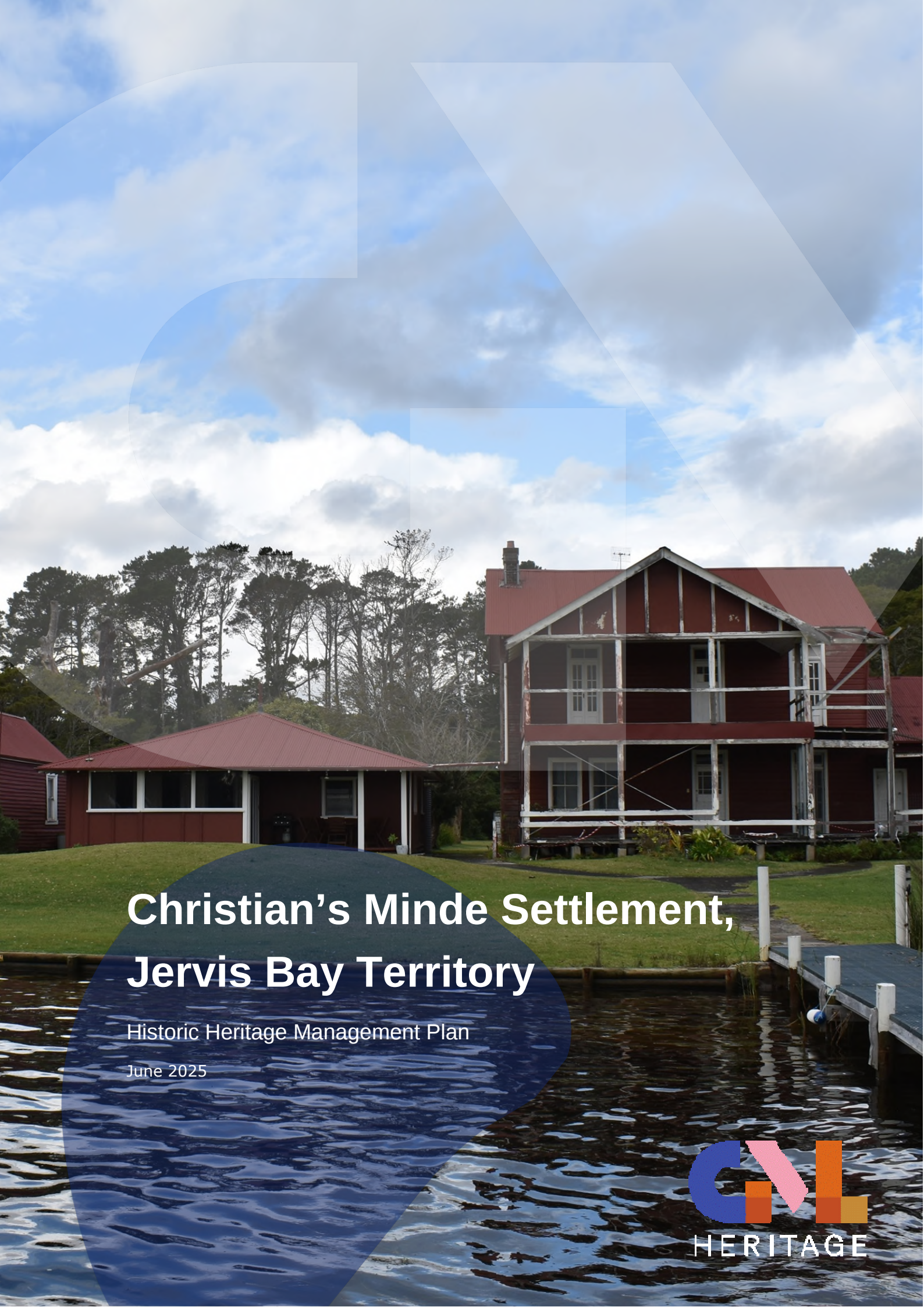




Christian's Minde Settlement, Jervis Bay Territory

Historic Heritage Management Plan

June 2025

Acknowledgement of Country

We respect and acknowledge the Wreck Bay Community, their lands and waterways, their rich cultural heritage and their deep connection to Country, and we acknowledge their Elders past and present. We are committed to truth-telling and to engaging with the Wreck Bay Community to support the protection of their culture and heritage. We strongly advocate social and cultural justice and support the Uluru Statement from the Heart.

Cultural warning

Aboriginal and Torres Strait Islander readers are advised that this report may contain images or names of First Nations people who have passed away.

Report register

The following report register documents the development of this report, in accordance with the GML Heritage Pty Ltd (GML) Quality Management System.

Job No.	Issue No.	Notes/description	Issue date
25-0084	1	Draft Report	22 May 2025
25-0084	2	Final Draft Report	30 June 2025

Quality management

The report has been reviewed and approved for issue in accordance with the GML quality management policy and procedures.

It aligns with best-practice heritage conservation and management, *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance, 2013* and heritage and environmental legislation and guidelines relevant to the subject place.

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Executive summary

About the site

The Christian's Minde Settlement is located on Ellmoos Road in the Jervis Bay Territory on the South Coast of New South Wales (NSW).

The Settlement is a significant heritage place. It is included in the Commonwealth Heritage List (CHL) for its historical, representative, aesthetic, associative and rarity value. It is a cultural landscape associated with the European settlement of the Sussex Inlet and Jervis Bay area and the establishment of the early tourism and recreational fishing industries in the South Coast region. First settled by the Ellmoos family in the 1880s, the Christian's Minde guesthouse was the first of its kind to open on the NSW coast outside of Sydney. It was run continuously by the family until 2005, and tourist accommodation operations are still available at the site.

About this plan

This historic heritage management plan (HMP) for the Christian's Minde Settlement, Jervis Bay Territory, establishes the importance of the site and provides the Department of Infrastructure, Transport, Regional Development, Communications, Sport and the Arts (the department) with direction for managing, conserving and interpreting the Settlement's heritage values.

As well as outlining the historical and physical context (Section 2 and 3), the HMP provides a revised assessment of the Commonwealth Heritage values of the Christian's Minde Settlement in Section 4, confirming the site's significance and identifying its additional social significance.

The opportunities and constraints that arise from the Settlement's heritage values, its condition and its conservation needs are discussed in Section 5.



The key opportunity for the site is to maintain, conserve and interpret the importance of the Settlement and retain its continued use as a tourist accommodation site. Other constraints and opportunities addressed include those:

- from the statutory obligations;
- from the heritage values; and
- for the ongoing management of the place.

Conservation policies for the site are set out in Section 6 and provide guidance for the management and conservation of significant fabric, landscape and plantings at the Settlement.

To identify and address the specific conservation needs of each heritage element within the Settlement, the inventories in Volume 2 clearly identify the specific conservation needs of each heritage element, providing guidance for day-to-day management to ensure the values of the Settlement are conserved appropriately.

Key findings

Key findings of this HMP are:

- The whole Christian's Minde Settlement has historic heritage value as an interconnected, complete site. It also has Indigenous and natural heritage values that must be conserved and managed, although these values are outside the scope of this HMP.
- The site is significant for its associations with the settlement of Sussex Inlet and the Jervis Bay area and the establishment of the early recreational tourism and fishing industry in the region. It is an example of the early migrant experience in Australia, and its ongoing association with the Ellmoos family is important. The cultural landscape of the Settlement—its natural setting, manipulated landscape patterns, cultural plantings, built elements and their relationship to each other—define the site and reflect its historical development. The place also has aesthetic heritage values for its picturesque qualities.
- The Christian's Minde Settlement's heritage values should guide decision-making about the site.
- The department is responsible for the heritage management of the Christian's Minde Settlement under the *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (EPBC Act) and must ensure the identification, conservation, protection, presentation, transmission and, if appropriate, rehabilitation of the heritage values.
- Some parts of Christian's Minde Settlement are in poor condition and are in urgent need of substantial restoration work, which goes beyond usual maintenance. In particular, Building CM3—Christian's Minde requires a major conservation and restoration project; delaying this risks serious damage to the heritage values. CM1—the Long House also needs conservation and restoration.

- The remaining heritage attributes—the structures, cultural plantings, landscape and natural setting—are in satisfactory condition but require ongoing maintenance and conservation.
- The department should facilitate the conservation and management of the heritage values in accordance with the EPBC Act, including through managing the responsibilities of lessees in relation to the heritage values.
- There is an opportunity to strengthen the framework for heritage management of the site to ensure all parties (including the department and lessees) can effectively implement their responsibilities for the maintenance and conservation of the heritage values.
- All works at the site, including maintenance as well as major works, whether undertaken by lessees, the department or contractors, should obtain any necessary approvals under the EPBC Act before proceeding.
- The site is also important for its association with the Ellmoos family, and members of the wider community, and there are opportunities to further promote and interpret its heritage significance.
- Policies and actions provided in this HMP should be followed and implemented in accordance with the indicated priorities and timelines.

Key actions

This report provides conservation policies with prioritised actions to support their implementation. Key actions are summarised below. The complete list of policies and actions is in Section 6, with detailed recommended tasks for each block in the Volume 2 inventories.

Policy area	Key actions
1. Management, legislative processes and approvals	• Provide a copy of this HMP to all lessees, departmental staff responsible for the Christian’s Minde Settlement, and Parks Australia staff responsible for managing parts of the site. • Refer to this HMP for all matters relating to the heritage values, conservation and management of the Christian’s Minde Settlement. • Refer to the <i>Jervis Bay Territory, Indigenous Heritage Management Plan 2015</i> and <i>Jervis Bay Territory Natural Heritage Management Plan 2014–2024</i> (or any updated assessments of natural/Indigenous heritage values) to understand how Indigenous and natural heritage values are expressed at the site. • Review and update the department’s internal heritage documentation (e.g. Heritage Strategy and Heritage Register) to reflect the findings of this HMP and its actions, in accordance with the EPBC Act. • If a new lease or disposal of the site is proposed, notify the Minister for the Environment and Water in accordance with the EPBC Act (with at least 40 business days’ notice) and ensure conditions of sale/lease include a covenant for heritage protection and endorsement and adoption of this HMP.

Policy area	Key actions
	- Obtain approvals under the EPBC Act for any action likely to have a significant impact on the heritage values. - Ensure adequate funding arrangements, resources (including staff), and processes are in place to support the effective implementation of this HMP, including future monitoring and review. - Review the current management framework to establish whether the existing division of responsibilities is fit for purpose for conserving the heritage values. Based on this review, establish a clear framework for the management of the Christian's Minde Settlement's heritage values, assigning responsibilities to the department and lessees in relation to heritage, decision-making hierarchies, and conservation, maintenance and major works.
2. Conservation and maintenance	- Undertake a conservation project to restore Buildings CM1—the Long House and CM3—Christian's Minde Settlement, informed by the heritage values and Burra Charter processes, and using appropriate technical expertise and heritage trades. - For buildings/elements of exceptional and high significance, retain and conserve these with the aim of retaining the maximum amount of original fabric in its original form where possible and enhancing heritage significance. - Ensure that maintenance activities do not inadvertently damage significant attributes or fabric. - Ensure those undertaking conservation and maintenance works at the Settlement are suitably qualified and have heritage expertise. This may include heritage trades who are experienced in historical techniques, e.g. carpentry, joinery, plastering etc. - Undertake conservation and maintenance works for buildings and cultural plantings as identified in the inventories (Volume 2) for each block. - Develop and implement an ongoing cyclical maintenance program. - Record the nature and outcomes of ongoing maintenance, works, interventions and maintenance works in a centralised asset management database. - Retain and actively conserve the cultural landscape components outlined in Section 3.3, including cultural plantings, and avoid development that will adversely affect the landscape. - Prepare a Safe and Useful Life Expectancy report on the cultural plantings at the Christian's Minde Settlement to understand their condition and inform future planning.
3. New works, adaptation and development	- Only permit new development (new buildings or major additions) in order to accommodate compatible uses that support the ongoing operation of the Settlement as a tourist accommodation site and private residences. - Do not allow new development to dominate the current buildings at the Christian's Minde Settlement in terms of its location, form, scale, mass and bulk, height and colour, or to be dominant in significant views of the site. - Ensure that adaptation or alterations of existing significant buildings: avoid impacting significant fabric unless heritage impacts are fully

