

25 January 2018

The General Manager
Queanbeyan-Palerang Regional Council
256 Crawford Street
QUEANBEYAN NSW 2620

Attention: Ms Mary Kunang

Dear Sir,

RE: WARRIGAL CARE, 3 THARWA ROAD, QUEANBEYAN NSW 2620
DA-100-2012: SECTION 96 APPLICATION -POTENTIAL HERITAGE IMPACT

Following our review of the drawings prepared by Hodges Shorten Architects Pty Ltd as listed below, we write in support of the heritage aspects of the modifications to the works previously approved under DA-100/2012 by Queanbeyan Council.

DWG NO.	TITLE	ISSUE NO.	DATE:
2431.DA05	Detail Site Plan	G	09.07.10
2431.DA07	ACF – Ground Floor Plan	F	09.07.10
2431.DA08	ACF – First floor Plan	D	09.07.10
2431.DA09	ACF - Roof Plan	D	09.07.10
2431.DA10	ACF - Elevations	D	09.07.10
2431.DA13	ACF – Courtyard 1 Elevations	E	09.07.10

This assessment of potential heritage impacts should be read in conjunction with the Statement of Heritage Impact prepared by NBRSArchitecture (18th April 2012), and submitted as part of the original Development Application to Queanbeyan Council.

1.0 THE SITE

Warrigal Care Queanbeyan is located at 50 Canberra Avenue, Queanbeyan NSW, and comprises three parcels of land:

- Lot 1 of Deposited Plan 774149 (Parish of Queanbeyan, County of Murray), containing *Kawaree House*.
- Lot A of Deposited Plan 33538 (Parish of Queanbeyan, County of Murray); and
- Lot 2 of Deposited Plan 739287 (Parish of Queanbeyan, County of Murray).

The proposed works contained in this application would be contained wholly within the two parcels of land adjoining *Kawaree*, namely:

- Lot A of Deposited Plan 33538 (Parish of Queanbeyan, County of Murray); and
- Lot 2 of Deposited Plan 739287 (Parish of Queanbeyan, County of Murray).

2.0 PROPOSED MODIFICATIONS TO THE APPROVED WORKS

The works relate to provision of eight additional resident suites within the aged care facility. Modifications are generally confined to the interior of the building and public areas to minimise increases to the footprint of the building. The works are shown in Attachment D, and include:

Ground Floor Level

- Reconfiguration of internal spaces.

- b) Minor changes to terraces located on the Canberra Avenue (south) façade of the development and minor articulation of the south elevation of the building to facilitate internal changes. The principal setback of the building from the Canberra Avenue boundary would be maintained.
- c) North wall of Terrace G-3 adapted to suit internal layout.
- d) Terrace g-1 adapted to increase garden area to its west, and construction of two small terraces associated with new units (A24 and A25).
- e) Terrace to north of A23 constructed.

First Floor Level

- a) Terrace 1-1 modified.
- b) Minor changes to the articulation of the south elevation of the building to facilitate internal changes.

Roof Plan

- a) Reduction in size of proposed transparent roof over atrium, and a consequent increase in area of metal roof.
- b) Minor changes to roof to accommodate re-configuration of First Floor Terrace (Terrace 1-1).

3.0 RELEVANT HERITAGE LEGISLATION

The following statutory documents and controls have been taken into consideration in the preparation of this assessment:

- *NSW Heritage Act 1977*
- *Queanbeyan Local Environmental Plan 2012 (LEP)*
- *Queanbeyan Development Control Plan 2012 – Part 4 Heritage and Conservation (DCP)*

4.0 HERITAGE SIGNIFICANCE

4.1 HERITAGE SIGNIFICANCE OF KAWAREE

Kawaree House is identified as a heritage item on the NSW State Heritage Register (Listing No. 00365), and protected under the *NSW Heritage Act 1977*. We note neither the NSW State Heritage Register Online Database (SHR 00365) or the NSW State Heritage Inventory Online Database currently (SHI 2290119) include a statement of significance for *Kawaree*.

The statement of significance previously included in the NSW State Heritage Inventory (refer to Attachment B) for *Kawaree* is accepted as the basis for this assessment of potential heritage impacts. It states:

Fine example of a late Victorian period house. Part of the surviving late nineteenth century building fabric of the town that contributes to the town's historic character.

Kawaree is also identified as a heritage item (I24) on Schedule 5 attached to the Queanbeyan Local Environmental Plan 2012 (LEP), and protected under the *NSW Environmental Planning and Assessment Act 1979*. All three parcels of land are situated within the Queanbeyan Conservation Area (C1), shown on the map attached to Queanbeyan LEP.

4.2 HERITAGE SIGNIFICANCE OF THE QUEANBEYAN CONSERVATION AREA

Section 4.3.3 of the Queanbeyan DCP refers to the 'Queanbeyan Heritage Conservation Area as '... predominately contains low-density residential buildings from some of the key phases of

Queanbeyan's development, notably the mid to late 19th century, the early 20th century, and the Inter war period up to approximately 1945-50.'

4.3 HERITAGE ITEMS IN THE VICINITY OF THE WARRIGAL CARE SITE

The subject site is situated to the northwest of Queanbeyan Showground, which is identified as a heritage item on the NSW State Heritage Register (SHR 01890) and Queanbeyan LEP (Heritage item no. I70).

The following statement of heritage significance, contained in the SHR listing is accepted as the basis of this assessment:

The Queanbeyan Showground site is of strong cultural significance to the Aboriginal community. Historically the site is of value as a traditional camping and ceremonial place that was in use before and after European settlement. In the 19th century the site also became associated with gatherings of Aboriginal people for the annual government blanket distribution. The place has research potential as demonstrated in previous archaeological finds on the site. Aboriginal burials are also associated with the place. The showground site is a rare example of a place where large annual gatherings were held involving Aboriginal groups from surrounding districts and as far afield as the coast, the lower Lachlan and the Murrumbidgee Rivers. The cultural significance of these events continues to this day with the Aboriginal community demonstrating a strong connection to the place.

The showground is valued by the Queanbeyan community for its social and cultural associations having been used over a long period for agricultural shows and a variety of recreational uses. The showground has historic and aesthetic significance at a local level.

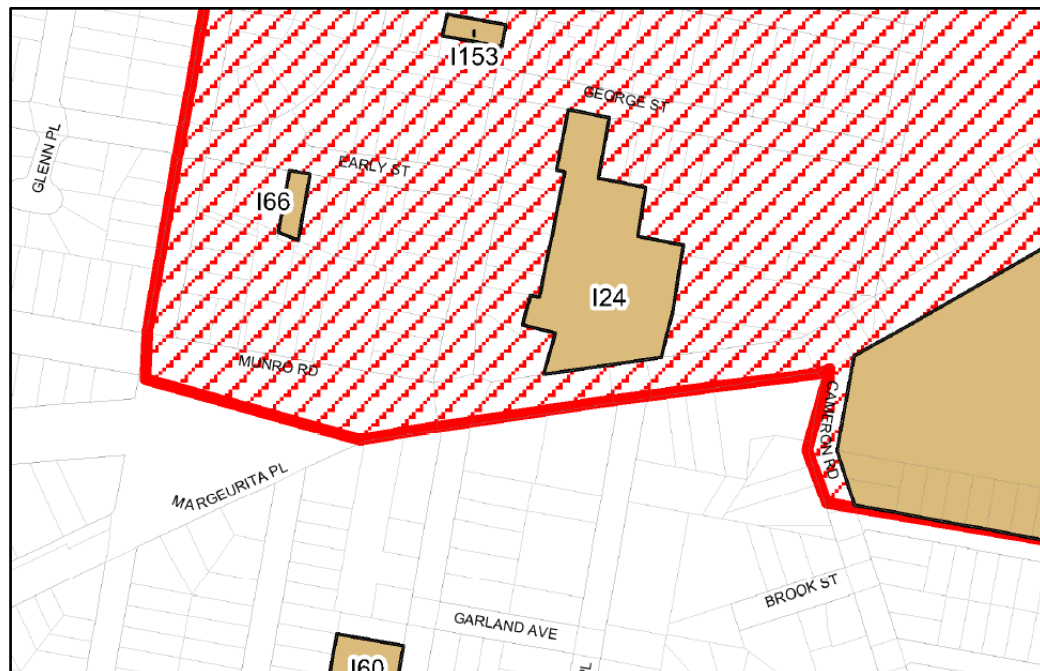


Figure 1 - Extract from Heritage Map - Sheet HER_005A attached to Queanbeyan LEP 2012 showing the heritage items adjacent to the proposed works and part of Conservation Area C1. Source: https://www.legislation.nsw.gov.au/maps/6783c589-0271-42af-b3e2-54a2417df492/6470_COM_HER_005A_010_20150216.pdf

