

PALE RANG COUNCIL



Bungendore Heritage Conservation Planning Strategy

1 Introduction

This Heritage Strategy has been prepared by the Palerang Heritage Advisory Committee (HAC) to guide heritage conservation in the village of Bungendore with regard to development and in the promotion of general awareness of heritage significance.

A Bungendore Conservation Planning Study was prepared for the Heritage Council of NSW and Yarrowlunla Shire Council in October 1982 by David Scobie B. Arch. Dip. URP. The Palerang Heritage Advisory Committee on 21 November 2007 decided to consider the need for heritage precincts in Bungendore village using the recommendations of the Scobie study as a basis. Committee members Josephine Martin and Richard Johnston were requested to report back to the Committee on this matter.

A Draft Heritage Conservation Planning Strategy was placed on public exhibition in February 2009 and several submissions were received. The Committee acknowledged receipt of submissions and discussed them at its meeting in August 2009.

This revised version of the strategy, dated June 2010 has been prepared by David Hobbes, Palerang Council Heritage Advisor with the assistance of the HAC.

The strategy includes;

- Historical overview
- Assessment of significance
- Recommendations for establishment of a single Conservation Area
- Parameters for compiling the heritage list

2 Historical Overview

The following is largely an excerpt from *Thematic History Lake George, Molonglo Valley & Burra* by Suzannah Plowman for Palerang Council, 2008 (that text in italics).

Evidence suggests that Aboriginal people have been living in south eastern Australia for more than 20,000 years, although it is unknown if there was always permanent occupation during that time due to climatic changes.

Reports about Aboriginal tribes and clans, their languages and way of life, were brief and infrequent during the first half of the 19th century and consequently information

which has been published over the years... is open to different interpretations and should not be taken as conclusive.

The tribes spoke different languages, which in many instances were dialects of neighbouring languages, meaning they could communicate with their neighbours. These groups were also linked by customs, ceremonies and kinship networks.

The number of Aborigines who lived in the area around the early 1800s is unknown but it would appear to be about 500. They lived in family groups of about 20 and within those groups there were clans with each clan responsible for a tract of country.

Joseph Wild, former convict turned bushman and explorer, had become the first white man to visit what became Bungendore. The place he traversed, in company with two other men is said to have been known to the Aborigines as "Bungadow". (Other published variations of this include "Bungandon", "Bungadow", "Bengendow", "Bungandaw" and "Bungendore").¹

Bungendore became a settlement as a result of its location at the junction of roads between Goulburn and Braidwood, east down to the coast, south to Queanbeyan and on to the Monaro. In 1836 a mail run was established which passed through the district. Surveyor Larmer was sent out in 1837 and he found four families already living in the area of the designated township, all apparently conducting illegal businesses. His recommended grid street layout was gazetted by the government at the end of that year.

The same year Luke Hyland's Inn, The Currency Lass, was licensed at Long Swamp near Palerang, previously Hazeldell, on the road which became the Boro Mulloon coach road. In 1838 John Dwyer was granted a license for the Harp Inn in the village of Bungendore. A post office was established in 1840 and by 1841 there were four wooden buildings and thirty six people living in Bungendore, twenty four of whom lived at the Harp. By 1846 there were more buildings, seven, but fewer residents, only thirty three. The Sir Barleycorn Inn was operating and St Philips church was being constructed.

The district around Bungendore had attracted a number of Irish men, such as John Dwyer, son of Michel Dwyer the Wicklow Chieftain, who in turn encouraged their families and friends back in Ireland to make Bungendore their new home. The town struggled to become anything more than a staging post on the way to Queanbeyan. The inns managed to keep going and the original Harp Inn, with a name change to the Lake George Hotel, has kept its license for 169 years. Other businesses felt the effects of proximity to Queanbeyan which grew as the service centre for the district.

¹ Barrow, Graeme, Old Bungendore, Changing Times In an Australian Village, Dagraja Press, Canberra, 1991, p33.

Solomon Moses, who had previously had stores on the Monaro, moved to Bungendore to open the Victoria Stores in 1851. The business faltered with only a few hundred people in the district to support it and just as Moses was selling up a flood inundated the premises, ruining his stock. He then opened a new store, the Beehive, which saw a group of competitors come and go but which was never a great success. Moses' last resort was to open a hotel attached to his store in 1859 but this did not improve his fortunes and before he could sell up Moses was drowned in Deep Creek in 1860. By 1861 the population had stalled at less than 200.