Policy area	Key actions
	understood and there is no feasible alternative, and all approvals have been obtained; do not cover over original or early fabric, and reveal original fabric as circumstances permit; are sympathetic to, but clearly distinguishable from, early and original fabric; and are consistent with the principles of the Burra Charter, including 'do as much as necessary to care for the place and to make it useable but otherwise change as little as possible'. • Install services as invisibly or discreetly as possible so as not to detract from the significance of any site elements.
4. Archaeology and movable cultural heritage	• Undertake a detailed archaeological assessment of the Christian's Minde Settlement to understand the potential for Aboriginal and historical (non-Aboriginal) archaeology at the site. • Adopt the Unanticipated Finds Protocol in Appendix F for all future works unless the detailed archaeological assessment stipulates otherwise.
5. Use and access	• Continue the existing use of the place for tourist accommodation and private residential use.
6. Risk management, safety and security	• Develop and implement preparation, mitigation and response strategies to minimise potential risks to heritage values, including integration of fire and storm protection measures, addressing water ingress, and identifying and reducing safety hazards such as dying trees. • Maintain appropriate security measures at the site (e.g. fencing, regular inspections of vacant buildings, security systems) to ensure the protection of the heritage values and security for residents and site users. • If making alterations for safety or compliance, prioritise retaining significant fabric in situ and avoiding heritage impacts, unless there is no safe, feasible alternative.
7. Stakeholder and community consultation	• Consult relevant stakeholders about developments with potential to impact on the heritage values of the Christian's Minde Settlement and involve them in decision-making processes as appropriate.
8. Documentation, monitoring and review	• Prepare an annual report on the condition and management of the Christian's Minde Settlement and implementation of this HMP and provide it to the relevant departmental senior executive. • Regularly review the status of HMP policy implementation and update the HMP and its policies per EPBC Act requirements.
9. Interpretation	• Prepare an interpretation strategy or plan specific to the Christian's Minde Settlement as a means of showcasing all the heritage values.
10. Training and research	• Develop a heritage training program for departmental staff involved in heritage management, and ensure key decision-making staff attend. • Undertake a training session with all of the current lessees to build their understanding of the heritage significance and inform them of how the HMP can be used to guide day-to-day maintenance and future larger works.

Navigating this plan

I want to...	Then go to...
Understand the language and terms used in this plan.	Appendix E—Glossary, abbreviations and definitions
Know the goals of this heritage management plan.	Section 1.2
Understand the site boundary of the Christian's Minde Settlement.	Section 1.3.1
Find out about the history of the Christian's Minde Settlement.	Section 2
Understand the buildings and landscape of the Christian's Minde Settlement.	Section 3
Find out what makes the Christian's Minde Settlement significant.	Section 4
Understand the issues and opportunities for managing the Christian's Minde Settlement.	Section 5
Know which laws and regulations apply to the Christian's Minde Settlement.	Section 5.2
Know which approvals I need before I can do work at the Christian's Minde Settlement.	Section 5.2, Appendix D—Guide to the EPBC Act self-assessment process
Know who is responsible for the management of the Christian's Minde Settlement.	Section 5.4
Understand how to manage and conserve the heritage significance of the Christian's Minde Settlement.	Section 6
Know what the priority actions are for managing the Christian's Minde Settlement.	Section 6.4
Know how to implement the policies and activities in this document.	Section 6.4

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Introduction

1 Introduction

1.1 Background

The Department of Infrastructure, Transport, Regional Development, Communications, Sport and the Arts (the department) has commissioned GML Heritage Pty Ltd (GML) to prepare an updated historic heritage management plan (HMP) for Christian's Minde Settlement in the Jervis Bay Territory.

Christian's Minde Settlement is a historic site, established by the Ellmoos family in the nineteenth century as one of the first guesthouses on the South Coast of New South Wales (NSW). The historic buildings, cemetery, trees and landscape setting by the water on Sussex Inlet help tell the story of the history of tourism and recreation in the region.

The heritage values of Christian's Minde Settlement have been recognised by its inclusion in the Commonwealth Heritage List (CHL). As a Commonwealth Heritage listed place, the department is obliged under the *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (EPBC Act) to prepare a HMP to appropriately conserve and manage the Commonwealth Heritage values of Christian's Minde Settlement.

This HMP reviews and updates the Christian's Minde Settlement Historic Heritage Management Plan prepared by GML in 2015 (referred to as the 2015 HMP).

The purpose of this HMP is to provide a framework for the effective management of the historic heritage values of Christian's Minde Settlement. It guides the owners, managers and lessees in conserving, protecting and presenting of the site's historic heritage values by providing an understanding of these values, and guidelines and policies to retain and conserve them. The HMP is designed to be a practical document that facilitates the ongoing operation of Christian's Minde Settlement as both tourist accommodation and private residences.

This HMP is consistent with the regulations of the EPBC Act, particularly Schedule 7A—Management plans for Commonwealth Heritage places and Schedule 7B—Commonwealth Heritage management principles. The HMP is divided into two volumes: Volume 1 includes the management planning document and Volume 2 includes inventories of the built elements on each block within the heritage listed area to document them and provide specific management and maintenance guidelines for their future conservation and maintenance.

1.2 HMP objectives

At its simplest, a HMP details what about a place has heritage significance and, consequently, which policies are appropriate to enable that significance to be retained in its future use and development.¹ The department is responsible for managing Christian's Minde Settlement and its heritage values. This HMP has been prepared to assist the department in meeting its legislative obligations under the EPBC Act.

The key objectives of this HMP are to:

- guide the management of Christian's Minde Settlement so that its heritage values are identified, conserved, protected, presented, transmitted to future generations and, if appropriate, rehabilitated;
- provide an up-to-date understanding of the place and its heritage significance through an investigation of its context, history and heritage fabric;
- establish a framework for the effective long-term management and conservation of the heritage values of Christian's Minde Settlement;
- provide practical heritage policies and recommendations to guide day-to-day decision-making about the place;
- help site managers, leaseholders and others using the site to understand what is significant about the place, why it is significant, and how it should be managed to appropriately conserve and celebrate this significance;
- facilitate the ongoing operation of Christian's Minde Settlement in a manner that protects and promotes its heritage values, and avoids and mitigates any impacts to these values; and
- comply with all regulatory requirements for management plans for Commonwealth Heritage places.

1.3 Site identification

1.3.1 Site location and boundaries

Christian's Minde Settlement is located on Ellmoos Road, surrounded by Booderee National Park, in the Jervis Bay Territory on the South Coast of NSW (refer to Figure 1.1 and Figure 1.2). The Settlement sits in an open, grassed area with scattered mature introduced and native trees located on the eastern water's edge (i.e. Jervis Bay side) of the Sussex Inlet. Christian's Minde Settlement comprises six blocks of land that are owned by the Commonwealth and currently managed by the department.

The block numbers and names are as follows:

- Block 9—Ellmoos;
- Block 10—Kullindi;

- Block 11—Ardath;
- Block 12—Pamir;
- Block 13—Commonwealth Government owned and managed land; and
- Block 14—Christian’s Minde.

The cemetery to the east of Block 14, where a number of Ellmoos family members are buried, is also part of the heritage listed Settlement.

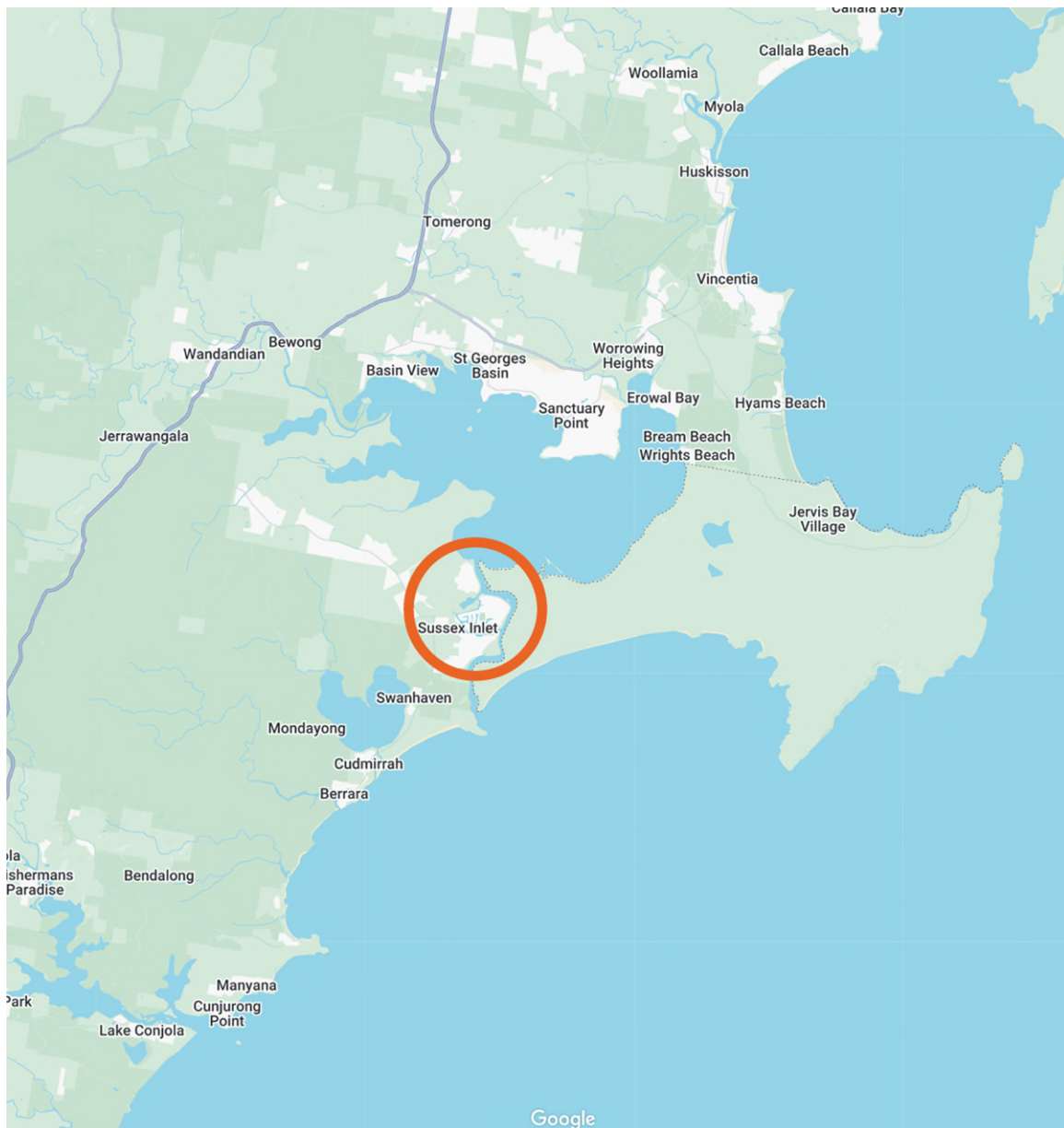


Figure 1.1 The location of Christian’s Minde Settlement within the Jervis Bay area on the South Coast of NSW. (Source: Google Earth base plan with GML overlay © Google Maps, all rights reserved)