5.0 ASSESSMENT OF HERITAGE IMPACTS

The following questions were taken from the publication *Statements of Heritage Impact*, NSW Planning and Heritage Office, 2002

New development adjacent to a heritage item (including additional buildings)

a) <i>How is the impact of the new development on the heritage significance of the item or area to be minimised?</i>	<p>The heritage impact of the works would be mitigated by modifying the internal configuration of the approved development to minimise increasing the footprint of the aged care facility. Minor changes to the south elevation would not adversely impact on views along Canberra Avenue, or to and from heritage items in the immediate area.</p> <p>The approved south setback of the Canberra Avenue façade would generally be maintained, and would result in additional planting at the western end of the south elevation.</p>
b) <i>Why is the new development required to be adjacent to a heritage item?</i>	The works are limited to the modification of previously approved development.
c) <i>How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?</i>	There would be no changes to the legal curtilage or heritage curtilage of either <i>Kawaree</i> or the Queanbeyan Showground as a result of the proposed modifications.
d) <i>How does the development affect views to, and from, the heritage item? What has been done to minimise negative effects?</i>	The proposed modification would not alter existing views to and from <i>Kawaree</i> , or within the Conservation Area generally, although the modifications would increase the area of planting adjacent to Canberra Avenue. The minor changes to the south elevation would not alter existing views to or from Queanbeyan Showground.
e) <i>Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?</i>	There are no known archaeological deposits located within the boundary of the subject site.
f) <i>Is the new development sympathetic to the heritage item? In what way (eg form, siting, proportions, design)?</i>	Yes, the modifications are generally limited to the reconfiguration of the internal spaces. Ground floor windows at the western end of the Canberra Avenue elevation would be modified to provide direct access from common areas and residential units to external terraces. The modifications would increase the amenity of residents and provide passive surveillance of the immediate area.

g) <i>Will the additions visually dominate the heritage item? How has this been minimised?</i>	There would be no increase to the scale and bulk of the approved development as a result of the proposed modifications. Changes to the roof would not increase the height of the development, and would not be visible in views to <i>Kawaree</i> , the Queanbeyan Showground or within the conservation area generally.
h) <i>Will the public, and users of the item, still be able to view and appreciate its significance?</i>	There would be no changes to the heritage curtilage of either <i>Kawaree</i> or the Queanbeyan Showground as a result of the proposed works.

6.0 CONCLUSIONS

Based on our assessment we conclude the potential heritage impact of the proposed development is summarised as follows:

Heritage Impact on Kawaree: Negligible

The proposed works would be located on two parcels of land adjoining the boundary of *Kawaree*. The proposed works would not be visible from *Kawaree*, or alter existing views to the heritage-listed building or its immediate setting. The works would not increase the existing heritage impacts on *Kawaree* or its setting.

Heritage Impact on Queanbeyan Conservation Area: Acceptable

The works would be limited to minor modification of a new building within the Queanbeyan Conservation Area, and would not involve the removal or damage to any identified heritage items. The modifications are generally consistent with the controls and objectives contained in the Queanbeyan DCP.

The modifications would not alter the siting or orientation of the approved aged care facilities. The setbacks from the boundary would remain substantially unchanged. Minor changes to the south elevation and the terraces would not alter views to or from heritage items in the area.

Changes to windows and terraces on the south side of the building would result in a slight increase in garden area, and enable direct access to terraces from residential units and enhance the residential character of the conservation area..

Heritage Impact on Heritage items in the vicinity of the development (Queanbeyan Showground): Negligible

The proposed works would be located to the northwest of the Queanbeyan Showground, and would be separated by Canberra Avenue. The works would not material affect the showground, and would not on two parcels of land adjoining the boundary of *Kawaree*. The proposed works would not be visible from *Kawaree*, or alter existing views to the heritage-listed building or its immediate setting. The works would not increase the existing heritage impacts on *Kawaree* or its setting.

7.0 RECOMMENDATION

Given the heritage significance of *Kawaree* and its setting, the Queanbeyan Conservation Area generally, and the current zoned used of the site, we recommend the heritage aspects of this

application under s96 of the Environmental Planning and Assessment Act 1979, are accepted, for the following reasons:

- i. There would be no substantial change to the exterior of the approved development as a result of the proposed modifications to DA 100/2012.
- ii. The works would be wholly contained within the site adjoining *Kawaree*.
- iii. The works would not materially affect *Kawaree*, its immediate garden setting, or its heritage significance.
- iv. The proposed modifications would not increase the existing visual impacts on *Kawaree*, or alter views to or from the heritage building.
- v. The works would not increase the existing visual impacts of the development on the Queanbeyan Showground, nor would they affect the heritage significance of the site identified in the SHR listing for the showground site.
- vi. The works are generally consistent with the objectives of the Queanbeyan Local Environmental Plan 2012 and the Queanbeyan Development Control Plan 2012.

Do not hesitate to contact me on telephone no. 02 9922 2344, or pam.jeffery@nbrsarchitecture.com. Should you wish to discuss this matter further.

Yours faithfully,

NBRSARCHITECTURE.



Pamela Jeffery

Senior Heritage Consultant

Attachments:

A – State Heritage Register Listing: Kawaree

B – State Heritage Inventory Listing: Kawaree (Downloaded February 2012)

C – State Heritage Register Listing: Queanbeyan Showground

D – Drawings prepared by Hodges Shorten Architects Pty Ltd, dated 09.07.10

ATTACHMENT A – STATE HERITAGE REGISTER: *KAWAREE*, 3 THARWA ROAD QUEANBEYAN

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Kawaree

Item details

Name of item:	Kawaree
Other name/s:	Aged persons home
Type of item:	Complex / Group
Group/Collection:	Residential buildings (private)
Category:	Villa
Location:	Lat: -35.3559006993 Long: 149.2264548160
Primary address:	3 Tharwa Road, Queanbeyan, NSW 2620
Parish:	Queanbeyan
County:	Murray
Local govt. area:	Queanbeyan
Local Aboriginal Land Council:	Ngambri

Property description

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
LOT	1		DP	774149

All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
3 Tharwa Road	Queanbeyan	Queanbeyan	Queanbeyan	Murray	Primary Address
54 Canberra Road	Queanbeyan	Queanbeyan	Queanbeyan	Murray	Alternate Address
18 George Street	Queanbeyan	Palerang			Alternate Address

Owner/s

Organisation Name	Owner Category	Date Ownership Updated
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<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=...> 27/01/2018

Mount Warrigal
Retirement Village Ltd

Private

26 Mar 99

Description

Construction years: 1886-1889

Physical description: Much change has occurred to Kawaree's landscape since 1987's construction of the Kawaree Retirement Village and subsequent expansion of that with an Aged Care Facility.

Kawaree, at the time the Colmans lived there, had open horse paddocks, chicken runs, vegetable gardens and fruit orchards. Open space was a vital part of the Kawaree way of life, providing as it did for the transport and dietary needs of its occupants. Colman and his wife lived there until their deaths in 1959 (ibid, 2017, 15).

Grounds:

The Kawaree landscape was initially developed over 70 years through the gold rush of the 1880s, the depression of the 1890s, Federation, the 1920s, the Great Depression of the 1930s, World War 2 and was finalised in the optimism of post-war Australia (ibid, 2017, 1).

The property was a large block on the edge of (i.e. outside the) Queanbeyan's town grid, basically a semi-rural villa estate.

The serpentine carriage drive and loop before the house was reflective of Victorian estate planning - it was converted into a driveway in the Inter-war period with flanking garden reflecting that era of garden style (ibid, 2017, 16-17, paraphrased).

Garden:

There is no documented evidence of any garden design for the period between the house's completion in 1889 and 1921 when the property was first rented, to 1924 when the Colmans became its owners (ibid, 2017, 16).

The picket fence and gate towards the house reflect Late Victorian era garden detail that remains (ibid, 2017, 16).

The overflowing house gardens (beds) which framed the lawns and serpentine carriage loop were typical of Arts & Crafts (interwar) period (ibid, 2017, 16).