All the same by 1871 the community spirit was strong enough to support two churches, a public school, four stores, two hotels and a flourmill. The next decade saw more improvements such as a stone courthouse, a weatherboard post office, a permanent public school and a bridge over Turallo Creek. More stone and brick buildings were also being erected.

The 1880s were a time of prosperity for the town and while the railway was being built there wasn't an unoccupied house and several banks opened their doors. Thomas Rutledge decided to do a subdivision on the eastern boundary of town with 185 house sites, 60 larger allotments and 44 farmlets. The blocks were popular and the terms generous but by 1886 only seventeen purchases had been completed, with the rest struggling to pay off their loans.

There were hopes of Bungendore becoming a tourist destination as Lake George had been slowly refilling over the years. A boarding house was built on its shores and ferry services established.

The railway station was opened in 1885 with much fanfare but as work on the line progressed towards Queanbeyan so did the railway workers and their families. The drought of 1888 compounded the local economy's problems.

The 20th century brought Bungendore a series of opportunities and setbacks. In 1907 it was hoped that the newly formed Yarrowlumla Shire would make its headquarters in the town but that did not happen. A freezing works was established by Oscar and George Curtis, specifically for rabbits but which also processed sheep, steers, pigs and poultry when rabbits were in short supply. It took in the previous employees of the defunct McClung flourmill and operated successfully until 1942. Its closure was the result of the successful rabbit eradication program.

Construction of Canberra initially stimulated the local economy but when the main highway was rerouted around the western side of Lake George in the 1930s Bungendore was again bypassed.

Renewed activity at the Captains Flat mines resulted in a railway line to the town being constructed in 1939, making Bungendore an important junction. The ores were mined out in just over twenty years and the line closed.

In 1961 the road between Canberra and Bungendore was sealed. During the 1960s a low cost housing scheme was established directed at supplying accommodation for some of the Canberra residents.

The vicissitudes of Bungendore's economy and development has meant that many of the old buildings have been retained and not swept away in the path of progress. The village projects an atmosphere of old world charm and current demand for residential blocks, for people working in Canberra and Queanbeyan, as well as tourist interest, has allowed local businesses to remain viable.

3 Assessment of Heritage Significance

It is useful to assess the heritage significance of Bungendore using the NSW Heritage Branch Assessment Criteria. Following on from this is a Statement of Heritage Significance.

Criterion (a) *An item is important in the course, or pattern of NSW's or the local area's cultural or natural history.*

Bungendore Village is a good illustration of the 19th century historical themes of exploration, settlement, education, religion, transport and commerce. It was one of the first villages established on the early settlers' route from Goulburn to Queanbeyan, the Monaro and Braidwood. It was gazetted in 1837, following the establishment of a mail run in 1836. Increasing numbers of settlers passing through encouraged the development of stores, and coaching inns. The opening up of pastoral country led to an increase in the local population on both large and small landholdings and as service providers within the village. From this followed the churches, schools, recreation reserves and community associations. The railway line and station are reminders of that significant engineering endeavour and a further boost to the population and activity, albeit brief towards the end of the century.

Criterion (c) *An item is important in demonstrating aesthetic characteristics and / or a high degree of creative or technical achievement in NSW or the local area.*

The village has a strong visual setting, in the open plain south of Lake George with significant ridges to the east, west and south providing vistas to and from the village. It has a formal rectangular street grid oriented east-west, bisected by the railway line and with road approaches from the north, south, east and west. Vegetation is mainly exotic and formal, with groups of large native trees, in contrast with the open plain around.

The village contains a significant number of buildings with historic visual quality, including various public and commercial buildings and many small houses on large, well-treed blocks. The railway precinct, the town park, community and commercial

buildings along Gibraltar, Malbon and Molonglo Streets and the open space along Turallo Creek are major contributors to the distinctive character of the village. There is consistency of building form and building materials, with older buildings being close to their street frontages and being typically detached and double fronted with masonry or weatherboard walls and pitched, corrugated iron roof, front verandah and mature gardens.



Criterion (d) An item has strong or special association with a particular community or cultural group in NSW or the local area for social, cultural or spiritual reasons.