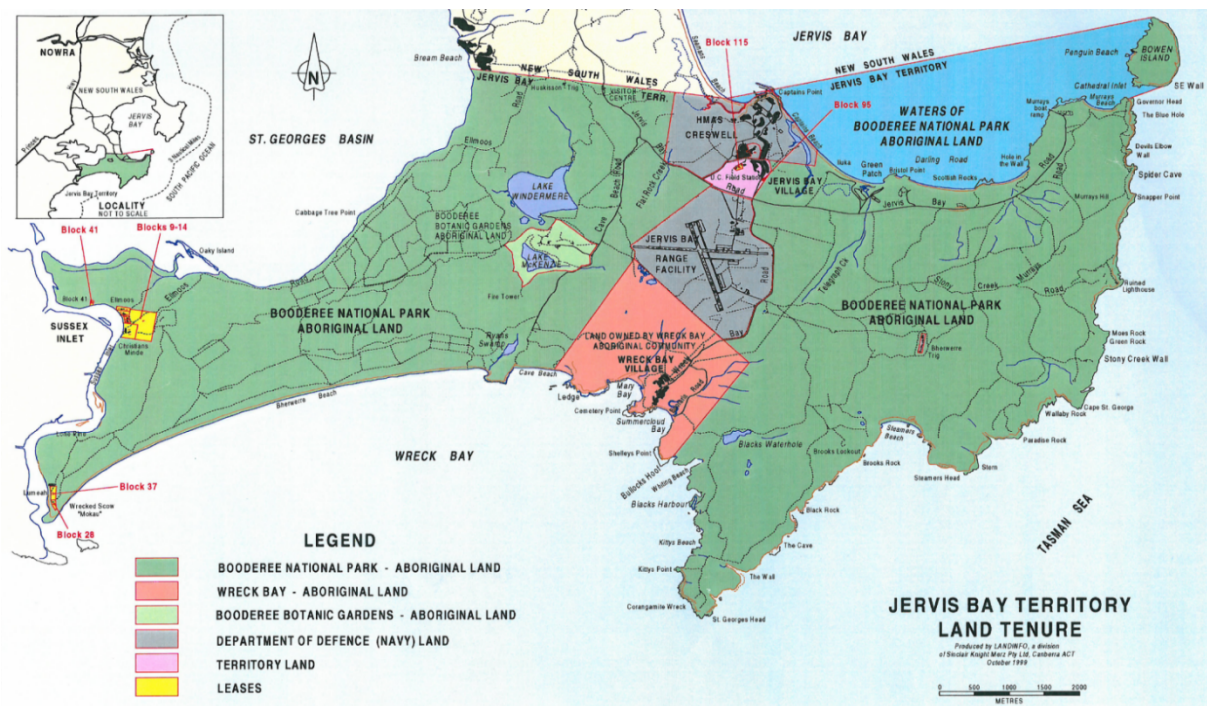


Figure 1.2 Context diagram of the Jervis Bay Territory land tenures. Christian's Minde Settlement is shown in yellow as Blocks 9–14 on the far left. Block 41 (also yellow) is not part of the Settlement. (Source: Australian Government, Department of Infrastructure and Regional Development, October 1999)



Figure 1.3 Location of Christian's Minde Settlement on Ellmoos Road in relation to the Sussex Inlet town and waterway. (Source: Nearmap with GML overlay © Nearmap, all rights reserved)



Figure 1.4 The division of lease blocks within Christian's Minde Settlement. The cemetery is not shown but is located to the east of Block 14, surrounded by Booderee National Park. The small portion of land on the water's edge in front of Blocks 11 and 12 is a public reserve. (Source: Nearmap with GML overlay © Nearmap, all rights reserved)

1.3.2 Site use

Christian's Minde was originally established by the Ellmoos family c1890 as one of the first guesthouses on the South Coast of NSW. However, members of the family had settled in the area from as early as 1880. The name Christian's Minde is Danish for 'in the memory of Christian', referencing two members of the Ellmoos family named Christian—the father of the family who helped build the guesthouse, and a son who died of pneumonia after his boat capsized in 1888. As the popularity of the guesthouse and surrounding area as a holiday destination grew so did the Settlement—buildings were added to provide further accommodation services and the necessary associated amenities. Members of the Ellmoos family also contributed to the expansion of the Settlement, establishing their family homes within close proximity of each other on the site.

In 1915 the Jervis Bay Territory was surrendered to the Commonwealth under the *Jervis Bay Territory Acceptance Act 1915* (Cth), so that the national seat of government would have access to the sea.

The Ellmoos family was compensated by the Australian Government and the land they owned was surrendered. The family was then able to lease the blocks back from the government. Family members continued their association with the Christian's Minde guesthouse operations continuously until 2005 (when they did not continue their lease and it was sold to a new tenant) and descendants of the Ellmoos family continue to live in parts of the Settlement today.

The Settlement now encompasses a mix of commercial and private uses. The blocks continue to be managed under private short-term leases administered by the department on behalf of the Australian Government. Although the leases and overall site are administered by the department on behalf of the Australian Government, all day-to-day general maintenance on the blocks (comprising both the built structures and landscape) is the responsibility of the lessees under their lease agreements.

1.4 Legislative context

1.4.1 Legislative framework—Commonwealth and National Heritage Lists

Christian's Minde Settlement is included on the CHL under the EPBC Act.

The EPBC Act was established in part to protect and conserve places of significant natural or cultural heritage value that are owned or controlled by the Commonwealth.

The EPBC Act established the CHL and National Heritage List (NHL). The CHL is for those places owned or controlled by the Commonwealth that have been assessed as having heritage values against the Commonwealth Heritage criteria established under that Act (refer to Section 4 for a list of the relevant criteria). The EPBC Act specifically identifies the Jervis Bay Territory as Commonwealth land (section 525).

Places identified as having outstanding heritage values for the nation are eligible for inclusion in the NHL. National Heritage places may be in any jurisdiction and owned or controlled by any party.

As a Commonwealth Heritage place, Christian's Minde Settlement is subject to the provisions of the EPBC Act. The Commonwealth agency responsible for Christian's Minde Settlement—in this case the department—also has obligations for managing the site under the Act, as described in this HMP.

More detail on the statutory constraints and opportunities relating to the site is at Section 5.2.

1.4.2 Management context

The EPBC Act requires the department to prepare a HMP for CHL sites in its ownership, such as Christian's Minde Settlement, and to manage the place(s) according to the policies in the HMP. Section 341Y of the Act requires Commonwealth Heritage places to be managed in accordance with the Commonwealth Heritage management principles.

This HMP has been prepared in accordance with Section 341S of the EPBC Act, and with the EPBC Regulations—Schedule 7A and Schedule 7B. A table outlining how this HMP complies with the EPBC Act is included in Appendix B—EPBC Act Compliance Table.

1.5 Heritage status

1.5.1 Commonwealth heritage

The following Commonwealth heritage listings apply to the subject site:

- 'Christians Minde Settlement' (Place ID 105314). Christian's Minde Settlement was entered on the CHL on 22 June 2004.
- 'Jervis Bay Territory' (Place ID 105394). Jervis Bay Territory was included on the CHL on 15 July 2004. The Jervis Bay Territory Commonwealth Heritage place covers the entire territory of Jervis Bay, including the Christian's Minde Settlement.

The gazetted citations for these places are included at Appendix A—Commonwealth Heritage citations.

1.5.2 Non-statutory listings

Christian's Minde Settlement has been recognised for its significance in several non-statutory lists. These lists do not impose legal requirements around protection and management, but recognise the place for its significance and provide extra information and guidance on the site.

- **Register of the National Estate (RNE):** 'Christians Minde Settlement' (Place ID 13629). The Settlement was registered on the RNE on 29 September 1982. The RNE ceased to have statutory effect in February 2012 and the RNE listing does not provide direct legal protection or prescriptive requirements for management. The RNE is retained by the Commonwealth as an archival database of places. The RNE citation matches the CHL citation.
- **The National Trust of Australia (ACT) Register of Significant Places:** Christian's Minde Settlement was classified in November 1983. This means that the Trust's heritage committee had investigated the potential heritage values of the site and conferred the highest level of public community recognition and non-statutory heritage status on it by listing it on the National Trust ACT Classified Places list.

1.6 Methodology, report structure and terminology

1.6.1 Report methodology

In the preparation of this HMP, relevant available background information was reviewed including historical documents, management documents, reporting and current heritage listings. Consultation was undertaken with relevant department staff to gain an understanding of the management and operational requirements of the site.

GML inspected the site in April 2025 to verify, update and confirm the heritage values. The site inspection included a visual assessment of the condition of the built heritage elements, cultural plantings and the landscape to indicate any requirements for recommended conservation works. During the site inspection, consultation was undertaken with lessees and members of the Sussex Inlet community.

The structure and content of the HMP has been formulated to assist those responsible for the ownership, custodianship, ongoing management and forward planning of the site. The individual sections of the report are outlined below with a brief description of their content.

The HMP has been prepared in accordance with the EPBC Act and *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance, 2013* (the Burra Charter). The Burra Charter outlines a nationally recognised process of conservation principles and processes, which are closely allied to the Commonwealth Heritage management principles.

1.6.2 Report structure

Table 1.1 Outline of sections in the Christian's Minde Settlement Historic HMP—Volumes 1 and 2.

Volume 1—Christian's Minde Settlement Historic HMP

Executive summary: an overview outlining the HMP findings and recommendations.

Section 1—Introduction: a background to the HMP and the location, legislative context and heritage status of Christian's Minde Settlement.

Section 2—Understanding the place—historical context: a summary history of Christian's Minde Settlement.

Section 3—Understanding the place—physical context: a description of the setting, cultural landscape elements and physical structures of the CHL precinct.

Section 4—Heritage significance: the statement of the existing official CHL values with a summary comparative analysis of similar sites, and an updated assessment of the values. The condition of the heritage values is described and defined and the heritage significance ranking and tolerance for change are also provided for each heritage element on site.

Section 5—Constraints and opportunities: an overview of the issues arising from the significance of the site, the management of the place and any threats to the heritage significance. Opportunities for the site are discussed and listed, particularly interpretation opportunities.

Section 6—Conservation policies, actions and implementation: the heritage values of Christian’s Minde Settlement, the constraints and opportunities and the management needs are distilled into policies with defined actions and an implementation strategy to conserve heritage significance.

Section 7—Appendices

Appendix A—Commonwealth Heritage citations

Appendix B—EPBC Act Compliance Table—Schedule 7A and 7B of the EPBC Regulations

Appendix C—Comparative analysis for Christian’s Minde Settlement

Appendix D—Guide to the EPBC Act self-assessment process

Appendix E—Glossary, abbreviations and definitions

Appendix F—Unanticipated finds protocol

Appendix G—References

Volume 2—Site and block inventory for Christian’s Minde Settlement

Volume 2 provides inventory forms for each of the heritage elements in Christian’s Minde Settlement. The inventory forms are divided into the separate blocks within the site’s boundary and provide a brief description of the elements, their condition, tolerance for change and maintenance recommendations.

1.6.3 Terminology

References to Christian’s Minde Settlement throughout the report refer to the whole site, which is included in the CHL, comprising Blocks 9 to 14 and the cemetery. Block 14—Christian’s Minde refers only to this individual block and its elements.

In the CHL citation, Christian’s Minde Settlement is also referred to as the Ellmoos Settlement and Ellmoos Village—the terms are used interchangeably but all refer to the same area. For consistency, in this HMP the site is referred to as ‘Christian’s Minde Settlement’ or ‘the Settlement’.

1.6.4 Relevant documentation

The following key documents were referenced in the preparation of this report:

- Christian’s Minde Settlement Historic Heritage Management Plan, 2015, prepared by GML for the Department of Infrastructure and Regional Development;

- Block 14, 1 Ellmoos Road, Jervis Bay Territory (Christian's Minde) Building Condition Audits, 2024, prepared by ACOR Consultants for Department of Infrastructure, Transport, Regional Development, Communication and the Arts;
- Commonwealth of Australia Jervis Bay Territory Lease Agreement – Block 14, 1999;
- Christian's Minde Settlement Draft Conservation Management Plan, 1988, Philip Cox, Richardson, Taylor and Partners Architects and Ken Taylor, for the Office of ACT Administration;
- Arboricultural Assessment Report, for 'Kullindi' Homestead, Ellmoos Road, Jervis Bay NSW, 2020, prepared by Allied Tree Consultancy;
- Asbestos Management Plan Jervis Bay Territory, 2024, prepared by GHD for the Department of Infrastructure, Transport, Regional Development, Communications and the Arts;
- Christian's Minde Settlement Asbestos Register, prepared by ENRS/GHD;
- Jervis Bay Territory Natural Heritage Management Plan 2014–2024, prepared by Ecological Australia for the Department of Infrastructure and Regional Development;
- *Jervis Bay Territory, Indigenous Heritage Management Plan*, 2015, prepared by ERM for the Department of Infrastructure and Regional Development;
- the EPBC Act and its Regulations;
- the Burra Charter; and
- Department of Climate Change, Energy, the Environment and Water (DCCEEW) guidelines for Commonwealth agencies, *Working Together: Managing Commonwealth Heritage Places* and *Working Together: Managing National Heritage Places*.