The Colmans (here from 1921, renting (and owning from 1924)) were avid gardeners and highly regarded for their wide variety of roses, also for the range of flowers, shrubs and conifers which filled the abundant garden spaces. The overflowing house gardens framed the lawns and serpentine carriage loop, typical of the Arts & Crafts (interwar) period, whilst the picket fence was a remnant of an earlier time and is evidence of the Late Victorian garden style. Photographic evidence suggests the garden was structurally in place when the first images were taken in 1924, and the style is reflective of both Late Victorian and early 20th century garden (styles). Although the picket fence and formal entry are evident in gardens from the Victorian and Late Victorian eras, the remaining elements indicate other influences which were more reflective of the Federation and Picturesque ideals of the new century, tempered with plant choices resilient to drought (hardy species of roses, conifers and perennials). The extent of the garden is a display of the optimism of the period prior to the (Great) depression of 1929 (ibid, 2017, 16).

House:

The house is of a late Victorian style, built at a time of great growth in the Southern NSW regional areas (Area Design Consultants, 2017, 1). In the late 1980s it was converted into, extended and modified for use as the community facility as part of

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estate changes to create the Kawaree Retirement Village.

Current use: Nursing home, aged care facility

Former use: Aboriginal lands, farmland, private gentleman's estate

History

Historical notes: Queanbeyan:
While searching for the Murrumbidgee River in 1820, Joseph Wild, James Vaughan and Charles Throsby Smith came upon two small streams forming a single river winding through a valley at the eastern end of the Limestone Plains. These were later named the Molonglo and the Queanbeyan Rivers.

The first non-Aboriginal use of land at Queanbeyan was by an unauthorised occupant, Timothy Beard, who called his property 'Quinbean' which is thought to be an Aboriginal word for 'clear water'. This gave the city its modern name, Queanbeyan.

The area became a natural stop for travellers crossing into the Monaro and by 1824, prospective settlers were establishing 'stock stations' around the region. With this came an increase in population in the 1830s, and by 1836, a post office was established and a court house followed in 1837. Queanbeyan was formally proclaimed as a settlement on 28/9/1838.

Gold was discovered in the area in 1851, lead and silver mines also flourished briefly and the increasing wealth attracted bushrangers, including John Tennant, Jacky Jacky, Frank Gardiner and Ben Hall, who were active in the area.

Queanbeyan was proclaimed a Municipality in 2/1885, containing an area of 5700 acres. Wheat experimentalist William James Farrer established its status as an agricultural district with his famous 'Federation' rust-free strain of wheat, developed on his Tharwa property, 'Lambrigg', in the 1880s (west of Queanbeyan)(Area Design Consultants, 2017, 11).

Kawaree:
The site of Kawaree is on part of portion 35 of the Parish of Queanbeyan and was purchased by Robert Campbell in 5/1836. Campbell was a merchant, pastoralist, politician and philanthropist born in Greenock, Scotland in 1769 and who arrived in Sydney in 1798. With the permission of the Governor, he established the Campbell's Wharf at Circular Quay. In compensation for the loss of his ship 'Sydney' while it was on government service, he was awarded compensation in the form of a land grant at Limestone Plains in 1824 which he took up in 1825. He renamed his original grant 'Duntroon' after Duntroon Castle, the hereditary home of the Campbells (clan) in Scotland (ibid, 2017, 11).

Through the next decade Campbell amassed vast landholdings on the Limestone Plains and elsewhere in NSW. Before he died on 15/4/1846, Campbell divided his holdings between his six children. His son George Campbell conveyed five acres to James Brown of Googong, Queanbeyan in 1854. On his death in 1883, Brown's daughter Eliza Richardson inherited the land. She sold two acres two roods to local solicitor Earnest Edward (E.E.) Morgan of Queanbeyan in 2/1886. This land formed part of the area known as 'Garryowen' (bounded by Uriarra Road, Stornaway Street, Tharwa Road and Campbell Street) which was subdivided in the 1850s into small landholdings of 10-20 acres to the west of the town grid and was fully occupied by 1860 (ibid, 2017, 12-13).

Kawaree
Cottage was built by E.E. Morgan between 1886-1889 on the block which according to Sheedy, formed the extremity of the southern boundary of

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Garryowen, the block which was previously owned by James Brown of Googong (ibid, 2017, 13).

The house is of a late Victorian style, built at a time of great growth in the Southern NSW regional areas (ibid, 2017, 1). There is no documented evidence of any garden design for the period between the house's completion in 1889 and 1921 when the property was first rented, to 1924 when the Colmans became its owners (ibid, 2017, 16). The Kawaree landscape was initially developed over 70 years through the gold rush of the 1880s, the depression of the 1890s, Federation, the 1920s, the Great Depression of the 1930s, World War 2 and was finalised in the optimism of post-war Australia (ibid, 2017, 1).

In 1892 the property was sold to the trustees of the Wesleyan Methodist Church for use as a parsonage (for Queanbeyan). The manse was lived in by Methodist Ministers continuously for 30 years, but due to the distance being too far from the church, the Methodist Church sold the property to a parishioner, Herbert George (HG) Colman, in 1924 (ibid, 2017, 13).

Colman came from Blayney to work for James Buchanan Young, who had migrated to Australia in 1885, moved to Blayney and then to Queanbeyan in 1914, where he purchased Harry Solomon's store in Monaro Street and changed its name to J.B.Young's department store. Colman was the store's manager. He was responsible for the rapid expansion of the company J.B.Young's, which purchased the first lease offered for sale in Canberra in 12/1924, as the fledgling Federal Capital began to expand. A branch store was built in what was then called Eastlake and is now Kingston, Canberra's first suburb and shopping precinct. The store opened in 7/1935. After the expansion into Canberra, the business began to grow rapidly and HG Colman and two other directors, bought out J.B.Young. The store saw expansion into (Canberra's suburb) Civic, which opened in 9/1932 and in other regional centres until JB Young's landholdings was bought out by Grace Brothers and closed by the early 1980s. Later Grace Brothers was bought out by Myers in 1985 and many of their stores closed (ibid, 2017, 14-15).

Kawaree, at the time the Colmans lived there, had open horse paddocks, chicken runs, vegetable gardens and fruit orchards. Through the depression, money was scarce as Colman had suffered a financial setback, and, as most did, they relied on produce from their own garden and assets to make ends meet. For their children, George, his brother Jim and sister Biddie, life was an adventure but it was also tough and like so many in the district, they made do with whatever was to hand. Horse and sulky took the children to school (at Telopea Park Public School), in Barton. Open space was a vital part of the Kawaree way of life, providing as it did for the transport and dietary needs of its occupants. COLman and his wife lived there until their deaths in 1959. In all the family lived there from 1920-62, when George and James Colman, their sons and executors of HG's will, sold it to Queanbeyan solicitor, Robert Allport and his wife Margaret. The property was converted to Torrens Title in 1969/70 (ibid, 2017, 15).

The Colmans were avid gardeners and highly regarded for their wide variety of roses, also for the range of flowers, shrubs and conifers which filled the abundant garden spaces. The overflowing house gardens framed the lawns and serpentine carriage loop, typical of the Arts & Crafts (interwar) period, whilst the picket fence was a remnant of an earlier time and is evidence of the Late Victorian garden style. Photographic evidence suggests the garden was structurally in place when the first images were taken in 1924, and the style is reflective of both Late Victorian and early 20th century garden (styles). Although the picket fence and formal entry are evident in gardens from the Victorian and Late Victorian eras, the remaining elements indicate other influences which were more reflective of the Federation and Picturesque ideals of the new century, tempered with plant choices resilient to drought (hardy species of roses, conifers and perennials). The extent of the garden is a display of the optimism of the period prior to the (Great) depression of 1929 (ibid, 2017, 16).

Colman went on to develop one of regional NSW's largest chains of department stores, including J.B. Young's, Fosseys and Owl Supermarkets (ibid, 2017, 1-2).

The Allport family lived in Kawaree until they sold it to John Fisher's company Rynkite P/L in 1987,

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which began construction of the Kawaree Village Aged Care Facility within its broader gardens and property (ibid, 2017, 15).

Since the development of an aged care facility on Kawaree during the late 1980s the landscape has undergone significant changes to accommodate a number of residential buildings, with the original Kawaree (house) building extended and modified for use as the facility residents' community centre. Through these changes there are a number of extant features that derive from the original Kawaree garden setting (that remain) (Area Design Consultants, 2017, 1-2).