“The district around Bungendore had attracted a number of Irish men, such as John Dwyer, son of Michael Dwyer the Wicklow Chieftain, who in turn encouraged their family and friends back in Ireland to make Bungendore their new home.” *[Plowman p.25]*

“In 1853 about seventy people lived in Bungendore and there were enough children to warrant establishing a Catholic Denominational School. Reports of 1857 state that there were 57 pupils in the school in four classes which were held in a slab building with a bark roof.” *[Plowman p. 43]*

“Many of the overseers and wealthy landowners in the district were predominantly from Scottish or Protestant Irish families. There was some distrust and antagonism between them and the Roman Catholic Irish who had settled in and around Bungendore. One issue, which first surfaced during the 1840s, was the ability to

own land. The Irish, such as John Dwyer, the Sheehans, Doyles and Donoghoes felt that even in Australia they were being dispossessed. This was partially resolved in the 1880s with subdivision of Ashby into farmlets, initiated by John Dwyer, and also Elmslea and around Racecourse Lane creating a belt of Irish owned small holdings on the outskirts of Bungendore." [Plowman p. 61]

Criterion (g) *An item is important in demonstrating the principle characteristics of a class of NSW's or the local area's cultural or natural places or cultural or natural environments.*

The village is a relatively intact example of a late 19th century service town, thankfully saved from significant alteration by lack of development for much of the 20th century. It has a very good representative sample of typical building types and places – residential, commercial, retail, rural, educational, religious, recreational and transport.

The original village had a simple grid plan constrained by creeks and floodplains to the west, north and east. A large extension to the south in the 1880s left the original village largely unaltered, and more recent development has occurred across Turallo Creek to the north, again leaving the original village largely unaltered.

A number of significant commercial and community buildings and substantial private houses were established in the original village in the period 1850-1900 and many still exist in largely unaltered form.

Further development of the original village slowed substantially with the extension of the railway south to Queanbeyan and opening of the new Federal Highway west of Lake George in the 1930s, such that much of the 19th century character of the original village has been retained.

It is apparent that this character is strongly valued, with a Bungendore Residents Association being active in opposing intrusive new development and several recent new commercial and community buildings (including the new Council chambers) picking up a 'village' aesthetic.

Some of Bungendore's particularly notable buildings are included below.



Royal Hotel (Gibraltar Street) – unusual (for Bungendore) two storey stone building with brick parapet and intact iron lace to upper verandah, constructed 1881-2.



Post Office and residence (Gibraltar Street) – weatherboard with corrugated iron roof and bull nose verandah on east and north sides of attached residence, forms part of important group of public buildings with old schoolhouse, school of arts and courthouse, constructed 1890-1918 period.



Carrington Hotel (south west corner Malbon and Ellendon Streets) – large single storey hotel building with hand made brick walls, corrugated iron roof and extensive verandahs along street frontages with ornate verandah post capitals and picket fences, constructed c.1885.



Old general store (north-east corner Malbon and Ellendon Streets) – unusual high roof with clerestory, constructed 1917.



Old butchers shop (south-east corner Malbon and Ellendon Streets) – long local history as butchers shop from 1917 to 1981, stone and brick building addressing corner with verandah around both street frontages, constructed c. 1870.



Birchfield (Turallo Terrace) – painted brick gothic style residence by Father Birch adjacent to St Marys Roman Catholic Church, constructed 1877.



Beehive (Molonglo Street) – single storey rendered and painted stone building with corrugated iron roof over timber shingles, first licensed as the Beehive Hotel to Solomon Moses in 1859, licensed from 1866 to 1902 as Commercial Hotel, constructed 1850-60.



Old Commercial Bank (cnr Molonglo and Gibraltar Streets) – substantial single storey rendered stone building with corrugated iron roof, verandah along main street frontages and outbuildings, constructed 1850-90 period.



Old Stone House (Molonglo Street) – unique two storey painted stone house built by John Donohue in 1867.

4 Statement of Heritage Significance

This is a summary of the above assessment.

The town of Bungendore is significant for its role in the settlement of NSW in the 19th century as a village which developed on an important crossroads linking Goulburn, Braidwood, the south coast, Queanbeyan and the Monaro high country. It illustrates development themes such as the postal service, transport including coaches and the railway, and was a rural service village for a burgeoning agricultural area.

Bungendore is significant for its aesthetic qualities - in its picturesque broad setting on the plain encircled by ridges, the well ordered 19th century town form with a grid pattern of streets dominated by mature exotic plantings and the appealing nature of its buildings, streets and parks.