1.7 Consultation

For the development of this HMP, initial consultation was undertaken with departmental staff to gain an understanding of the status, condition and current management issues for the site.

Targeted consultation was also undertaken on site in April 2025 with the lessees, departmental staff, and members of the Sussex Inlet community to understand their associations with the place and management issues and concerns.

Key issues raised in this consultation included the following:

- ensuring the ongoing conservation, maintenance and restoration in good condition of the buildings at Christian's Minde Settlement;
- status of leases and facilitating the ongoing use of the site by lessees for residential and commercial purposes;
- the division of responsibilities and ensuring effective site management, including appropriate communication, guidance and support for leaseholders;

- managing the natural setting and cultural landscape of the settlement, particularly tree management;
- the social significance of the place to the Ellmoos family, their extended family and to lessees, and the importance of ensuring that these continuing connections are preserved;
- the historic, social and aesthetic importance of the site to the wider community; and
- opportunities to strengthen community involvement and interpretation (that is, the ways of presenting the cultural significance of the place), where possible.

Further consultation and discussion has also been undertaken separately with members of the Ellmoos family who have memories and strong associations with the site. These discussions provided anecdotes about life at Christian's Minde Settlement and some valuable photographs of the site over the past 125 years.

1.8 Limitations

- This HMP has been developed specifically to address the historic values associated with Christian's Minde Settlement. The natural and Indigenous heritage values have not been assessed as they are outside the scope of this project. Reference has been made to the natural and Indigenous histories only where necessary to provide context for the Settlement.
- In researching the history and development of the Settlement it is evident that the available information and resources lack clear documentation of the names and the changes made to the buildings. The information is often contradictory or has relied on unsubstantiated folklore or oral histories. However, the confusion and lack of substantiated evidence does not detract from the significance of the site (refer to Section 2 for more detail on the historical context).
- The site description and analysis were prepared following inspection of the site, without intervention into the building fabric. Visual observation primarily informed this analysis. Internal access was not available for some buildings, in particular building CM3 (Christian's Minde) and building E1 (Ellmoos Cottage).
- Consultation with the broader public or the Wreck Bay community (including Wreck Bay Aboriginal Community Council (WBACC)) was not included in the reporting scope and has not been undertaken.

1.9 Acknowledgements

GML would like to acknowledge and thank the department employees, current and former lessees and Ellmoos family descendants who assisted with the development and completion of this HMP.

1.10 Endnotes

- ¹ Australia ICOMOS and Kerr, JS 2013, *The Conservation Plan*, seventh edition, Australia ICOMOS.

Understanding the place—historical context

2 Understanding the place—historical context

2.1 Introduction

This historical context covers the Indigenous and European history of the site, with a focus on its occupation by the Ellmoos family. The Ellmoos family were among the earliest European settlers in the area and built a successful family business based on fishing and guesthouse tourism. The Ellmoos family and their descendants were directly associated with Christian's Minde for 125 years (from 1882 to 2005) and still occupy some parts of the site in 2025.

Much of the Ellmoos family history relies on oral accounts, family folklore, anecdotes and unsubstantiated evidence, with limiting supporting confirmation of the facts.¹ The family were also highly self-sufficient and adept at re-using resources and building materials to modify, enlarge or change buildings on site. This pragmatic approach means the written and physical record of the site is complex, with a variety of dates attributable to structures based on different sources. Dating of many structures and events is tentative.

Note that the divisions of land in the Settlement are referred to as both portions and blocks. They refer to the same boundaries. The term 'portion' was used to refer to the sections of land purchased or surveyed prior to the surrender of the land to the Commonwealth. They were known as 'blocks' after the Commonwealth assumed ownership and surveyed the land.

2.2 Early history

The original inhabitants of the land where Christian's Minde Settlement is located are the people of the Dhurga language group. These are the ancestors of the Wreck Bay community who own and manage Booderee National Park and the Bherwerre Peninsula, and whose lands the Settlement is located upon.

Archaeological evidence from Burrill Lake, 30km south of Jervis Bay, shows occupation by Aboriginal people dating back at least 20,000 years.² They occupied a land that was geographically quite different to today's landscape. An ice age meant the sea level was around 120m lower than at present and the coastline was up to 25km farther eastward. Jervis Bay would have been an open, vegetated valley, with the headlands being low mountain ranges with a creek flowing through the valley.³

Rising sea levels from the melting polar ice caps slowly submerged the land, stabilising around 6,000 years ago to form Jervis Bay.

Sand carried by the rising sea formed extensive dunes on the Bherwerre Peninsula, and weathering of the sandstone cliffs created rock shelters used extensively by the Wreck Bay community.⁴

The land and the waters around Jervis Bay contain a network of sites, places and landscapes that the Wreck Bay community managed through traditional knowledge passed down over countless generations. They are places of cultural and spiritual significance to the community that are tied to stories of the Dreamtime. Beyond Jervis Bay, the Wreck Bay community was part of a network of groups on the South Coast of NSW who shared ceremonial obligations, common stories and histories.⁵

The Wreck Bay community were (and still are) skilled fishers who used the abundant marine and estuarine resources of the area, supplemented with bush foods like yams, berries and native animals like kangaroos and possums. The importance of the water to the Wreck Bay community is reflected in the name Booderee National Park, which was chosen by the WBACC in 1997. Booderee in the Dhurga language means 'bay of plenty' or 'plenty of fish'.⁶

The long-standing occupation of the area by the Wreck Bay community is evidenced by the substantial middens located on the foreshore areas of the Christian's Minde Settlement site. These show centuries of consumption of the maritime food resources provided by Sussex Inlet by the Wreck Bay community.

2.3 European settlement

Captain James Cook sailed past the entrance to Jervis Bay in April 1770. By 1791 government exploration parties were in the area known as 'Port Jervis', as named by Lieutenant Richard Bowen after Sir John Jervis, a Royal Navy officer. Initial assessments of land quality and its accessibility in relation to Sydney were not favourable.⁷

Contact between the Wreck Bay community and Europeans is thought to have occurred c1818 or in the 1820s. From 1827 land grants were authorised in the area, which began the process of dispossession.⁸ The Wreck Bay community were severely disrupted by colonisation. European diseases—to which Aboriginal people had no immunity—spread, resulting in major loss of life and the disturbance of traditional cultural life.⁹ However, early records of Aboriginal people taken during blanket distributions in the area between 1833 and 1842 demonstrate their enduring presence.¹⁰

John Lamb was an early settler in the vicinity of what later became the Christian's Minde Settlement site, at his property Erowal at St Georges Basin. By 1841 a road called the Wool Road had connected the Jervis Bay area with Braidwood.

During the nineteenth century the Wreck Bay area was dangerous to navigate by water. Many ships were wrecked, with many people helped by the local Aboriginal people.¹¹

To address the dangers, the Cape St George Lighthouse was constructed in 1859.¹² This was followed in 1899 by the Point Perpendicular Lighthouse.

European settlement within the Jervis Bay Territory began in the 1880s with the arrival of Jacob Ellmoos and his land grant on the Christian's Minde Settlement site.

Aboriginal camps at Jervis Bay near Huskisson were documented in 1900, and in 1915 the Wreck Bay community was established in an official reserve. It was primarily a fishing community visited intermittently as the Aboriginal group continued in their traditional journeys to a variety of resource and significant cultural sites from month to month. The Wreck Bay fishermen netted schools of migrating fish off the beaches; Australian Salmon from October to November, Yellowfin Bream and Sand Whiting from December to March, Sea Mullet from February to April, and Black Fish from May to June.¹³

2.4 Arrival of the Ellmoos family, 1880s

The Ellmoos family came from the village of Hostrup Skov in the European state of Schleswig-Holstein and were Danish in speech and culture. In 1864, Schleswig-Holstein was incorporated into the new German Federation. The ethnic difference with the rulers of their homeland may have been a factor in the emigration of the Ellmoos family to Australia.

In 1882, 20-year-old Jacob Ellmoos arrived in Sydney in advance of his family to search for a place to emigrate.¹⁴ After his arrival, Jacob made his way down the South Coast to the area that is now Christian's Minde in search of good fishing grounds. There he selected 100 acres of land on the eastern bank of Sussex Inlet and sent letters back to Europe for his family to join him in Australia. The family arrived in stages; the first to join Jacob were his two brothers, Niels and Christian, and sister Maria, in 1883. By November 1887, all immediate family members were in Australia. The family consisted of Jacob's parents (Christian and Louisa), the three eldest boys (Niels, Jacob and Christian), the two younger boys (Thomas and Lawrence), and the four girls (Maria, Wilhelmina, Louisa Maria and Anna, who was the youngest).¹⁵

Though the Ellmoos family soon established themselves on the site, the formal land title was only conferred in 1907.¹⁶ This was likely on payment of the final amount owing for the land, which had been purchased by Jacob Ellmoos in the 1880s.¹⁷

In 1888 Niels was lost at sea with two other men in a boating accident; shortly after, the younger Christian capsized his boat in St Georges Basin, contracted pneumonia and died.¹⁸

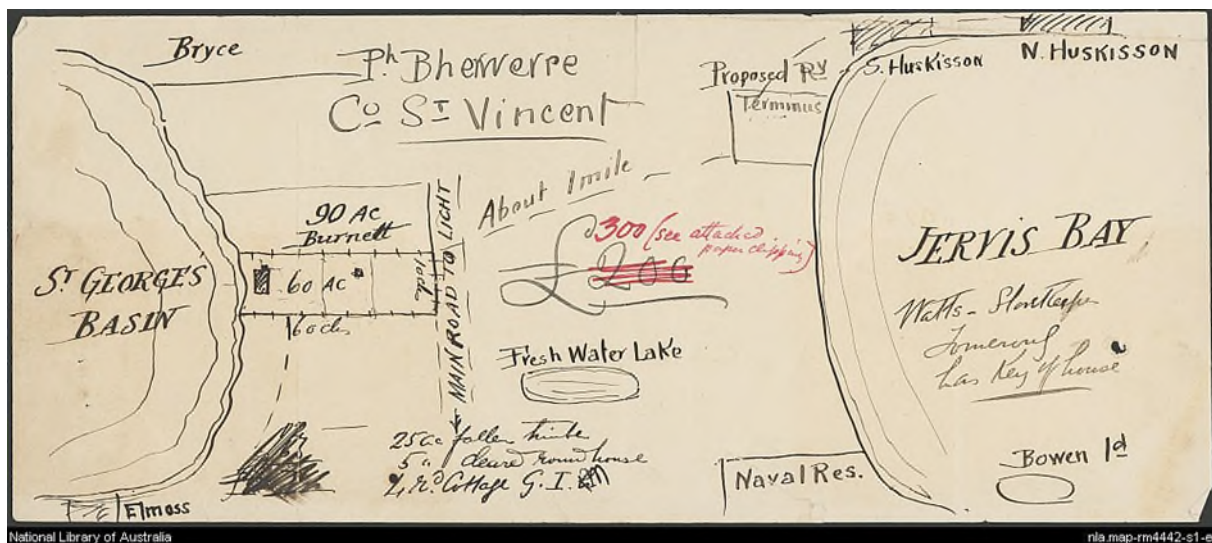


Figure 2.1 An 1886 Parish of Bherwerre, County of St Vincent survey map showing land claimed by Bryce Burnett and Elmoos (probably a misspelling for Jacob Ellmoos). (Source: National Library of Australia [NLA], MAP RM 4442)



Figure 2.2 Detail of a 1908 plan of the Parish of Bherwerre, County of St Vincent, Land District of Nowra, showing Jacob Ellmoos' early land selections and the location of the officially consecrated cemetery. (Source: NSW Land Registry Services, Historical Land Records Viewer, PMAPNA04)

The family set about clearing the site of native forest and from about 1910 onwards established windbreak shelter belts along the waterfront and between the house blocks using Monterey Pines. Other ornamental plantings were established to form formal garden areas. The family established a home farm on the cleared land, with a hand-dug channel 2.5m wide and 2m deep located to the south and east of the property to drain the land so that it was suitable for vegetable cultivation. Milk cows, pigs, horses and fowl were also kept as a necessity for subsistence farming in this isolated location.