In 1988 a permanent conservation order under the NSW Heritage Act was made on Kawaree. This was replaced by Kawaree's listing on the NSW State Heritage Register in 1999. In 1991 Kawaree was listed on the Queanbeyan Local Environmental Plan, which lapsed and was replaced by the 1998 LEP listing. This was subsequently updated in 1999 and again in 2007, after a local heritage study (ibid, 2017, 10).

Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
3. Economy-Developing local, regional and national economies	Agriculture-Activities relating to the cultivation and rearing of plant and animal species, usually for commercial purposes, can include aquaculture	Private farming-
3. Economy-Developing local, regional and national economies	Agriculture-Activities relating to the cultivation and rearing of plant and animal species, usually for commercial purposes, can include aquaculture	Clearing land for farming-
3. Economy-Developing local, regional and national economies	Pastoralism-Activities associated with the breeding, raising, processing and distribution of livestock for human use	Agisting and fattening stock for slaughter-
4. Settlement-Building settlements, towns and cities	Accommodation-Activities associated with the provision of accommodation, and particular types of accommodation – does not include architectural styles – use the theme of Creative Endeavour for such activities.	Building settlements, towns and cities- National Theme 4
4. Settlement-Building settlements, towns and cities	Accommodation-Activities associated with the provision of accommodation, and particular types of accommodation – does not include architectural styles – use the theme of Creative Endeavour for such activities.	Adapted heritage building or structure-
4. Settlement-Building settlements, towns and cities	Land tenure-Activities and processes for identifying forms of ownership and occupancy of land and water, both Aboriginal and non-Aboriginal	Early land grants-
4. Settlement-Building settlements, towns and cities	Land tenure-Activities and processes for identifying forms of ownership and occupancy of land and water, both	Changing land uses - from rural to suburban-

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	Aboriginal and non-Aboriginal	
4. Settlement-Building settlements, towns and cities	Land tenure-Activities and processes for identifying forms of ownership and occupancy of land and water, both Aboriginal and non-Aboriginal	Sub-division of large estates-
4. Settlement-Building settlements, towns and cities	Towns, suburbs and villages-Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages	Subdivision of urban estates-
4. Settlement-Building settlements, towns and cities	Towns, suburbs and villages-Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages	Impacts of railways on rural development-
7. Governing-Governing	Welfare-Activities and process associated with the provision of social services by the state or philanthropic organisations	Hospital/nursing home phase-
8. Culture-Developing cultural institutions and ways of life	Creative endeavour-Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities.	Architectural styles and periods - Victorian (late)-
8. Culture-Developing cultural institutions and ways of life	Creative endeavour-Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities.	Architectural styles and periods - Federation Arts and Crafts-
8. Culture-Developing cultural institutions and ways of life	Creative endeavour-Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities.	Landscaping - Federation period-
8. Culture-Developing cultural institutions and ways of life	Creative endeavour-Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities.	Adaptation of overseas design for local use-

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8.	Culture-Developing cultural institutions and ways of life	creative activities. Creative endeavour-Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities.	Landscaping - Victorian period-
8.	Culture-Developing cultural institutions and ways of life	Creative endeavour-Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities.	Landscaping - 20th century interwar-
8.	Culture-Developing cultural institutions and ways of life	Creative endeavour-Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities.	Landscaping - 20th century post WW2-
8.	Culture-Developing cultural institutions and ways of life	Creative endeavour-Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities.	Landscaping - Victorian gardenesque style-
8.	Culture-Developing cultural institutions and ways of life	Creative endeavour-Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities.	Interior design styles and periods - Victorian-
8.	Culture-Developing cultural institutions and ways of life	Creative endeavour-Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities.	Interior design styles and periods - Edwardian-

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8. Culture-Developing cultural institutions and ways of life	Creative endeavour-Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities.	Interior design styles and periods - Inter War-
8. Culture-Developing cultural institutions and ways of life	Domestic life-Activities associated with creating, maintaining, living in and working around houses and institutions.	Ways of life 1788-1850-
8. Culture-Developing cultural institutions and ways of life	Domestic life-Activities associated with creating, maintaining, living in and working around houses and institutions.	Ways of life 1850-1900-
8. Culture-Developing cultural institutions and ways of life	Domestic life-Activities associated with creating, maintaining, living in and working around houses and institutions.	Ways of life 1900-1950-
8. Culture-Developing cultural institutions and ways of life	Domestic life-Activities associated with creating, maintaining, living in and working around houses and institutions.	Ways of life 1950-2000-
8. Culture-Developing cultural institutions and ways of life	Domestic life-Activities associated with creating, maintaining, living in and working around houses and institutions.	Living in suburbia-
8. Culture-Developing cultural institutions and ways of life	Domestic life-Activities associated with creating, maintaining, living in and working around houses and institutions.	Ornamental Garden-
8. Culture-Developing cultural institutions and ways of life	Domestic life-Activities associated with creating, maintaining, living in and working around houses and institutions.	Living in a new house-
8. Culture-Developing cultural institutions and ways of life	Domestic life-Activities associated with creating, maintaining, living in and working around houses and institutions.	Living in, adapting and renovating homes for changing conditions-
8. Culture-Developing cultural institutions and ways of life	Leisure-Activities associated with recreation and relaxation	Gardening-
8. Culture-Developing cultural institutions and ways of life	Religion-Activities associated with particular systems of faith and worship	Practising Methodism-
8. Culture-Developing cultural institutions and ways of life	Religion-Activities associated with particular systems of	personage, manse, vicarage-

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institutions and ways of life	faith and worship	
8. Culture-Developing cultural institutions and ways of life	Religion-Activities associated with particular systems of faith and worship	Gentlemen's Villas-
9. Phases of Life-Marking the phases of life	Persons-Activities of, and associations with, identifiable individuals, families and communal groups	Associations with Robert Campbell, merchant, shipping agent, landowner, grazier-
9. Phases of Life-Marking the phases of life	Persons-Activities of, and associations with, identifiable individuals, families and communal groups	Associations with H.G. Colman, deparment store chain owner-
9. Phases of Life-Marking the phases of life	Persons-Activities of, and associations with, identifiable individuals, families and communal groups	Associations with H.G. Colman, deparment store chain owner-
9. Phases of Life-Marking the phases of life	Persons-Activities of, and associations with, identifiable individuals, families and communal groups	Associations with James Brown, Googong grazier-
9. Phases of Life-Marking the phases of life	Persons-Activities of, and associations with, identifiable individuals, families and communal groups	Associations with Eliza Richardson (nee Brown), landholder-
9. Phases of Life-Marking the phases of life	Persons-Activities of, and associations with, identifiable individuals, families and communal groups	Associations with Ernest Edward (EE) Morgan, Queanbeyan solicitor-
9. Phases of Life-Marking the phases of life	Persons-Activities of, and associations with, identifiable individuals, families and communal groups	Associations with Robert Allport, Queanbeyan solicitor-

Recommended management:

Recommendations

Management Category	Description	Date Updated
Recommended Management	Produce a Conservation Management Plan (CMP)	
Recommended Management	Prepare a maintenance schedule or guidelines	
Recommended Management	Carry out interpretation, promotion and/or education	

Procedures /Exemptions

Section of act	Description	Title	Comments	Action date
57(2)		Heritage Act		

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	Exemption to allow work		See File For Schedule	Jan 22 1988
			Order Under Section 57(2) to exempt the following activities from Section 57(1): (1) The maintenance of any building or item on the site where maintenance means the continuous protective care of existing material. (2) Garden maintenance including cultivation, pruning and weed control, the repair and maintenance of existing fences, gates and garden walls, and also including tree surgery but not extensive lopping. (3) any change of use of the buildings on the site, but not including the historic building known as "Kawaree"; (4) alterations to the interior of any building, the construction of which has been approved by the Heritage Council, but not including the historic building known as "Kawaree".	
57(2)	Exemption to allow work	Standard Exemptions	<p>SCHEDULE OF STANDARD EXEMPTIONS HERITAGE ACT 1977</p> <p>Notice of Order Under Section 57 (2) of the Heritage Act 1977</p> <p>I, the Minister for Planning, pursuant to subsection 57(2) of the Heritage Act 1977, on the recommendation of the Heritage Council of New South Wales, do by this Order:</p> <p>1. revoke the Schedule of Exemptions to subsection 57(1) of the Heritage Act made under subsection 57(2) and published in the Government Gazette on 22 February 2008; and</p> <p>2. grant standard exemptions from subsection 57(1) of the Heritage Act 1977, described in the Schedule attached.</p> <p>FRANK SARTOR Minister for Planning</p> <p>Sydney, 11 July 2008</p> <p>To view the schedule click on the Standard Exemptions for Works Requiring Heritage Council Approval link below.</p>	Sep 5 2008

