warren



**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 54**

Harry Jr, Julie and Elaine Warren on the tractor, 1950s. Photograph taken from the western entrance to Bundanon Common. The former Manager's Cottage is in the background. Sheds in the foreground are associated with the pig pens.

**Source:**

Bundanon Trust, photograph courtesy Allan Warren





**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 55**

Harry Jr, Julie and Elaine Warren on the tractor, **1950s**, at the western entrance to Bundanon common. The buggy shed is to the right.

**Source:**

Bundanon Trust, photograph courtesy Allan Warren



**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 56**

Neil and Judith Warren [Watson] in front of the feed stalls and dairy,  
1950s, south of the main house.

**Source:**

Bundanon Trust, photograph courtesy Allan Warren



**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 57**

Judith Warren in front of the feed stalls and dairy 1950s, south of the main house.

**Source:**

Bundanon Trust, photograph courtesy Allan Warren



**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 58**

Joan Warren with Allan's grandfather Bill in her 'going away' outfit  
1950s. This photograph taken at the magnolia tree in front of the house.  
The picket fence behind appears to be in a poor state of repair.

**Source:**

Bundanon Trust, photograph courtesy Allan Warren





**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 56**

Harry, Lorna and Allan in front of the east front of the main house, 1958.  
Little remains of the original garden apart from the major plantings.

**Source:**

Bundanon Trust, photograph courtesy Allan Warren

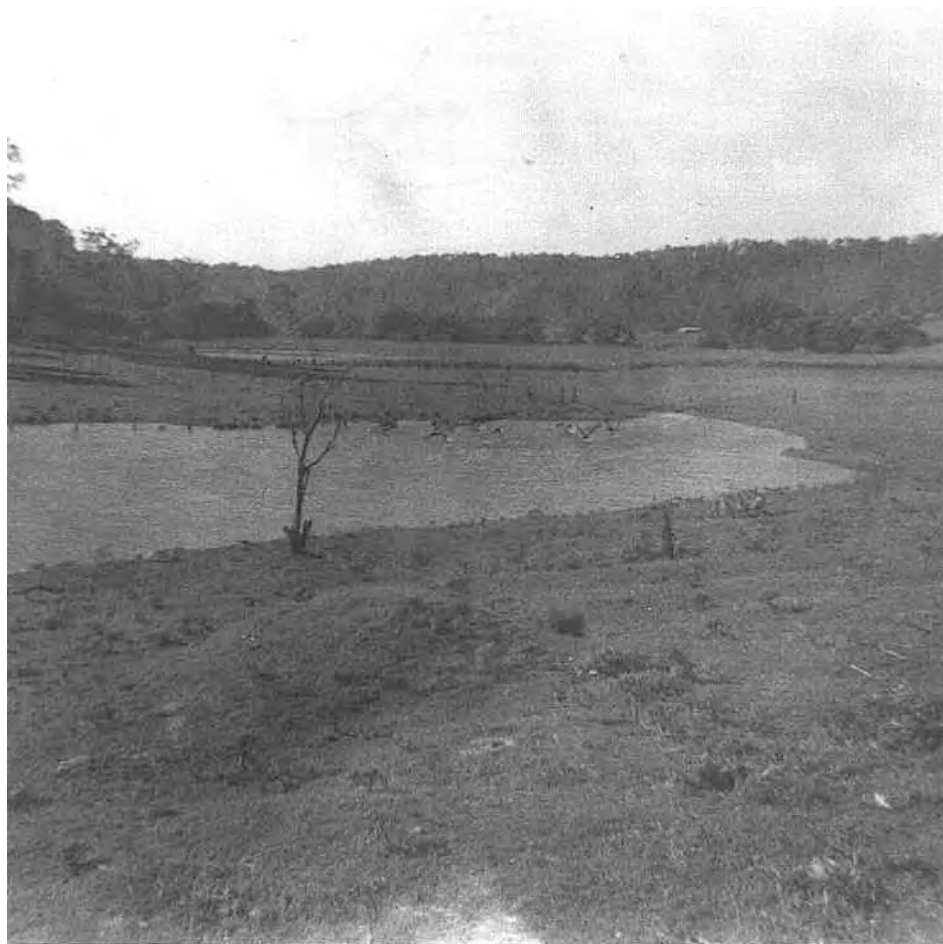


**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 60**

Singlemen's quarters from behind the servants' quarters, **1950s**. The remains of the earlier workers cottage are visible at the right hand side of the photograph.

**Source:**

Bundanon Trust, photograph courtesy Allan Warren



**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 61**

The lagoon following lowering of the dam in 1945 and removal of fences, c1960.

**Source:**

Bundanon Trust, photograph courtesy Allan Warren



**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 62**

The Workers Cottage 1, 1958. Note galvanised flue, four-pane sash windows and the french doors opening on to the verandah.

**Source:**

Bundanon Trust, photograph courtesy Allan Warren





**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 63**

The Workers Cottage 1, 1973. Note the loss of the french doors and the unsympathetic modification of all the other windows.