By the early twentieth century the surrounding area was subject to grazing on a series of leases, including one directly south of Christian's Minde owned by William Thomsen, though there was limited land clearing.

The first dwelling erected by the Ellmoos family was apparently a small bark hut with two bedrooms, a kitchen and dining room. Further vernacular-style weatherboard buildings were also gradually erected on the site using bush timber or salvaged timber from the wrecks at Wreck Bay. The family initially made a living by fishing—selling their catch to coastal steamers that used to stand off the entrance to the bay to pick up fish for the Sydney markets from the local sailing boats.

The Aboriginal fishermen of the Wreck Bay settlement also continued in their use of coastal resources after colonial settlement of the area. They formed a cooperative relationship with the Ellmoos family, particularly Jacob and his brother Thomas, especially from 1890 to 1915.¹⁹ The two groups used to fish together and the Ellmoos family would ferry Aboriginal groups travelling from Huskisson to Ulladulla.²⁰

At that time the nearest European neighbours to the isolated settlement on Sussex Inlet were the families who operated the lighthouse. The Ellmoos children attended school classes at the lighthouse, having to live on site for days at a time.²¹ The township of Sussex Inlet did not grow until later, after c1916. The first post office in Sussex Inlet only opened in 1920 and the population at that time was around 50–60 people, of which 30–40 were professional fishermen. The original post office building was later to become incorporated into the enlarged Christian's Minde guesthouse on Block 14. The date of this is not certain but the post office closed in July 1931.²²



Figure 2.3 Detail from a 1916 topographical map of the Commonwealth Territory Jervis Bay Parish of Bherwerre, County of St Vincent/JTH Goodwin, Chief Surveyor; compiled and drawn by the Department of Home Affairs, Lands & Survey Branch. Note that the boat sheds and jetty are marked, as is the cleared agricultural land surrounded by the hand-dug drain. (Source: NLA, MAP G8982.J4 1916)

2.5 Christian's Minde guesthouse, 1890s

The Ellmoos family built and opened a guesthouse circa 1896/1897 on the shores of Sussex Inlet, calling it Christian's Minde, Danish for 'in memory of Christian', since (according to family folklore remembered locally) the younger Christian had been lost there and the older Christian had built there.

The guesthouse was initially able to take up to 22 guests and catered to a clientele from the Sydney business and professional classes. The tariff was 30 shillings a week. The guests travelled by train to Nowra, horse-drawn coach to St Georges Basin, and finally by sailing boat to Christian's Minde. This lengthy and inconvenient journey did not deter the tourists who were attracted by the good fishing, tranquil and beautiful setting and the traditional Danish hospitality, especially the good food, offered by the Ellmoos family. Many visitors returned year after year.²³

Wilhelmina, as the unmarried eldest daughter, was employed in cooking for the guests, using homegrown produce from the Christian's Minde farm and local fresh fish. This included beans, tomatoes, cucumbers, lettuce, carrots, potatoes, cabbage, spinach, pumpkins, blackberries and grapes. Fruit trees included fig, mulberry, quince and plum. Danish cuisine was served, a reflection of the Ellmoos family's Danish origins.²⁴

Thomas Ellmoos built a large bush safe covered by a grapevine to keep provisions cool in the absence of refrigeration. The guest accommodation was extended as the business prospered. In 1906, a telephone was connected to the guesthouse, and at the peak of its success after 1915 the guesthouse was catering to up to 100 visitors at a time.²⁵ Trade was always seasonal, concentrated in the summer months.

Throughout the site's history, the guesthouse and buildings at Christian's Minde were painted red, reflecting Danish cultural traditions.²⁶

Louisa died in 1905 and Christian then retired from the management of Christian's Minde. Jacob and his wife Sarah (nee Loadsman) took over until 1915.²⁷



Figure 2.4 Christian Ellmoos with a 28lb snapper caught in the river, an indication of how good the fishing was in the area.
(Source: Peter and Pam Ellmoos collection)



Figure 2.5 Louisa Ellmoos, wife of Christian.
(Source: Peter and Pam Ellmoos collection)



Figure 2.6 An early photo, probably of Thomas Ellmoos with boats at Christian's Minde.
(Source: Peter and Pam Ellmoos collection)



Figure 2.7 Jacob Ellmoos c1907 with one of the Christian's Minde boats. (Source: Unknown, reproduced from *CDHS Journal*, September 1982)



Figure 2.8 Christian's Minde, 1898. The main house is positioned opposite the end of the jetty with the octagonal roofed dining room next door and guest accommodation rooms in the larger cottage along the shore. (Source: Peter and Pam Ellmoos collection)



Figure 2.9 Rear view of the main cottage with the octagonal roofed dining room, date unknown. Note the hessian walls. (Source: Peter and Pam Ellmoos collection)



Figure 2.10 Christian's Minde, c1900. Christian Ellmoos is seated in the centre front, Jacob at the left and Wilhelmina at the back. (Source: Department of the Capital Territory Collection, reproduced from *CDHS Journal*, March 1981)



Figure 2.11 Ellmoos family and guests at Christian's Minde in the early days. Date unknown. Note the symbols on the front door of the main cottage—a Danish custom—and the name on the front porch over the steps. (Source: Department of the Capital Territory Collection, reproduced from *CDHS Journal*, March 1981)



Figure 2.12 The Ellmoos family in 1908, seated in front of the Christian's Minde cottage. Note the octagonal dining room adjacent and the upturned bottle on the post. Back row from the left: Jenny Loadsman, George Loadsman, Sarah Ellmoos (née Loadsman). Front row: Christina Loadsman, Agnes (Tib) Ellmoos, Jacob Ellmoos, Thora Ellmoos, Jacob (Toc) seated on the lap of unknown woman, Sarah. (Source: Peter and Pam Ellmoos collection)



Figure 2.13 Ellmoos family c1913/1914. Left to right: Jessie, wife of Thomas Ellmoos (holding Norma), Anna Ellmoos, Christian Ellmoos, Niels Ellmoos, Elsie Ellmoos, wife of Laurenz. (Source: Peter and Pam Ellmoos collection)



Figure 2.14 Christian's Minde jetty and boats. Date unknown. (Source: Peter and Pam Ellmoos collection)



Figure 2.15 The Christian's Minde jetty showing the boatshed beyond, date unknown. (Source: Peter and Pam Ellmoos collection)



Figure 2.16 Visitors to Christian's Minde on the waters of Sussex Inlet in the Ellmoos family fleet of boats. This is the view back to Christian's Minde from the west bank of the inlet. Date c1917. (Source: Peter and Pam Ellmoos collection)



Figure 2.17 An early view of one of the Christian's Minde guest cottages with family and guests outside. Note the successful fish catch and also the upturned bottle on the pole. This related to an ancient Danish superstition and custom to ensure good luck. (Source: Peter and Pam Ellmoos collection)



Figure 2.18 Ellmoos family and guests at Christian's Minde standing around an upturned bottle on its post. (Source: Peter and Pam Ellmoos collection)

2.6 Surrender of lands in 1915 and twentieth-century events

In 1908 the Ellmoos family purchased the adjacent lot from William Bryce (who never seems to have visited his land), which was combined into Christian's Minde. A portion was then sold to Frederick Sargood in 1909.²⁸ Sargood was a prominent Australian politician and philanthropist who lived and worked in Melbourne but had extensive land holdings throughout NSW and New Zealand.²⁹ He soon built a house to the north of Christian's Minde on the land he had purchased c1909 (Kullindi on Block 10).

In 1915 the Australian Government acquired the land of Jervis Bay Territory from NSW under the *Jervis Bay Territory Acceptance Act 1915*.³⁰ The purpose of the acquisition was to create a federal sea port to complement the recently established Australian Capital Territory at Canberra.

As part of the surrender of lands in Jervis Bay for the Federal Territory, the Ellmoos family was compensated by the Australian Government with a payment of £6,500 for the freehold land and given leases to continue their occupation (Figure 2.19).³¹

Jacob sold his leasehold to Thomas in 1917 and moved over the water to Sussex Inlet to open another guesthouse called Heimdall. This was operated on very similar lines to Christian's Minde and even had a communal dining room, built to what appears to be the same hexagonal form as the one at Christian's Minde (Figure 2.20). The tariff at both guesthouses on either side of Sussex Inlet was £3/10/- and both establishments catered for 60 guests each.³² The Ellmoos family continued to run these two guesthouses in the area until the outbreak of World War II. Heimdall was leased to Rita and Fred Pedersen and their business partner Olive Moss in 1937.³³

Separately, Blocks 11 and 12 of the site were advertised for lease by the Australian Government in 1926 (Figure 2.21). In 1927, Block 11 was leased to George Junk (married to the youngest Ellmoos daughter, Anna). The residence on Block 11, Ardath, dates from c1927, and is reported to have been moved from an earlier location on Block 14. Block 12 was leased in 1935 to Charles Felsted, who constructed the cottage Pamir. There was no Ellmoos family connection, but it is believed that Felsted was a guesthouse employee.³⁴

Jacob died in 1936 at the age of 72. His death was reported in the *Shoalhaven Telegraph* of 23 December 1936 with regret for his loss but praise for his popular tourist resort that attracted visitors from all parts of the state seeking to recuperate and engage in fishing and water sport.

Mr Jacob Ellmoos had for many years been an active worker, not only for his own particular centre, but for the whole of the district, having interested himself in everything tending to advance the interests of Shoalhaven and of the State. He was an active

member of the District chamber of Commerce, and for a term held the office of vice-president. He also took a keen interest in public matters, and was a good all round citizen—a man whose opinions were always respected ... The large attendance at the funeral testified to the high esteem in which the deceased gentleman was held.³⁵

Thomas and his wife Jessie managed Christian's Minde with their son Niels (Dick) until 1942; Niels took on the senior management role from the late 1930s.

In 1925, Thomas and Niels surveyed and cleared a track now known as Ellmoos Road, allowing vehicular access to the Christian's Minde guesthouse for the first time, both for visitors and for ease of provisioning the guesthouse.