 **Standard exemptions** for works requiring Heritage Council approval

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Heritage Act - State Heritage Register		00365	02 Apr 99	27	1546

<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=...> 27/01/2018

Heritage Act - Permanent Conservation Order - former		00365	22 Jan 88	012	0372
Local Environmental Plan	Dwelling (Kawaree)		13 Jul 07	90	
Local Environmental Plan - Lapsed		9	16 Oct 98	148	8341
Local Environmental Plan - Lapsed			30 Aug 91		

References, internet links & images

Type	Author	Year	Title	Internet Links
Written	Area Design Consultants	2017	Landscape Conservation & Management Plan for the conservation and management of 'Kawaree' Landscape, 54 Canberra Avenue, Queanbeyan NSW 2620	

Note: Internet links may be to web pages, documents or images.

PLAN
UNDER THE
HERITAGE ACT.
1977

(Click on thumbnail for full size image and image details)

Data source

The information for this entry
comes from the following source:

Name: Heritage Office

**Database
number:** 5045699

File number: EF14/5206; S90/1394; HC 32957

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Heritage Council of New South Wales

PLAN

Under the Heritage Act, 1977

Description *Lot 221 D.P. 560740 ~ 'Kawaree'*

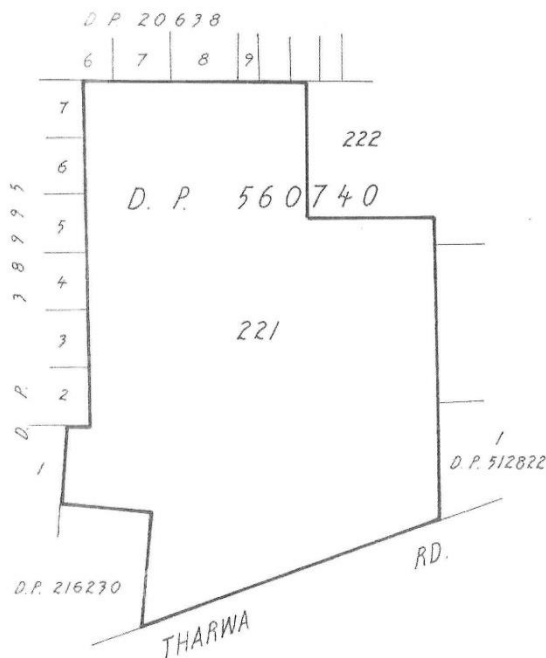
Mun./Shire/City *Queanbeyan*

Locality *Queanbeyan*


Parish of *Queanbeyan*

County of *Murray*

Scale *1:1250*



COMPILED FROM INFORMATION IN	FILE REFERENCE	PLAN APPROVED	PLAN NUMBER
<i>File</i>	<i>H.C. 32957</i>	<i>enunaltant</i>	<i>H.C. 870</i>
BY <i>R.E.B.</i> DATE <i>28-4-83</i>		for SECRETARY, HERITAGE COUNCIL	

THIS IS THE PLAN REFERRED TO IN ~~INTERIM~~/PERMANENT CONSERVATION ORDER No. *365*
 N.S.W. GOVERNMENT GAZETTE No. *12* OF *January 22, 1988*
 SUBJECT LAND SHOWN THUS: 

ATTACHMENT B – STATE HERITAGE INVENTORY: KAWAREE (Downloaded February 2012)

7.2 Kawaree: NSW State Heritage Inventory Database Listing

Heritage Branch Website - Online Database Page 1 of 3



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Dwelling (Kawaree)

Item

Name of Item: Dwelling (Kawaree)
Other Name/s: Aged Persons Home
Type of Item: Built
Group/Collection: Residential buildings (private)
Category: Retirement Village
Primary Address: 50 Canberra Avenue, Queanbeyan, NSW 2620
Local Govt. Area: Queanbeyan

Property Description:

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
LOT	2	-	DP	739287

All Addresses

Street Address	Suburb/Town	LGA	Parish	County	Type
50 Canberra Avenue	Queanbeyan	Queanbeyan			Primary

Statement of Significance

Fine example of a late Victorian period house. Part of the surviving late nineteenth century building fabric of the town, that contributes to the town's historic character.
Date Significance Updated: 08 Aug 07
 Note: There are incomplete details for a number of items listed in NSW. The Heritage Branch intends to develop or upgrade statements of significance and other information for these items as resources become available.

Description

Physical Description: Dwelling, now part of an aged persons home complex known as Kawaree. Brick walls with iron roof.
Physical Condition and/or Archaeological Potential: Good. **Date Condition Updated:** 27 Jan 07
Modifications and Dates: Poorly drained flat roofed community room at rear.

History

Historical Notes: Tom Baker of Kawaree is said to have some historical knowledge of the property.

Historic Themes

Australian Theme (abbrev)	New South Wales Theme	Local Theme
4. Settlement - Building	Towns, suburbs and villages - Activities associated with	Development and

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1/02/2012

STATEMENT OF HERITAGE IMPACT
 KAWAREE, WARRIGAL CARE, 54 CANBERRA AVENUE, QUEANBEYAN NSW 2620
 P:\JOBS\11\1393\Reports\11393_SHI_Sec60_12June2012.doc

NBRS+PARTNERS


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settlements, towns and cities	creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages	growth of Queanbeyan town. - /
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Assessment of Significance

SHR Criteria a) [Historical Significance]	Part of the surviving late nineteenth century building fabric of the town, that contributes to the town's historic character.
SHR Criteria g) [Representativeness]	Fine example of a late Victorian period house.

Integrity/Intactness: Largely intact.

Assessment Criteria Items are assessed against the  **State Heritage Register (SHR)** Criteria to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Recommendations

Management Category	Description	Date Updated
Statutory Instrument	List on a Local Environmental Plan (LEP)	05 Jan 07

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan			13 Jul 07	90	
Heritage study					

Study Details

Title	Year	Number	Author	Inspected by	Guidelines Used
Queanbeyan Heritage Review	2007		Peter Kaballa		Yes

References, Internet links & Images

None

Note: Internet links may be to web pages, documents or images.



(Click on Thumbnail for Full Size Image and Image Details)

Data Source

The information for this entry comes from the following source:

Name: Local Government
Database Number: 2290265

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1/02/2012

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1/02/2012

STATEMENT OF HERITAGE IMPACT
KAWAREE, WARRIGAL CARE, 54 CANBERRA AVENUE, QUEANBEYAN NSW 2620
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ATTACHMENT C – STATE HERITAGE REGISTER LISTING: QUEANBEYAN SHOWGROUND

Queanbeyan Showground | NSW Environment & Heritage

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Home > Topics > Heritage places and items > Search for heritage

Queanbeyan Showground

Item details

Name of item:	Queanbeyan Showground
Type of item:	Complex / Group
Group/Collection:	Aboriginal
Category:	Other - Landscape - Cultural
Location:	Lat: -35.35659990 Long: 149.23070301
Primary address:	19-41 Farrer Place, Queanbeyan, NSW 2620
Parish:	Queanbeyan
County:	Murray
Local govt. area:	Queanbeyan
Local Aboriginal Land Council:	Ngambri
Hectares (approx):	8.8

Property description

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
LOT	6		DP	1116082
LOT	1-24		DP	13963
LOT	4	56	DP	758862

All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
19-41 Farrer Place	Queanbeyan	Queanbeyan	Queanbeyan	Murray	Primary Address

Owner/s

Organisation Name	Owner Category	Date Ownership Updated
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Queanbeyan City
Council

Local
Government

Statement of significance:

The

Queanbeyan Showground site is of strong cultural significance to the Aboriginal community. Historically the site is of value as a traditional camping and ceremonial place that was in use before and after European settlement. In the 19th century the site also became associated with gatherings of Aboriginal people for the annual government blanket distribution. The place has research potential as demonstrated in previous archaeological finds on the site. Aboriginal burials are also associated with the place. The showground site is a rare example of a place where large annual gatherings were held involving Aboriginal groups from surrounding districts and as far afield as the coast, the lower Lachlan and the Murrumbidgee Rivers. The cultural significance of these events continues to this day with the Aboriginal community demonstrating a strong connection to the place.