**Source:**

Bundanon Trust, photograph courtesy Allan Warren



**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 64**

The punt looking across the Shoalhaven River towards Bundanon from Bamarang, ND but 1960s.

**Source:**

Bundanon Trust, photograph courtesy Allan Warren

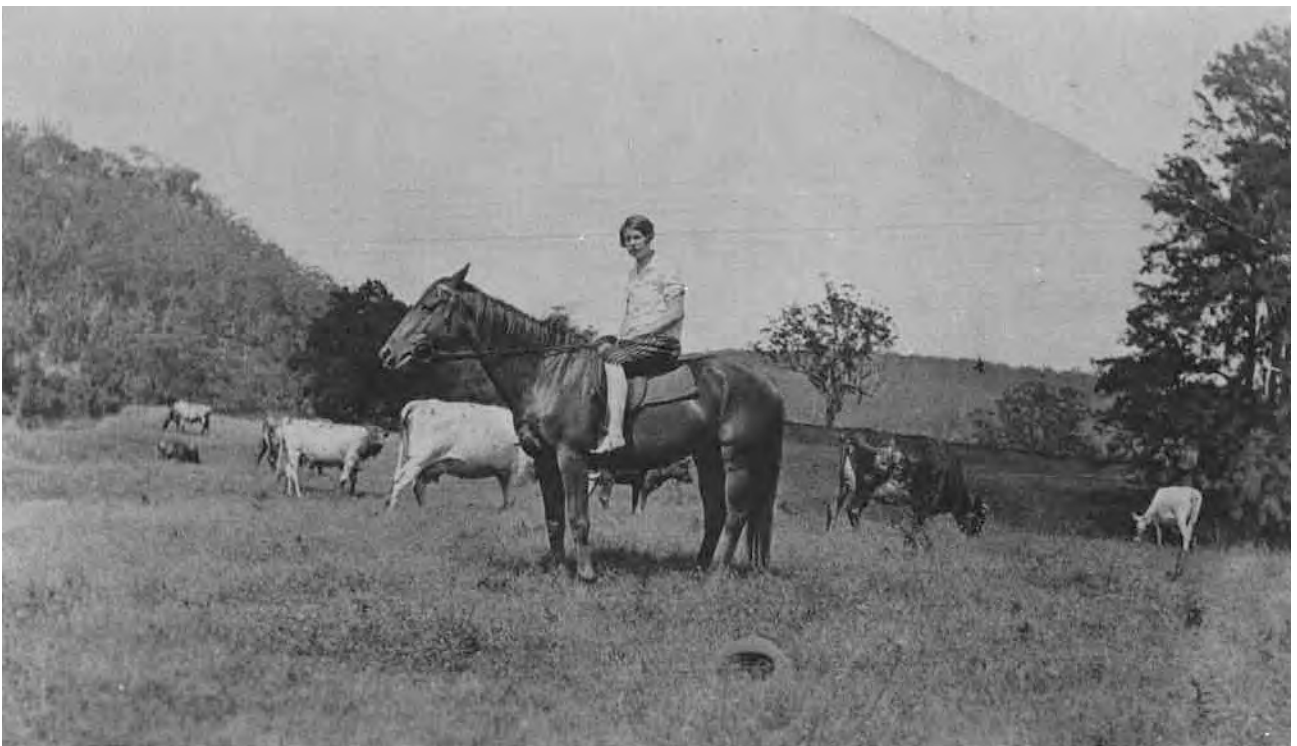


**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 65**

The punt looking towards Bamarang, ND but 1960s.

**Source:**

Bundanon Trust, photograph courtesy Allan Warren



**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 66**

Fay Condie at Bundanon with grazing cattle in the background. ND but c1960s. Pulpit Rock can be seen at left background.

**Source:**

Bundanon Trust, photograph courtesy Edna Condie





**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 67**

Fay Condie at the river, with Pulpit Rock in the background, 1960s.

**Source:**

Bundanon Trust, photograph courtesy Edna Condie



**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 68**

Bundanon, in the early 1960s.

**Source:**  
Bundanon Trust



**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 69**

Horsewoman [not identified] with the hipped roof kitchen building in the background. ND but **1960s**. Note the poor condition of the weatherboards and the gates and gutters, which suggest some degree of decay. The homestead bell and its support remains in place.

**Source:**

Bundanon Trust photograph



**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 70**

Horseman [not identified] in front of the main house and hipped roof kitchen at Bundanon in the early 1960s. Note the fenced garden to the kitchen [in contrast to the previous photograph, Figure 69]. The guttering to the main house is in poor repair or missing altogether, suggesting that little maintenance took place during the McKenzie family's ownership at this time.

**Source:**

Bundanon Trust photograph





**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 71**

The remnant China pear tree provides shelter for a new lifestyle, **1971**.  
Arthur Boyd, a guest at Bundanon with Yvonne Boyd, is at far right.

**Source:**

*Vogue Living*, February 1972



**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 72**

Bundanon house from the south-west following changes made by the MacDonald and McGrath partnership, ND but c1972. Note the removal of the skillion kitchen; the new landscaping; and the the introduction of a timber fascia at the eaves to support new guttering.