Additional recreational attractions were added to the fishing options with the building of a tennis court, enclosed sea baths and provision of motorboats to increase the fleet of rowing and sailing boats available for visitors.³⁶ According to an undated brochure for Christian's Minde, this included 18 motorboats built on site by the Ellmoos family and 10 rowing skiffs.³⁷ Jan Ellmoos recalled that a 9-hole golf course, a cricket pitch, billiard tables, table tennis and card tables were also available.³⁸

During and after World War II, a decline in the guesthouse business resulted in the conversion of Christian's Minde and the extended cottage on Block 10—Kullindi into holiday flats. Across the inlet, Heimdall was also converted into holiday flats. The food rationing due to wartime restrictions made the dining rooms at both facilities inoperable.³⁹

In 1954 a large amount of the surrounding native forest was cleared for pine plantations, one of which was located nearby the Settlement. Use of these pine plantations did not eventuate, with most being destroyed by fire in 1972.⁴⁰

Thomas died in 1967 leaving Christian's Minde to his daughter-in-law Edna, and Kullindi to his wife Jessie and daughter Norma.⁴¹

Christian's Minde continued to operate as both a family home and a tourism business throughout the twentieth century. From the 1950s through to the late 1970s the Ellmoos family and local Sussex Inlet community were involved in regular fishing carnivals held in the paddocks (Figure 2.29).⁴²

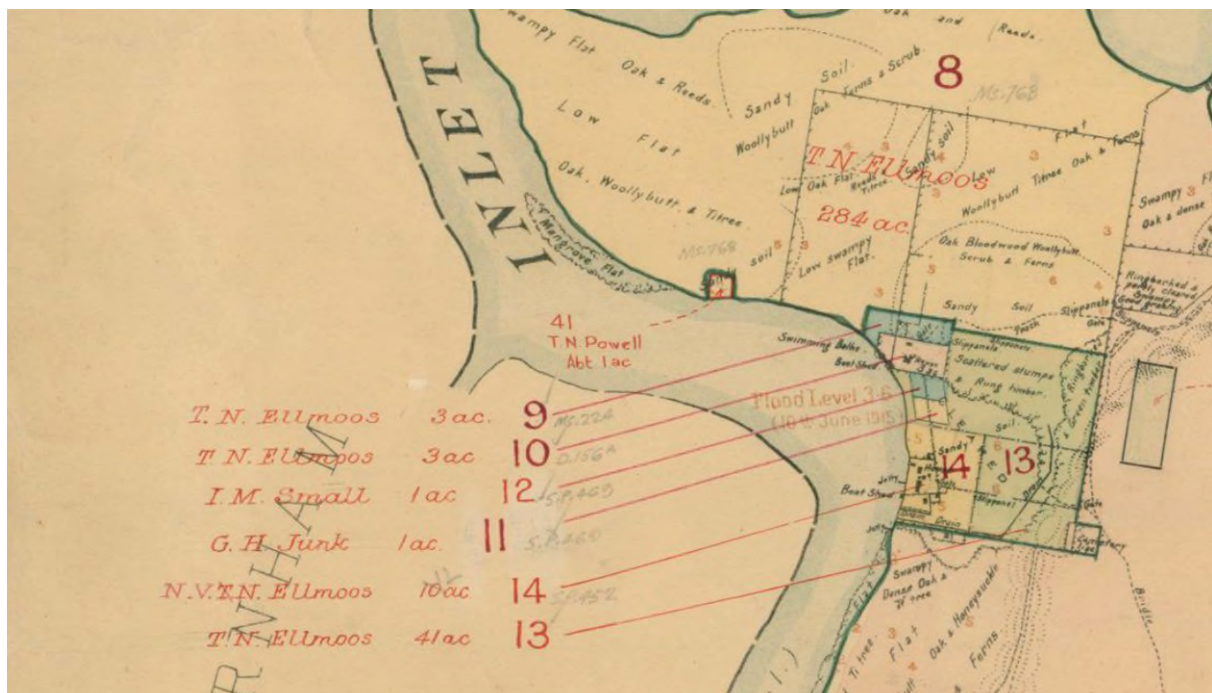


Figure 2.19 Detail of the survey map of the Commonwealth Territory of Jervis Bay in 1916 showing the Christian's Minde Settlement site with lessee names assigned to particular blocks. (Source: ACT Archives Department of the Interior Rural and Land Property Register)

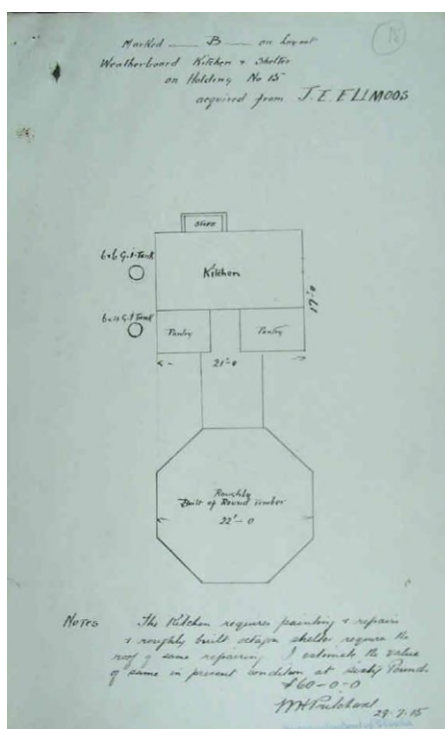


Figure 2.20 Survey drawing from the Federal Territory Lands Acquisition (Jervis Bay) Claim of 1915 by FG Sargood, p 14, showing the octagonal dining room, kitchen block and kitchen range at Christian's Minde. (Source: National Archives of Australia (NAA) 192, FCL1915/849)



Figure 2.21 Leasing advertisement for Blocks 11 and 12 at Christian's Minde Settlement (marked A and B on the map), December 1926. Note that Block 10 for Kullindi is labelled as 'Sargood's House' and that Christian's Minde is labelled as 'Elmoo's House'. The now-disappeared bathing house and sea baths on the shoreline near the Ardath block are included, as are the boat sheds at Kullindi and Christian's Minde. The kitchen block and dining room at Christian's Minde is clearly recognisable from the octagonal shape of the dining area. The Sussex Inlet Post Office has not yet been added to the c1880s guesthouse. (Source: ACT Archives, Department of the Interior Rural and Land Property Register)

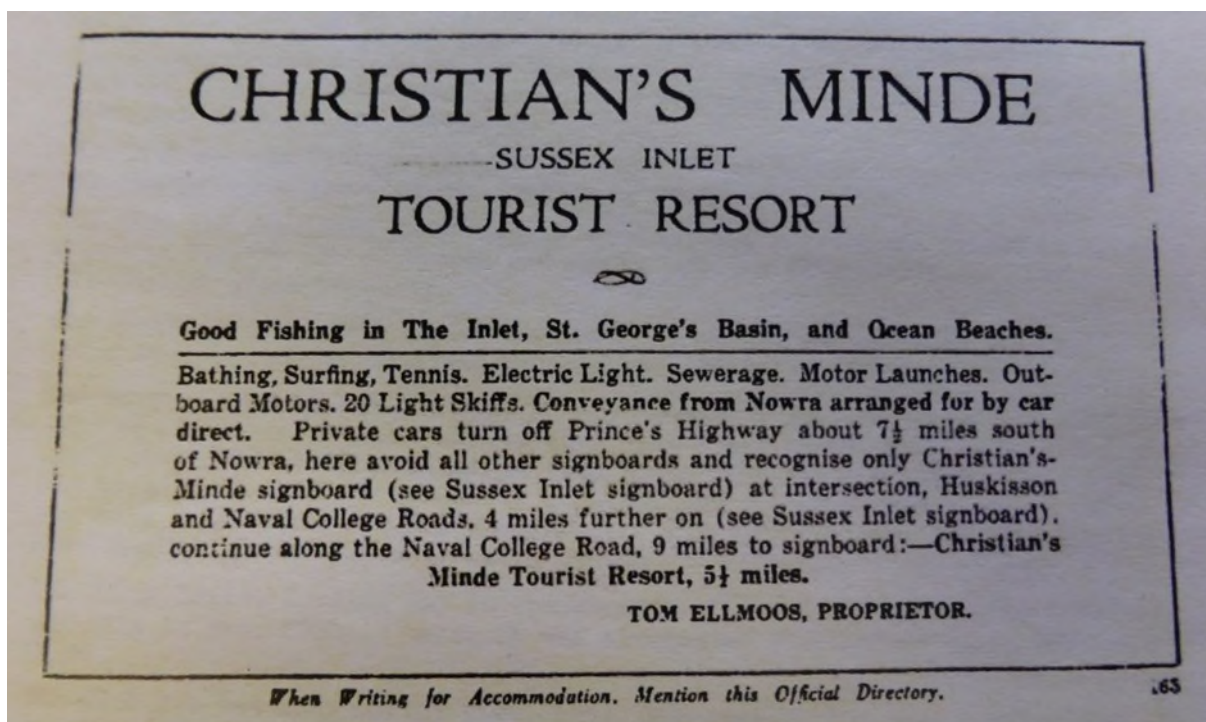


Figure 2.22 The holiday attractions of Christian's Minde as advertised by Thomas (Tom) Ellmoos in 1927, providing warning of the remote location. (Source: Reproduced in *The Inletter, Bicentenary Edition* produced by the Sussex Inlet Foundation for Community Development, January 1988)



Figure 2.23 Christian's Minde c2002, showing the double-storey guesthouse with Deodar cedar planted in front of it. This tree replaced the upturned bottle on the pole that was previously in this position. (Source: Peter and Pam Ellmoos collection, all rights reserved)



Figure 2.24 Christian's Minde 2002. Snowflakes (*Leucojum vernalis*) are in bloom along the waterfront. (Source: Peter and Pam Ellmoos collection, all rights reserved)



Figure 2.25 Christian's Minde 2002. View from the water showing a remnant pine windbreak tree and new plantings in front of the double-storey guesthouse. (Source: Peter and Pam Ellmoos collection, all rights reserved)



Figure 2.26 Christian's Minde 2002. The Daffodils (*Narcissus pseudonarcissus*) reputedly brought from Denmark by the Ellmoos family (though this is disputed), in bloom along the waterfront. (Source: Peter and Pam Ellmoos collection, all rights reserved)



Figure 2.27 Aerial photo of Christian's Minde. Dated 1971, photographer unknown. Note the building on the right is no longer present on the site. It has been replaced by a new single-storey dwelling. (Source: Private collection in Ellmoos family, all rights reserved)



Figure 2.28 Christian's Minde was a family home as well as a guesthouse business. Children's party for Niels Ellmoos. Date late 1940s/early 1950s. (Source: Private collection in Ellmoos family, all rights reserved)



Figure 2.29 Christian's Minde played a role in the local community of Sussex Inlet. Many people visited for special events such as this fishing carnival in 1977. (Source: Private collection in Ellmoos family, all rights reserved)

2.7 Centenary celebrations and establishment of the national park

In 1971 most of the Jervis Bay Territory was established as a nature reserve, following failed plans to construct a nuclear power station at Murrays Beach. In 1982 the nature reserve was declared the Jervis Bay National Park.⁴³

In 1986 the *Aboriginal Land Grant (Jervis Bay Territory) Act 1986* (Cth) was passed to grant 403ha of land in the Jervis Bay Territory to the Wreck Bay community and enable further grants of land. The Act also established the WBACC. In 1995 Jervis Bay National Park and Jervis Bay Botanic Gardens were granted to the Wreck Bay community and leased back to the government, and were then renamed Booderee National Park and Booderee Botanic Gardens.⁴⁴

At various times during this period there was discussion of discontinuing the domestic leases at Christian's Minde Settlement and returning the land to its natural state, though this did not occur.

In 1980 Christian's Minde also played an important part in the Sussex Inlet centenary celebrations organised for that year. The Ellmoos family and their Danish ancestry were honoured with a garden party, attended by the Danish Ambassador. The date was incorrect, however, as Jacob Ellmoos apparently did not arrive in Australia until 1882.

The historic heritage values of the site were recognised in 1982 when the site was added to the RNE, later being transferred to the CHL in 2004 when this was established.

In 1988 a draft Conservation Management Plan was prepared by Philip Cox, Richardson, Taylor and Partners, though this was never finalised.

2.8 Later developments

By 1983 Peter Ellmoos took over operating Block 14—Christian’s Minde and caring for the site after his mother Edna became too ill to run the property. The lease was renewed in 1999, which was shared between Peter and his siblings. By this time, it included a small easement for a fire equipment depot for the local firefighting service.⁴⁵

In early 2002 Christian’s Minde was threatened by a substantial bushfire that burnt a large amount of Booderee National Park, but the site was saved.⁴⁶

In 2004/05 Peter Ellmoos sold the lease of Block 14, ending the Ellmoos family’s direct involvement with the guesthouse, though family connections to the building endure. The lease of Block 10—Kullindi is currently held by an Ellmoos family descendant.