The showground is valued by the

Queanbeyan community for its social and cultural associations having been used over a long period for agricultural shows and a variety of recreational uses. The showground has historic and aesthetic significance at a local level.

Date significance updated: 12 Nov 14

Note: There are

incomplete details for a number of items listed in NSW. The Heritage Division intends to develop or upgrade statements of significance and other information for these items as resources become available.

Description

Physical description:

The following is an extract from the National

Heritage Database: "The Queanbeyan Showground Reserve comprises a roughly triangular area of approximately 8.78ha (about 22 acres) in central Queanbeyan. The body of the reserve is composed of Lot 6 DP 1116082 and Lot 4, section 56, DP 758862 while a strip of land along Glebe Avenue consisting of Lots 1 to 24, DP 13963, contributes another 1.5ha to the ground. The whole of the area is Crown Land dedicated for showground purposes. The principal feature of the reserve is the showground arena, which has a trotting track on its perimeter and is overlooked by a grandstand. The grandstand is a brick building with a corrugated iron awning roof. A walkway runs across the front of the grandstand at the foot of the seating area and above the ground floor hall; the walkway, which has a balustrade, is accessed by stairways (not original) at each end of the building. The hall extends to the rear in a lean to form."

Also

located on the grounds are other ancillary structures relating to the various uses of the showground. At the Farrer Place entrance to the site is a gateway constructed in 1934 as a memorial to J.T Collett, a Queanbeyan businessman, Council alderman and founder of the Agricultural Association. The gateway is a rendered masonry art-deco style parapet with two single pedestrian arches flanking a wider vehicular entrance archway. There is another matching gateway on Lowe Street.

There are several

mature trees on the ground, mainly at its western (Cameron Road) end. Archaeological finds and a burial have been recorded on the site.

The structures and buildings on the site relate to the use of the reserve as a showground and as a place with various uses associated with recreation. The grandstand and other historic elements such as the original gates have local heritage value. There are no structures or buildings on the site which relate to the State significant Aboriginal history of the site.

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Physical condition and/or Archaeological potential: Site is currently in use as a showground.

Date condition updated: 14 Oct 11

Modifications and dates: Entrance gates built in 1934. Grandstand built circa 1939

Current use: Showground and recreational uses.

Former use: Aboriginal camping and ceremonial place.

History

Historical notes: In the 19th century names associated with Aboriginal groups in the district around Weereewaa (Lake George) were the Kamberri, Kgamberry, Nganbra and the Nganbra-Pialligo (Jackson-Nakano: xviii). In the 1820s the first Europeans travelled beyond Weereewaa (Lake George) in search of the Murrumbidgee River and "discovered" the Molonglo Plains. Severe drought during the 1820s impelled colonists to search for more pasture land and in 1828 Major H.C. Antill from Picton sent his cattle and sheep to Molonglo Plains. The town of Queanbeyan grew up on the lands owned by innkeeper Timothy Beard, who had a collection of huts on the banks of Molonglo River. The town centre later shifted to Queanbeyan River about one mile east and was officially proclaimed as a township in 1838 with a population of 50. (Queanbeyan Museum)

From 1861 onwards new waves of British and European migrants arrived in the district to take advantage of Robertson's Free Selection Act and take up small allotments. Queanbeyan Aboriginal groups continued to host regular gatherings and corroborees and began to align these events with the annual government distribution of blankets.

Archaeological evidence and historical records show that the Queanbeyan Showground site was a traditional gathering place and burial place for Aboriginal people. Aborigines are first recorded camping on the site some time in the period 1846-50. The memoirs of W. Davis Wright describe a group of Aborigines camping on lands in Farrer Place across the street from the showground. Records show blanket distribution took place in 1841, 1844, and 1861. The 1861 gathering took place in early April and is specifically associated with the annual distribution of blankets to the Aborigines in preparation for winter (The Golden Age 1861). A larger gathering is recorded in Queanbeyan in 1859 and another annual visit in 1861. The showground is specifically mentioned as the site of an 1862 gathering of tribes from Braidwood, Yass and Bland Plains (The Golden Age 1862). The gatherings of 1859 and 1862 which took place in June and April respectively were probably also connected with blanket distribution. Up until 1861 the blankets were distributed from the police station and court house located across Queanbeyan River; this seems to indicate the gatherings and camping took place at the showground site because it was a traditional location rather than for access to blankets (AHIMS Site Card 57-2-65).

The available evidence suggests that the gatherings served a much more significant purpose than the acquisition of blankets. The visits of large numbers of Aborigines from distant areas and the holding of corroborees are recorded in connection with the 1859, 1861 and 1862 gatherings (The Golden Age). Local tradition maintains that corroborees were held on the current showground reserve around this time. Indeed, the reserve was the site of the last Aboriginal corroboree held in the Queanbeyan district in 1862. Held over many weeks, the corroboree was attended by many hundreds

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of Aborigines. Tribes gathered from as far as the coast and the regions of the lower Lachlan and Murrumbidgee Rivers (Australian Heritage Database). Visiting groups included the Moolingoolah from Captains Flat and the upper Molonglo, Queanbeyan and Shoalhaven River districts, the Tinderry Mountains and Bungendore; Ngambri and Ngurma groups from Tumut, Brungle, Tuggeranong, Wanniasa, Pialligo, Yarralumla, Ginninderra, the Murrumbidgee regions and other parts of their extensive country; and even groups from Parramatta and Liverpool (Jackson-Nakano).

The tribes congregated at or around the same time each year for celebratory and ceremonial purposes, with the current showground reserve serving as one of the important sites for these events. Among local Aboriginal people there is an oral tradition that the showground was formerly a camping ground for their ancestors (AHIMS Site Card 57-2-65).

Part of the showground and some land to the south of it was also reputedly an Aboriginal burial ground. In his memoirs W. Davis Wright described the death of an Aboriginal man in a fight at a gathering on the current reserve in the period 1846-50 and that this person was buried on or near the site. According to AHIMS Site Card 57-2-65 in 1866, a local Queanbeyan resident discovered an Aboriginal skull, bones, a spear, a carved parrying shield and other Aboriginal implements on the showground: artefacts of a kind that were customarily buried with their deceased Aboriginal owners. The shield is said to have been given to the Historical Society. The site card also refers to an incident in 1935 where workmen digging a trench discovered the remains of an Aboriginal person buried in a sitting position on the northern side of West Avenue, approximately 80m south of the showground (AHIMS Site Card 57-2-65). In the Queanbeyan Showground Heritage Study historian Brendan O'Keefe refers to the 1935 find in West Avenue as well as the discovery of a burial during construction of the grandstand in 1939; the burial in the latter case was left in-situ and covered over (O'Keefe).

Most of the present showground reserve was included in a large area that was designated by 1862 as a Recreation Ground for the people of Queanbeyan. The ground was located on the south-western edge of the original square mile grid of streets laid out by Government Surveyor, James Larmer, in 1838. In 1883 the Queanbeyan Pastoral, Agricultural and Horticultural Association succeeded in having part of the Recreation Ground resumed and a 3.7 ha portion of it (Lot 4, Section 56) dedicated as a showground. Agricultural shows were held on the ground from this date. By 1906 the showground was expanded by approximately 4 hectares (Lot 6, Section 56). This area had also been part of the original Recreation Ground. A segment of the showground reserve on its north-eastern side (part of Lot 6, Section 56) was sold to the Catholic Church in 1920 so that it could erect a church and school on the site. With the money realised by this sale a 1.5 ha strip of land along the southern boundary was added to the showground reserve. In 1939 the Council became the trustee of both the body of the showground and of the extension along Glebe Avenue. (Local Government Heritage Inventory Sheet)

From its inception in 1893, the annual Queanbeyan Show developed into one of the most important community events in the Queanbeyan social calendar. Over the years the showground also became the venue for a variety of other activities. Trotting having become one of the main attractions of the annual shows, it was decided to construct a proper harness racing track on the ground in 1927. Until 1968 the showground track was one of New South Wales's most important venues for regular trotting meetings up. The showground also hosted carnivals, circuses and poultry exhibitions. Greyhound racing commenced in the early 1930s on a properly constructed coursing track. At the outbreak of World War Two, the showground was used as the drill ground by the Canberra troop of light horse. On many occasions, the showground has served as an emergency caravan park when the Queanbeyan River has been in flood. (Local Government Heritage Inventory Sheet)

At the Lowe Street entrance to the reserve there is a set of memorial gates erected in March 1934 to the memory of Thomas Collett, a Queanbeyan businessman, council alderman and founding member of the Queanbeyan Pastoral and Agricultural Association.