**Source:**

Bundanon Trust, photograph courtesy Frank MacDonald and Sandra McGrath



**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 73**

The area between the servants' quarters and the kitchen, with new landscaping introduced by the McGrath and MacDonald partnership, ND but c1972.

**Source:**

Bundanon Trust, photograph courtesy Frank MacDonald and Sandra McGrath



**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 74**

The area between the servants' quarters and the kitchen, with new landscaping introduced by the McGrath and MacDonald partnership, ND but c1972.

**Source:**

Bundanon Trust, photograph courtesy Frank MacDonald and Sandra McGrath





**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 75**

The tailored vista at the eastern front of the main house, ND but c1972  
Major plantings retained included the memorial jacaranda, the Bunya pines, the Moreton Bay fig and the magnolia tree.

**Source:**

Bundanon Trust, photograph courtesy Frank MacDonald and Sandra McGrath



**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 76**

Bundanon house in its newly created landscape setting, ND but c1972.  
This view is taken from across the lagoon.

**Source:**

Bundanon Trust, photograph courtesy Frank MacDonald and Sandra McGrath



**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 77**

Bundanon house in its newly created landscape setting, ND but c1972.  
This view is taken from across the lagoon.

**Source:**

Bundanon Trust, photograph courtesy Frank MacDonald and Sandra McGrath



**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 78**

The Drawing Room at Bundanon, 1972.

**Source:**

*Vogue Living*, May 1972



**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 79**

The Bedroom at Bundanon, 1972.

**Source:**

*Vogue Living*, May 1972



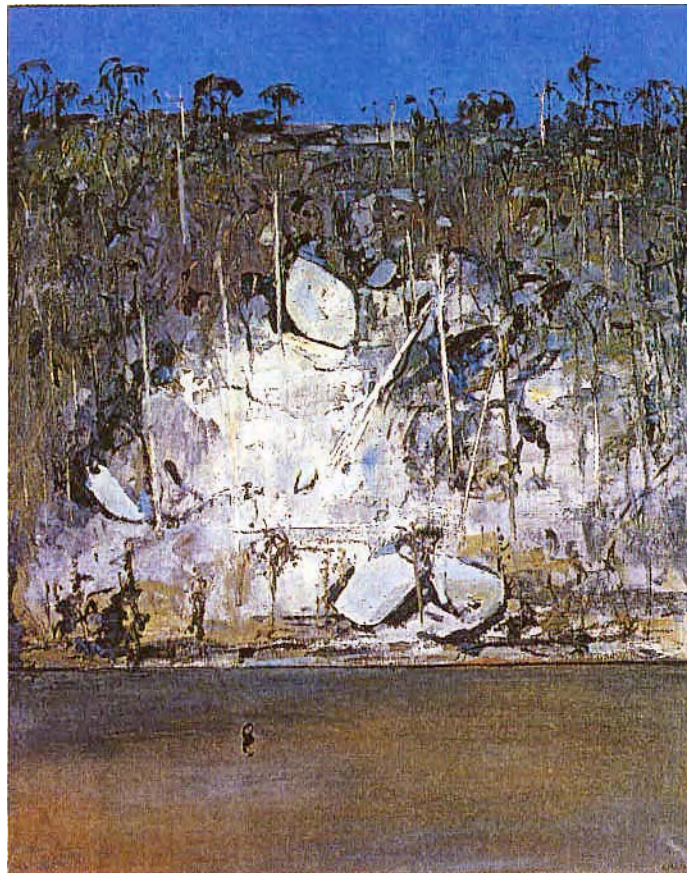


**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 80**

Bundanon Worker's Cottage interior, 1972.

**Source:**

*Vogue Living*, May 1972



**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 81**

*On the Banks of the Shoalhaven, c.1975, Arthur Boyd, oil on canvas.*  
**Source:**  
Private collection



**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 84**

*Four Times of Day, Pulpit Rock, 1982, Arthur Boyd.*

**Source:**  
Art Gallery of NSW



**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 82**

Bundanon, main elevation, 1977.

**Source:**

*Vogue Living*, August 1977



**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 83**

Sandra McGrath and guests, Bundanon, 1977.

**Source:**

*Vogue Living*, August 1977





**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 85**

The living room at Bundanon, c1990.

**Source:**

*Country Style Australia*, 1991, p.78



**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 86**

Bundanon house, 1990.

**Source:**

*Country Style Australia*, 1991, p.81



**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 87**

The dining room, Bundanon, c1990.

**Source:**

*Country Style Australia*, 1991, p.83



**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 88**

One of the first floor bedrooms, Bundanon, c1990.

**Source:**

*Country Style Australia*, 1991, p.84



**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 89**

The library, Bundanon, c1990.

**Source:**

*Country Style Australia*, 1991, p.88





**BUNDANON  
CONSERVATION MANAGEMENT PLAN  
ILLUSTRATED CHRONOLOGY • FIGURE 90**

The verandah, Bundanon, c1990.

**Source:**

*Country Style Australia*, 1991, p.89