In 2011 the lease for Block 14 was again sold to new operators, who cleared the land at the rear, which had become overgrown with pines. Many pines had fallen following a large storm, which also destroyed the boatshed. The new operators made various improvements at the site, including construction of a new cottage directly south of the two-storey guesthouse building in 2016 on the location of an earlier c1970s cottage, and repairing the jetty. A new water tank was also installed directly south of the Staff Quarters building (CM5).

In recent years, the ageing pines planted in 1910 as a windbreak by the Ellmoos family have begun to fail and die. Several have since been removed. The condition of the two-storey guesthouse building in Block 14 has also deteriorated.

2.9 Summary family tree

Table 2.1 Christian and Louisa Ellmoos: family tree and family associations with the different properties at the Christian's Minde Settlement.⁵⁹

Christian and Louisa Ellmoos family tree and associations with Christian's Minde								
Christian Nielsen Ellmoos				Louisa Ellmoos (née Petersen)				
Born in 1838 in Hostrup in Jutland, Denmark; died in 1918. Buried in the family cemetery.				b1835, d1905. Buried in the family cemetery.				
Arrived from Europe in 1882 to join their three eldest sons. Christian and Louisa established and ran the guesthouse. Christian retired in 1905 when his wife died.								
Niels	Jacob	Maria	Christian	Wilhelmena	Louisa Maria	Thomas	Lawrence	Anna
b1862, d1888. Lost at sea in 1888.	b1864, d1936. The first to arrive at the site. Married Sarah (née Loadsman) in 1907.	b1865, d1922. Married Paul Hoffman 1892. Eleven children. Buried in the family cemetery.	b1867, d1888. Died of pneumonia after a boating accident in 1888.	b1870, d1920. Cooked for the guesthouse before travelling to Europe for some years. Returned to run the post office at St George's Basin. Never married. Buried in the family cemetery.	b1873, d1943. Married Martin Muller in December 1895. Nine children.	b1876, d1967. Married Jessie (née Jennings) in 1908.	(Lorenz or Bob) b1879, d1967. Married Elsie (née Lancaster) in 1906. Three children. Went to Sydney and worked as a cabinet maker with Thomas.	b1883, d1977. Married George Junk in 1925.

Table 2.2 Jacob and Sarah Ellmoos: family tree and family associations with the different properties at the Christian's Minde Settlement.⁶⁰

Jacob and Sarah Ellmoos family tree and associations with Christian's Minde			
Jacob Ellmoos		Sarah (Lexie) Ellmoos (née Loadsman)	
Second son of Christian and Louisa. Died in 1936.			
Jacob was the first member of the family to arrive in Australia and at the Sussex Inlet site. Jacob and Sarah had four children. Jacob took over management of Christian's Minde from Christian in 1905 and ran it for 10 years. After 1915 and the surrender of the land to the Commonwealth, Jacob moved over to Sussex Inlet to open another guesthouse called Heimdall, which he ran until his death in 1936.			
Agnes Louise (Tib) Ellmoos	Thora Ellmoos	Jacob (Toc) Ellmoos	Joyce Ellmoos
1907–1999	1909–1996	1915–1991	1918–2001
(married Gerard O'Heir in February 1931)	(married Gordon Wilson in 1936 and ran Heimdall 1945–1968)		

Table 2.3 Thomas and Jessie Ellmoos: family tree and family associations with the different properties at the Christian's Minde Settlement.⁶¹

Thomas and Jessie Ellmoos family tree and associations with Christian's Minde	
Thomas Ellmoos 1876–1967 Fourth son of Christian and Louisa.	
Jessie Ellmoos (née Jennings) Married in August 1908.	
Thomas and Jessie had two children. Thomas went to Sydney to work with his brother Lawrence or Lorenz, the fifth son, but returned to Sussex Inlet. Thomas and Jessie managed Christian's Minde from 1915 to 1940, building the business up from a 22-guest capacity to cater for 100 guests at a time. Their period of management saw the building of the two-storey guesthouse accommodation block and the incorporation of Kullindi as overflow accommodation.	
Niels (Dick) Ellmoos 1909–1967. Married Edna c1934. Lived in Christian's Minde main house and managed the business alongside his parents. Dick and Edna had three children, including Peter Ellmoos . Peter ran Christian's Minde along with his wife, after Dick and Edna	Norma Ellmoos 1911–1996 Married Alf Mould. Was living at Ellmoos on Block 9 in 1988. One of Norma's children holds the lease for Block 10.

Table 2.4 Lawrence (Lorenz) Ellmoos: family tree and family associations with the different properties at the Christian’s Minde Settlement.⁶²

Lawrence (Lorenz) Ellmoos family tree and associations with Christian’s Minde	
Lawrence (Lorenz) Ellmoos	Elsie Ellmoos (née Lancaster)
Went to Sydney and worked as a cabinet maker with his brother Thomas joining him temporarily.	Married in 1906.
Lorenz and Elsie had 11 children. They were not involved in the running of the Christian’s Minde guesthouse operation.	

Table 2.5 Anna Ellmoos: family tree and family associations with the different properties at the Christian’s Minde Settlement.⁶³

Anna Ellmoos family tree and associations with Christian’s Minde	
Anna Ellmoos	George Junk
Went to Sydney and studied as a singer. Married George Junk in 1925. Returned to Sussex Inlet to run the first shop.	
Dawn Junk	
Married Ken Ward. Dawn and Ken Ward were living at Pamir in 1988. They had two children.	

2.10 Australian historic themes

The former Australian Heritage Commission developed a framework of Australian historic themes to assist with identifying, assessing, interpreting and managing heritage places and their values.⁶⁴

Using historic themes can assist with focusing on the historical values of a site and how these values are represented physically in the place and/or wider context.

The Australian historic themes provide a context for assessing heritage values. The themes are linked to human activities in their environmental context. Themes link sites to the stories and processes that formed them, rather than to the physical ‘type’ of site represented. Australian historic themes are grouped together by an overarching historic theme, which is further divided into more specific themes and sub-themes.

Several historic themes are relevant to the Christian’s Minde Settlement. These are identified in Table 2.6.

Table 2.6 Australian historic themes relevant to the Christian's Minde Settlement.

Number	Historical themes	Sub-theme
2	Peopling Australia.	2.4.5 Migrating—changing the face of rural and urban Australia through migration.
3	Developing local, regional and national economies.	3.4.2 Utilising natural resources—fishing and whaling. 2.23 Catering for tourists.
4	Building settlements, towns and cities.	4.5 Making settlements to serve rural Australia.
5	Working.	5.6 Working in the home.
8	Developing Australia's cultural life.	8.2 Going to the beach. 8.3 Going on holiday. 8.14 Living in the country and rural settlements.
9	Marking the phases of life.	9.7.3 Dying—remembering the dead.

2.11 Endnotes

- ¹ Notes on an oral history interview by John Hicks, Manager Jervis Bay Nature Reserve, with Mrs Anna Junk, aged 91 (née Anne Ellmoos) in 29 April 1975, provided to the ACT Heritage Committee (NLA MS 5520). The information in these reminiscences has been repeated in all subsequent historic articles such as the Ellmoos of Sussex Inlet 1880–1980 by Thora Wilson, 1980, privately published and in the draft 1988 CMP.
- ² 2024, 'Aboriginal culture and history', Booderee National Park webpage, Department of Climate Change, Energy, the Environment and Water. Accessed 7 May 2025 <<https://www.dcceew.gov.au/parks-heritage/national-parks/booderee-national-park/culture-and-history/aboriginal-culture-and-history#aboriginal-inhabitation>>.
- ³ Wreck Bay Aboriginal Community Council 2025, 'Jervis Bay – A Snap Shot!', webpage, accessed 7 May 2025 <<https://wbacc.gov.au/jervis-bay-a-snap-shot/>>.
- ⁴ Wreck Bay Aboriginal Community Council 2025, 'Jervis Bay – A Snap Shot!', webpage, accessed 7 May 2025 <<https://wbacc.gov.au/jervis-bay-a-snap-shot/>>.
- ⁵ Environmental Resources Management 2015, *Jervis Bay Territory, Indigenous Heritage Management Plan*, report prepared for the Department of Infrastructure and Regional Development, p 24.
- ⁶ 2024, 'Aboriginal culture and history', Booderee National Park webpage, Department of Climate Change, Energy, the Environment and Water, accessed 7 May 2025 <<https://www.dcceew.gov.au/parks-heritage/national-parks/booderee-national-park/culture-and-history/aboriginal-culture-and-history#aboriginal-inhabitation>>.
- ⁷ Philip Cox, Richardson, Taylor and Partners, Christian's Minde Draft Conservation Plan, report prepared for the Office of ACT Administration, November 1988, Section 2.2.
- ⁸ Philip Cox, Richardson, Taylor and Partners, Christian's Minde Draft Conservation Plan, report prepared for the Office of ACT Administration, November 1988, Section 2.2.
- ⁹ Booderee National Park Management Plan, 2002, pp 4–5.

- ¹⁰ Environmental Resources Management 2015, *Jervis Bay Territory, Indigenous Heritage Management Plan*, report prepared for the Department of Infrastructure and Regional Development, p 24.
- ¹¹ Environmental Resources Management 2015, *Jervis Bay Territory, Indigenous Heritage Management Plan*, report prepared for the Department of Infrastructure and Regional Development, p 24.
- ¹² Philip Cox, Richardson, Taylor and Partners, Christian's Minde Draft Conservation Plan, report prepared for the Office of ACT Administration, November 1988, Section 2.2.
- ¹³ ACT Archives, CDHS notes held on file 80/2335, Recreation and Tourism Branch.
- ¹⁴ Pers comm. Laila Ellmoos, April 2025.
- ¹⁵ Murphy GP 1981, 'Jervis Bay survivals from the past', *Canberra Historical Journal* No. 7, March 1981, Canberra & District Historical Society Inc, pp 32–34.
- ¹⁶ NSW Registrar General 1907, 'Grant of Land Purchased by Conditional Sale Without Competition, Volume 1787 Folio 222', NSW Land Registry Services, Historical Land Records Viewer.
- ¹⁷ Philip Cox, Richardson, Taylor and Partners, Christian's Minde Draft Conservation Plan, report prepared for the Office of ACT Administration, November 1988, Section 2.3.
- ¹⁸ Philip Cox, Richardson, Taylor and Partners, Christian's Minde Draft Conservation Plan, report prepared for the Office of ACT Administration, November 1988, Sections 2.3 and 2.4.
- ¹⁹ Egloff, B 1981, Wreck Bay: an Aboriginal fishing community, Australian Institute of Aboriginal Studies, Canberra, pp 1–6 and p 26.
- ²⁰ Oral history notes from an interview with Anna Junk 1973, NLA MS 5520.
- ²¹ CDHS file on Jervis Bay.
- ²² *The Inletter, Bicentenary Edition*, Sussex Inlet Post Office, no date, no publisher, no page number.
- ²³ Kemp, Elva, Cashaw, Carole & Sussex Inlet Centenary Celebrations Committee (1980). *A story of Sussex Inlet 1880-1980*. [Sussex Inlet Centenary Celebrations Committee, [Sussex Inlet, N.S.W.] p11.
- ²⁴ Pers comms, Laila Ellmoos 30 April 2025
- ²⁵ Kemp ibid p11, and Ellmoos, Jessie & Mould, Norma. (Interviewee) & Murphy, Greg. (Interviewer) (1979). *Jessie Ellmoos interviewed by Greg Murphy* NLA ORAL TRC 651 <<http://nla.gov.au/nla.party-518209>>.
- ²⁶ Pers comms, Laila Ellmoos 23 April 2025.
- ²⁷ Philip Cox, Richardson, Taylor and Partners, Christian's Minde Draft Conservation Plan, report prepared for the Office of ACT Administration, November 1988, Section 2.4.
- ²⁸ NSW Registrar General 1905, 'Grant of Land Purchased by Conditional Sale Without Competition, Volume 1662 Folio 240', NSW Land Registry Services, Historical Land Records Viewer.
- ²⁹ John Rickard, 'Sargood, Sir Frederick Thomas (1834–1903)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, published in hardcopy 1976, accessed online 16 June 2014 <<https://adb.anu.edu.au/biography/sargood-sir-frederick-thomas-4538/text7435>>.
- ³⁰ 2025, 'History of Jervis Bay Territory', Department of Infrastructure, Transport, Regional Development, Communications, Sport and the Arts, webpage, accessed 7 May 2025 <<https://www.infrastructure.gov.au/territories-regions-cities/territories/jervis-bay-territory/history-jervis-bay>>.
- ³¹ Philip Cox, Richardson, Taylor and Partners, Christian's Minde Draft Conservation Plan, report prepared for the Office of ACT Administration, November 1988, Section 2.3.
- ³² Kemp *A story of Sussex Inlet 1880–1980*, p 12.