The annual show continued to be a popular after World War Two and continued to be a successful event until at least the early 1970s. After this time the show's fortunes began to decline and pressure

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to develop the showground increased. The site was seen by a majority of Queanbeyan City Council, the New South Wales Department of Lands and some local businesspeople as a valuable and under utilised piece of real estate close to the commercial heart of the city. In 1988, the council issued development plans for the showground. The development proposals roused considerable opposition in the city from various individuals and groups, including the Show Society, the Ngunnawal Land Council, the Monaro Conservation Society, the Queanbeyan and District Historical Society, the Coursing Club, the Trotting Association and a group specially formed to campaign for the retention of the showground, the Friends of Queanbeyan Showground. The council and Department of Lands pressed ahead and in mid-1989 twenty-four lots on Glebe Avenue were resumed. Following action by members of the Queanbeyan community, the New South Wales Legislative Council disallowed the resumption. The protracted dispute over the proposed development of the showground generated a great deal of publicity and a revival of interest in the ground. In the last few years, the annual show has undergone a strong resurgence. (Local Government Heritage Inventory Sheet)


Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
2. Peopling-Peopling the continent	Aboriginal cultures and interactions with other cultures-Activities associated with maintaining, developing, experiencing and remembering Aboriginal cultural identities and practices, past and present.	All nations - sites evidencing occupation-
2. Peopling-Peopling the continent	Aboriginal cultures and interactions with other cultures-Activities associated with maintaining, developing, experiencing and remembering Aboriginal cultural identities and practices, past and present.	All Nations - Maintaining Aboriginal communities-
2. Peopling-Peopling the continent	Aboriginal cultures and interactions with other cultures-Activities associated with maintaining, developing, experiencing and remembering Aboriginal cultural identities and practices, past and present.	Aboriginal Culture-
4. Settlement-Building settlements, towns and cities	Towns, suburbs and villages-Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages	Cultural Social and religious life-
8. Culture-Developing cultural institutions and ways of life	Leisure-Activities associated with recreation and relaxation	Showground-

Assessment of significance

SHR Criteria a) [Historical significance]	The Queanbeyan Showground site is of historical value as a traditional camping and gathering place for Aboriginal people. Records of large gatherings of Aboriginal people were recorded in the area as early as 1841 and specifically on the showground site in 1862. These annual gatherings were important cultural occasions which included corroborees such as the one
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	<p>documented in 1862. According to oral tradition the showground site was a campground for the ancestors of local Aboriginal people. The annual gatherings were significant as they were attended by Aboriginal groups from as far afield as the coast, the regions of the lower Lachlan and Murrumbidgee Rivers. The congregation of tribes was an important means to communicate, trade and arrange marriages and were ceremonial as well as celebratory occasions.</p> <p>The showground site is also historically significant as an Aboriginal burial place.</p> <p>The showground site as an area of open space used for recreational purposes is important as a product of the original square-mile plan for Queanbeyan and demonstrates 19th century planning processes, distinctive customs and land use. The Queanbeyan Showground is historically significant at a local level as a country showground.</p>
<p>SHR Criteria b) [Associative significance]</p>	<p>The area of the Queanbeyan Showground is associated with the Ngambri Aboriginal community. As well as being a camping and burial place, it was also a gathering place during the annual government distribution of blankets in preparation for winter.</p> <p>The showground also has important historical associations at a local level through the annual Queanbeyan Show and with recreational uses including competitive sports and entertainment.</p>
<p>SHR Criteria c) [Aesthetic significance]</p>	<p>The grandstand is a good example of a grandstand circa 1939 and together with the original entrance gates, has aesthetic value at a local level.</p>
<p>SHR Criteria d) [Social significance]</p>	<p>The Queanbeyan Showground site is of high cultural significance to the Queanbeyan Aboriginal community. The local Aboriginal community has an oral tradition which demonstrates their cultural connection to this place through their ancestral history. Aboriginal people have strong connections to the place which are unchanged despite the century of recreational uses by the wider community. A sense of place and identity is embodied in the place.</p> <p>The showground is valued by the Queanbeyan community for its social and cultural associations having been used over a long period for agricultural shows and a variety of recreational uses.</p>
<p>SHR Criteria e) [Research potential]</p>	<p>Documented archaeological finds throughout the 20th century, together with records on the Aboriginal Heritage Information Management System of the Office and Environment and Heritage, indicate that Queanbeyan Showground has archaeological potential. Whilst the more recently found artefacts are thought to possibly have originated in fill material brought on to the site, there are records of a burial being found beneath the grandstand and another nearby in West Avenue. There are also records that refer to ceremonial objects being found on the site (Feary and Shaughnessy).</p>
<p>SHR Criteria f) [Rarity]</p>	<p>The site of Queanbeyan showground is a rare example of a well documented Aboriginal ceremonial and camping place that was used during the 19th century as well as prior to European settlement. The description of the corroboree held on the site in 1862 provides a rare insight into Aboriginal ceremonial practices in NSW in the 19th century.</p>
<p>SHR Criteria g) [Representativeness]</p>	<p>The Showground site is an excellent example of an Aboriginal ceremonial and camping place in use both before and after European settlement. The place exemplifies the resilience of Aboriginal culture in the time of colonial expansion.</p>
<p>Integrity/Intactness:</p>	<p>The site is intact as a showground. The cultural and historical significance are embodied in the place.</p>
<p>Assessment criteria:</p>	<p>Items are assessed against the  State Heritage Register (SHR) Criteria to determine the level of significance. Refer to the Listings below for the level of statutory protection.</p>

<http://www.environment.nsw.gov.au/heritagcapp/ViewHeritageItemDetails.aspx?ID=...> 27/01/2018

Recommended management:

The showground is owned by the Queanbeyan Showground Reserve Trust which is managed by Queanbeyan City Council.

Procedures /Exemptions

Section of act	Description	Title	Comments	Action date
57(2)	Exemption to allow work	Standard Exemptions	<p>SCHEDULE OF STANDARD EXEMPTIONS HERITAGE ACT 1977</p> <p>Notice of Order Under Section 57 (2) of the Heritage Act 1977</p> <p>I, the Minister for Planning, pursuant to subsection 57(2) of the Heritage Act 1977, on the recommendation of the Heritage Council of New South Wales, do by this Order:</p> <p>1. revoke the Schedule of Exemptions to subsection 57(1) of the Heritage Act made under subsection 57 (2) and published in the Government Gazette on 22 February 2008; and</p> <p>2. grant standard exemptions from subsection 57(1) of the Heritage Act 1977, described in the Schedule attached.</p> <p>FRANK SARTOR Minister for Planning</p> <p>Sydney, 11 July 2008</p> <p>To view the schedule click on the Standard Exemptions for Works Requiring Heritage Council Approval link below.</p>	Mar 15 2013
57(2)	Exemption to allow work	Heritage Act - Site Specific Exemptions	<p>HERITAGE ACT 1977</p> <p>ORDER UNDER SECTION 57(2) TO GRANT SITE SPECIFIC EXEMPTIONS FROM APPROVAL</p> <p>Queanbeyan Showground</p> <p>SHR No. 1890</p> <p>I, the Minister for Heritage, on the recommendation of the Heritage Council of New South Wales, in pursuance of section 57(2) of the Heritage Act 1977, do, by this my order, grant an exemption from section 57(1) of that Act in respect of the engaging in or carrying out of any activities described in Schedule C by the [owner, mortgagee or lessee of the land] described in Schedule B on the item described in Schedule A.</p>	Mar 15 2013

<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=...> 27/01/2018

The Hon Robyn Parker, MP,
Minister for Heritage

Sydney, 3rd Day of September 2012

SCHEDULE A

The item known as the Queanbeyan
Showground, situated on the land
described in Schedule B

SCHEDULE B

All those pieces or
parcels of land known as Lot 6 DP 1116082
and Lots 1 to 24 of DP13963 and
Lot 4 Section 56 of Deposited Plan 758862
in Queanbeyan, County of Murray
shown on the plan catalogued HC 2478 in
the office of the Heritage Council
of New South Wales.