The town is significant for its association with Irish settlers and 19th century sectarian conflict whereby a majority of Irish settlers disputed the rights of predominantly protestant large landholders and won the right to small landholdings which they put to use as modest farms.

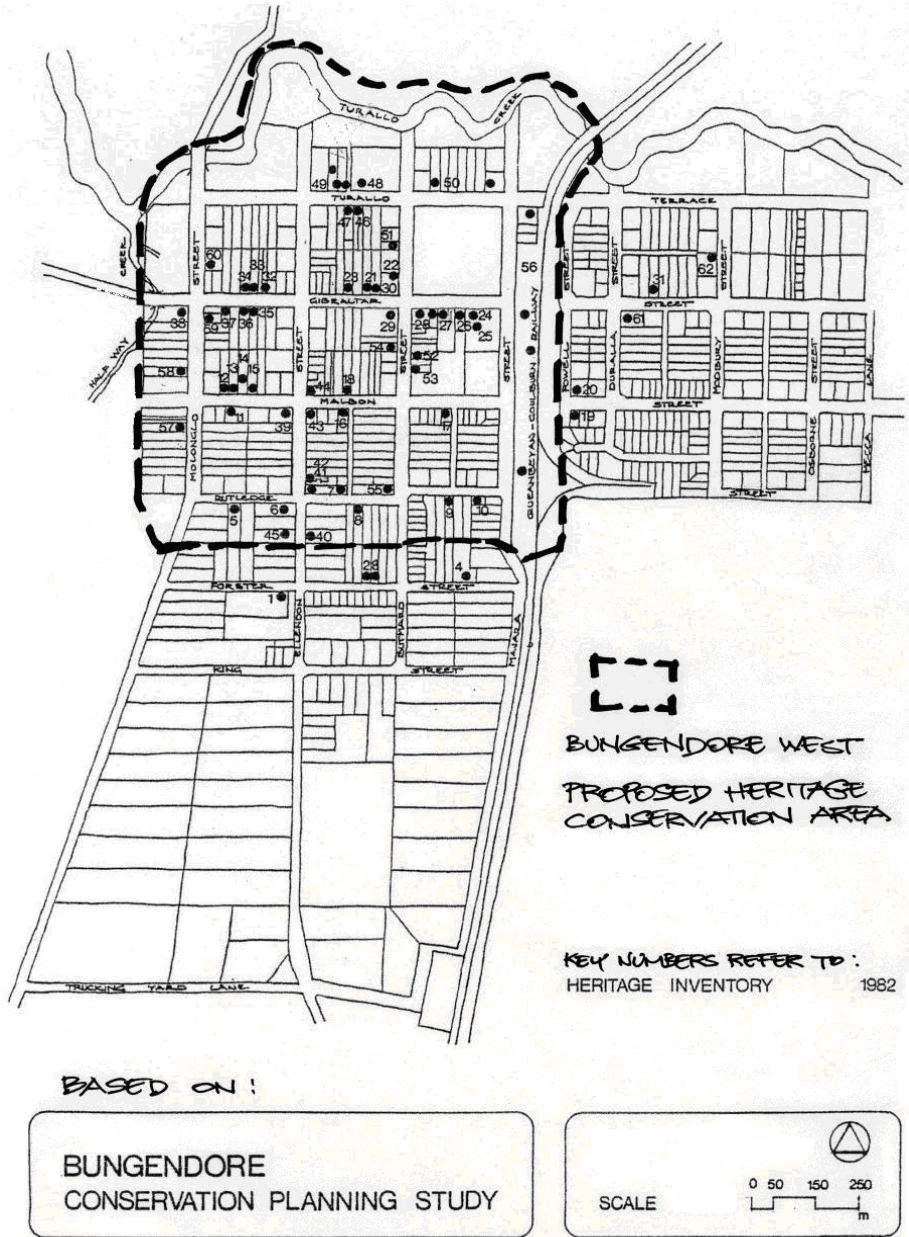
The relative intactness of its early buildings and layout allows Bungendore to demonstrate the typical attributes of a late 19th century service village with representative examples of residential, commercial, retail, rural, educational, and religious buildings, parks and reserves.

5 Heritage Conservation Area

The Scobie study identified five conservation precincts including 'Gibraltar Street', 'Park', 'Railway', 'Turallo Creek' and 'Industrial'. Several other potential precincts such as Molonglo Street, Malbon / Ellendon Streets and Turallo Terrace were not identified and there did not seem any justification for inclusion of the industrial area.