SCHEDULE C

All Standard Exemptions

Existing approved permits under the National
Parks and Wildlife Act

All works and activities in accordance with a
current and valid
consent from the Office of Environment and
Heritage in force at the date
of gazettal for listing Queanbeyan
Showground on the State Heritage
Register.
A Plan of Management approved by the
Heritage Council

All works and activities specified in detail in
accordance with a
current and valid Plan of Management that
has been adopted by the Heritage
Council of NSW.

Excavation or disturbance of land within
precincts
identified in an endorsed NSW Heritage
Council Archaeological Zoning Plan

Excavation or disturbance of land within
precincts identified in an
endorsed NSW Heritage Council
Archaeological Zoning Plan as having no or
low archaeological potential provided;
the works are undertaken in
accordance with the recommendations of the
Heritage Council endorsed
Archaeological Zoning Plan;
there are no associated works that require
consent of the Chief Executive Officer of the
Office of Environment and
Heritage under the National Parks and
Wildlife Act 1974; and
The

Director of the Heritage Branch has been
notified in writing of the works
proposed to be undertaken under this
exemption prior to commencement of
works and the Director has provided written

<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=...> 27/01/2018

confirmation that the works are exempt.

Ploughing or scarifying of main arena

The periodic of ploughing and scarifying of the main arena, where such activities has previously occurred over a number of years.

Temporary uses, buildings and structures;

Temporary uses, buildings and structures (being for a period of two months or less) associated with Queanbeyan Show, festivals, minor and major events, markets, carnivals, outdoor cinemas, interactive video screens, street performers, entertainment, recreation and leisure activities, information booths, merchandising, food and beverage outlets, trade shows, exhibitions, public meetings and emergency accommodation where these do not cause disturbance of the land.

Utilities

Maintenance of existing utilities and other similar services (such as above or below ground telecommunications, electrical infrastructure, water or sewerage pipelines).

Signage

Signage for the purposes of event promotions, directional and identification signage, building identification signage, visitor way finding and signage for interpretative purposes.

Maintenance

Maintenance and upgrading of non-significant fabric where non-significant fabric includes:

All existing buildings and structures;

Fences and poles; and

Trees, shrubs and gardens.

 **Standard exemptions** for works requiring Heritage Council approval

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Heritage Act - State Heritage Register		01890	15 Mar 13	35	646 & 647

References, internet links & images

Type	Author	Year	Title	Internet Links
Written	Ann Jackson-Nakano	2010	Queanbeyan Showground Aboriginal Place Nomination Report	
Written	Ann Jackson-Nakano	2001	The Kamberri : A history of Aboriginal Families in the ACT and Surrounds	
Written		2011		

<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=...> 27/01/2018

	Brendan O'Keefe		Submission by Queanbeyan Heritage Committee	
Written	Cox Architects & Planners in Association with Brendan O'Keefe	1998	Queanbeyan Showground Heritage Study	
Written	Errol Lea-Scarlett	1968	Queanbeyan: District and People	
Written	Helen Cooke and Chris Bentley	1987	Queanbeyan Showground Reserve AHIMS Data Sheet 57-2-65	
Written	National Heritage Database		Queanbeyan Showground Reserve	View detail
Written	Newspaper 11th April 1861 and 5th April 1862	1861	The Golden Age	View detail
Written	Queanbeyan City Council	2007	Queanbeyan Showground Heritage Inventory Sheet	
Written	Sue Feary and Patrick Saughnessy	1989	Queanbeyan Showground Reserve AHIMS 57-2-64	

Note: internet links may be to web pages, documents or images.



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Data source

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Name: Heritage Office

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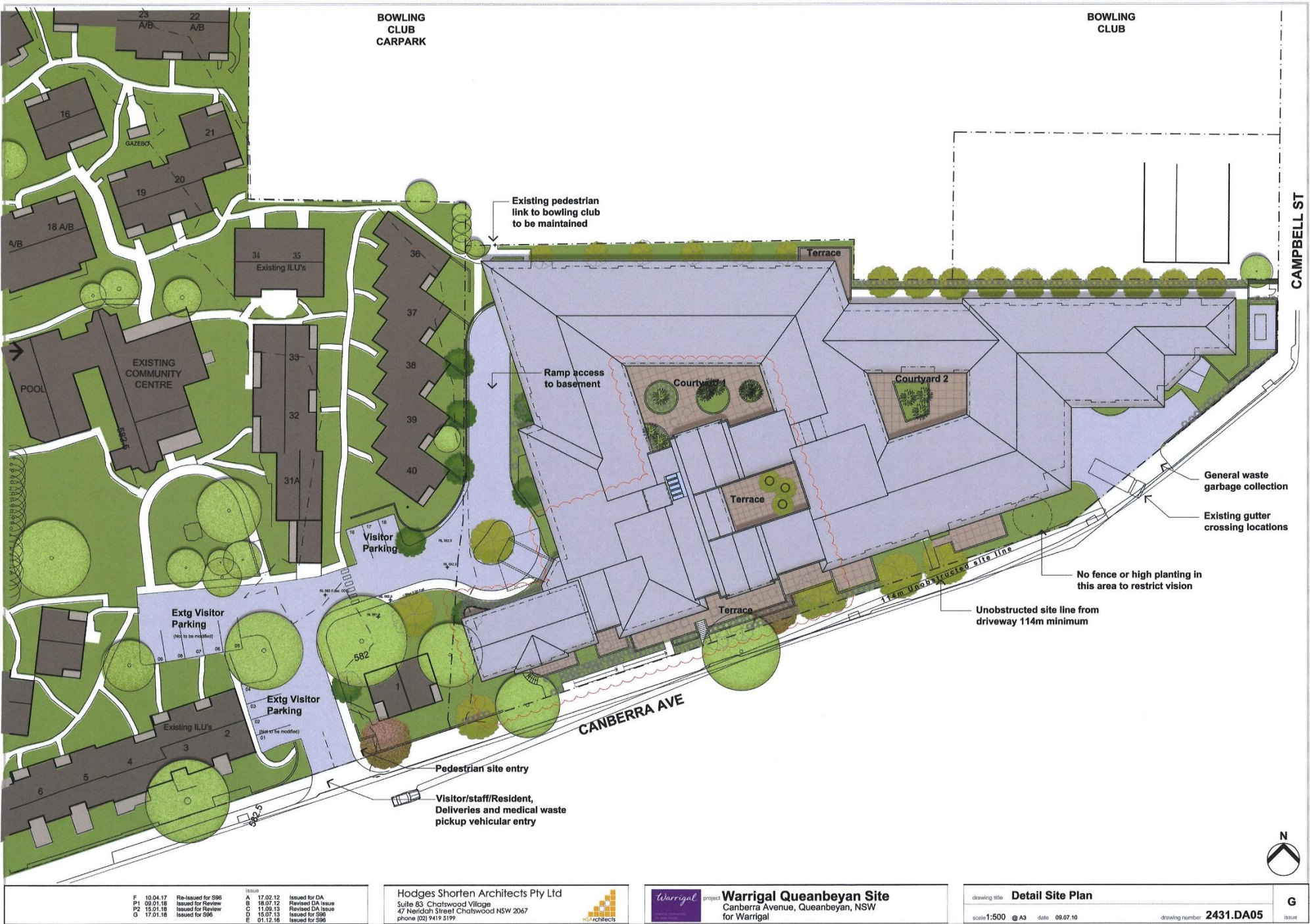
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ATTACHMENT D – ARCHITECTURAL DRAWINGS BY HODGES SHORTEN ARCHITECTS PTY LTD, DATED 09.07.10











SECTION F



SECTION G



SECTION D



SECTION E

E 17.01.18 Issued for S96

ISSUE
A 17.02.12 Issued for DA
B 18.07.12 Revised DA Issue
C 15.07.13 Issued for S96
D 07.12.16 Issued for S96
P1 15.01.18 Issued for Review

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project **Warrigal Queanbeyan Site**
Canberra Avenue, Queanbeyan, NSW
for Warrigal

drawing title **ACF - Courtyard 1 Elevations**

scale 1:200 @ A3 date 09.07.10

drawing number **2431.DA13**

E

Issue