The committee believes that having multiple conservation precincts is unnecessarily complex.

It is recommended that a single "Old Bungendore" Conservation Area be established to incorporate most of the properties listed by Scobie. The proposed Conservation Area is shown on the map below. The area is bounded by Turallo Creek reserve to the north, the railway to the east, Rutledge Street to the south and the western edge of the village (the rear boundary of the properties on Molonglo Street).



The southern boundary is the least clearly defined. Rutledge Street has been chosen as it was the southern edge of the original village before its extension in the late 19th century. Three buildings listed by Scobie to the south of Rutledge Street are representative cottages of which many similar examples exist within the Conservation Area.

The proposed Conservation Area also does not include the later subdivision to the east of the railway line. Of the 6 properties listed by Scobie in this area, most are building types represented within the Conservation Area and one is so altered as to have lost its value. The barn at 82 Gibraltar Street should be individually listed.

6 Heritage Listing

The following items are already listed in the State Heritage Inventory (a list of both State and locally significant places) for Bungendore village:

- Bungendore Railway Station and yard group (State)
- Bungendore Public School – Original Buildings (local)
- Courthouse (Gibraltar Street) (local)
- Anglican Church (Gibraltar Street) (local)
- Catholic Church (Turallo Terrace) (local)
- Uniting Church (Butmaroo Street) (local)

The Scobie study included a heritage inventory listing 62 individual properties in the village. Of these 39 were identified as historic, with the remainder being of townscape significance. The study recommended adoption of the entire list as council's heritage schedule.

The list requires updating. There are several discrepancies in block identification which need to be addressed. Furthermore since the list was compiled in 1982 several properties have been demolished or so altered as to have lost their value.

There are several other buildings which do not appear in the list, e.g. the Anglican Rectory in Butmaroo Street. This is a good example of 1920s Georgian Revival Style which should be considered.

Other suggested places include 'Old Donnelly Residence, pump at Frog's Hollow, and Days Hill Cottage site.

The committee recommends that the [final](#) list of Heritage items for Bungendore Village in the new Palerang LEP include the existing DCP list (the Scobie list updated and corrected) and any other buildings considered worthy. Additional items may be identified as the Draft LEP Heritage Schedule is being developed.

7 Guidelines

Guidelines for development relating to heritage places shall be included in the new Bungendore DCP and shall be in accordance with the articles of the Burra Charter which aim to minimise the impact of development on the heritage significance of a place. These will be largely based on the guidelines in the Braidwood DCP 2006 and will have the following objectives:

a) Buildings

(i) development of a listed heritage place

To ensure that works limit any detrimental impact on the significance of a place, e.g.

- No total demolition unless exceptional circumstances
- Minimise excessive demolition of existing major interior spaces
- No alterations to public facades unless restoration
- Setback additions to retain original building form

(ii) development in the vicinity of a listed heritage place

To ensure that proposed development limits any detrimental impact on the significance of an adjacent heritage place, e.g.

- Understand the attributes of the heritage place, e.g. form, scale, materials and detailing, ratio of solid to voids, plinth, gutter, parapet lines etc. and design to complement.

(iii) development of a non – listed place within the Heritage Conservation Area.

- Understand the attributes of the conservation area, e.g. form, scale, materials and detailing, ratio of solid to voids, plinth, gutter, parapet lines etc. and design to complement.

b) Streetscapes within the Heritage Conservation Area

Manage in a manner that compliments the town's historic origins, ambience and character, including;

- Tree planting, parking, street furniture, verge treatments, kerb & guttering

c) Bungendore Park

Maintain the town park character with its formal setting opposite the main institutional buildings by;

- Supplementing the existing mature pine trees with new plantings
- Providing formal plantings with conifers or similar to screen and segregate the separate sporting areas in the western zone
- Plant double row of formal trees (e.g. Claret Ash) each side of the war memorial

d) Turallo Creek Reserve

Reinforce the semi rural character and function of the reserve providing a green edge to the village by;

- Supplementing plantings with environmentally appropriate exotic species
- Encouraging semi rural activities, such as horse riding

e) Frogs Hollow

Reinforce the semi rural character and function of the reserve providing a green edge to the village by;

- Supplementing plantings with environmentally appropriate exotic species
- Encouraging semi rural activities, such as horse riding
- Maintaining the open space for use as a sports field (e.g. cricket)