- ³³ Kemp *A story of Sussex Inlet* 1880-1980, p 30.
- ³⁴ ACT Archives, Recreation and Tourism Branch, Heritage Committee, Jervis Bay sites and Buildings notes, File 80/2335.
- ³⁵ *Shoalhaven Telegraph*, Wednesday 23 December 1936, p 1.
- ³⁶ Kemp *A story of Sussex Inlet* 1880-1980.
- ³⁷ N.d., *Sussex Inlet, Christian's Minde Guest House, 26 miles from Nowra*, brochure, printed Edgar Bragg & Sons Pty. Ltd.
- ³⁸ Pers comms, Laila Ellmoos 30 April 2025.
- ³⁹ Kemp *A story of Sussex Inlet* 1880-1980, p 37.
- ⁴⁰ 2021, 'European history', Booderee National Park webpage, Department of Climate Change, Energy, the Environment and Water, accessed 7 May 2025 <<https://www.dcceew.gov.au/parks-heritage/national-parks/booderee-national-park/culture-and-history/european-history#royal-australian-naval-college--hmas-creswell>>.
- ⁴¹ Pers comm, Laila Ellmoos, June 2014.
- ⁴² Pers comm, Laila Ellmoos, June 2014.
- ⁴³ 2025, 'History of Jervis Bay Territory', Department of Infrastructure, Transport, Regional Development, Communications and the Arts. Webpage, accessed 7 May 2025 <<https://www.infrastructure.gov.au/territories-regions-cities/territories/jervis-bay-territory/history-jervis-bay>>.
- ⁴⁴ 2025, 'Jervis Bay Territory governance and administration', Department of Infrastructure, Transport, Regional Development, Communications and the Arts, webpage, accessed 7 May 2025 <<https://www.infrastructure.gov.au/territories-regions-cities/territories/jervis-bay-territory/governance-administration>>.
- ⁴⁵ ACT Registrar General 28 May 1999, Block 14 Lease Agreement, Register Book volume 1551 folio 79, Commonwealth of Australia, Jervis Bay Territory,
- ⁴⁶ Howell, A, 'Historic House Escapes Fires', *Illawarra Mercury*, 9 January 2002, accessed 8 May 2025 <<https://search-ebscohost-com.rp.nla.gov.au/login.aspx?direct=true&db=azh&AN=SYD-4YI6N7K9C6CYWIE5BV1&site=eds-live>>.
- ⁵⁹ Information from a variety of sources including the history of Sussex Inlet, the Ellmoos Story viewed May 2014 <<http://sussexinlet.info/historical.html>>; and the online Ellmoos family tree <<http://home.mysoul.com.au/jimmyh/ELLMOOS.HTM>>.
- ⁶⁰ Information from a variety of sources including the history of Sussex Inlet, the Ellmoos Story viewed May 2014 <<http://sussexinlet.info/historical.html>>; and the online Ellmoos family tree <<http://home.mysoul.com.au/jimmyh/ELLMOOS.HTM>>.
- ⁶¹ Information from a variety of sources including the history of Sussex Inlet, the Ellmoos Story viewed May 2014 <<http://sussexinlet.info/historical.html>>; and the online Ellmoos family tree <<http://home.mysoul.com.au/jimmyh/ELLMOOS.HTM>>.
- ⁶² Information from a variety of sources including the history of Sussex Inlet, the Ellmoos Story viewed May 2014 <<http://sussexinlet.info/historical.html>>; and the online Ellmoos family tree <<http://home.mysoul.com.au/jimmyh/ELLMOOS.HTM>>.
- ⁶³ Information from a variety of sources including the history of Sussex Inlet, the Ellmoos Story viewed May 2014 <<http://sussexinlet.info/historical.html>>; and the online Ellmoos family tree <<http://home.mysoul.com.au/jimmyh/ELLMOOS.HTM>>.
- ⁶⁴ Australian Heritage Council, 2001, *Australian Historic Themes: A framework for use in heritage assessment and management*, Commonwealth of Australia, 2001, p 2.

Understanding the place—physical context

3 Understanding the place—physical context

3.1 Site context

The following section provides a description of the physical context of the Christian's Minde Settlement site, including an overview of the natural setting, and a description of the built and introduced features of the site that combine to form the cultural landscape. Figure 3.1 shows the key features of the site. The building numbering follows that used in the 2015 HMP for consistency, though since 2015 some buildings have been removed and new ones added.

Details of the significant elements on each block are provided in the accompanying inventory of site elements in Volume 2 of the HMP. The inventory updates the photographic documentation of each block and its individual elements as recorded in 2025. It includes an updated description of the interior and exterior elements, a site plan showing the block location within the Settlement and floor plan sketches of the main buildings.

All photographs are sourced to GML 2025 unless otherwise stated.

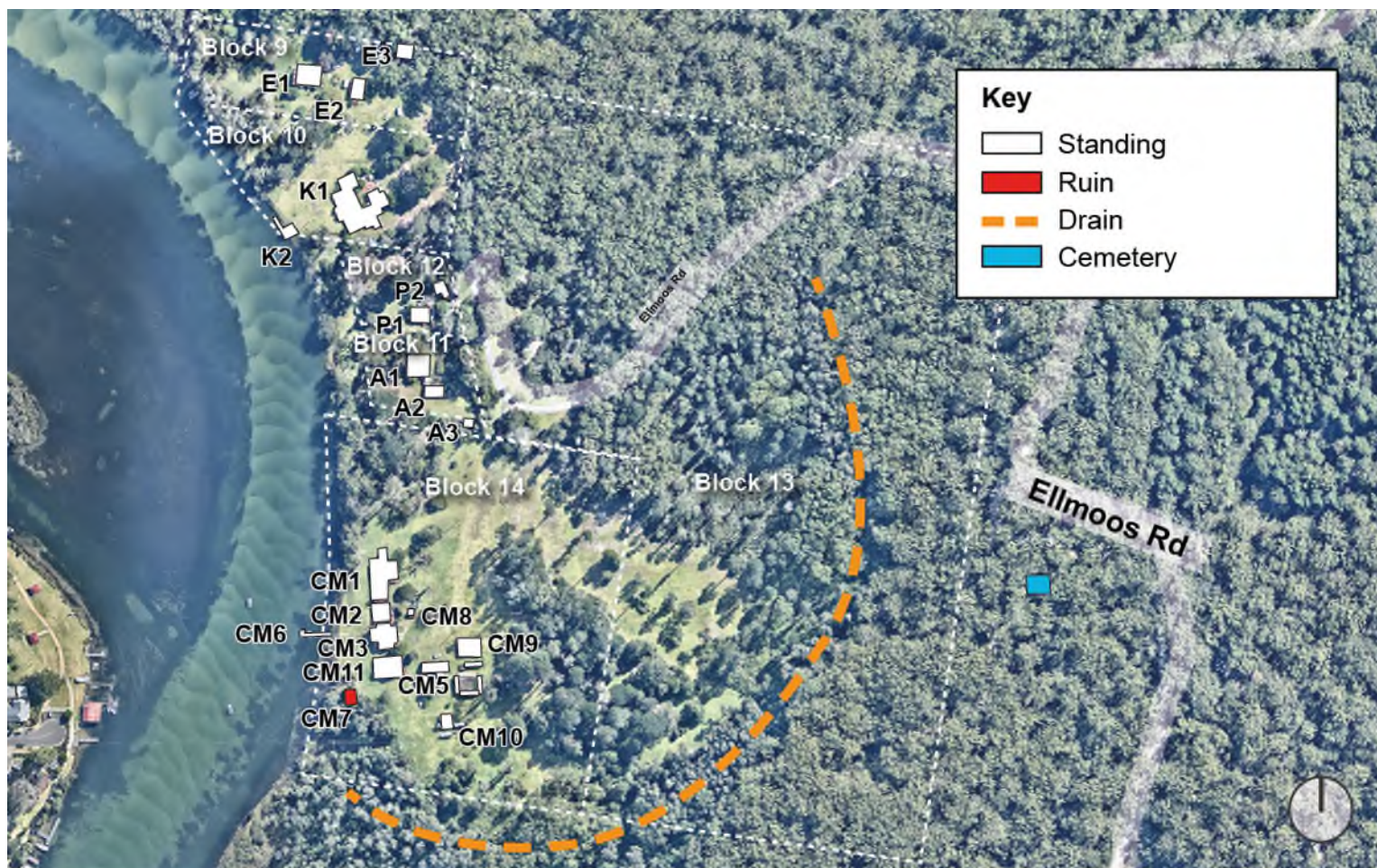


Figure 3.1 Reference numbers for built elements of Christian's Minde Settlement. The locations of the cemetery and drain are estimated. (Source: Nearmap with GML overlay © Nearmap, all rights reserved)

3.2 Natural context

3.2.1 Landscape setting of the site

The Christian's Minde Settlement is surrounded by the Booderee National Park (or Booderee) in the Jervis Bay Territory, providing a bush setting to the site. The entire Jervis Bay Territory, including Booderee, has been included on the CHL for its Indigenous cultural associations and natural heritage values. Booderee National Park is well known for its diverse and rich natural values, secluded location and scenic attractions. The Christian's Minde Settlement is not included in the boundaries of the national park, yet it contains a landscape of cleared land and introduced plant species and contributes to the combination of natural and cultural values in the Jervis Bay area.

As noted previously, the Christian's Minde Settlement is located on the western shore of the Jervis Bay Territory directly opposite the NSW township of Sussex Inlet (the location is shown in Figure 1.1 to Figure 1.4). The Settlement is surrounded by eucalypt forest of Booderee National Park to the east and Monterey Pine (*Pinus radiata*) lined banks and waters of the inlet to the west. Within these informal boundaries sits the complex of buildings that have evolved on the site since 1880.

The contrast of the built elements within the cleared manicured lawns of the Settlement nestled into and against the backdrop of the forested area, especially when viewed across the water from the town of Sussex Inlet, is one of the site's defining and dominant aesthetic features.

3.2.2 Natural landscape prior to settlement of the site

Before the settlement of the area by the Ellmoos family in the 1880s, this area would have supported Bangalay (*Eucalyptus botryoides*) open forest on the floodplain, grading to *Casuarina glauca* forest and *Juncus kraussii* rushland along the foreshores. The fast-flowing waters of the main channel of the inlet, coupled with the gradually eroding shoreline, would have made it difficult for natural mangrove wetland to establish. Small creek lines running north and south of the Settlement supported riparian forest with Ironwood (*Backhousia myrtifolia*), Sandpaper Fig (*Ficus coronata*) and Cheese Tree (*Glochidion ferdinandi*).

This pre-settlement state is likely to have been modified by long periods of Indigenous habitation of the site (as evidenced by the large shellfish middens on the waterfront of the Settlement) and later by opportunistic timber getters using the inlet for access and transportation.

3.2.3 Modified landscape after settlement of the site

The clearing of natural vegetation and planting of pines by the Ellmoos family has had the following effects on the landscape and ecology:

- The *Pinus radiata* (Monterey Pine) self-seeded from the original formal windbreak and ornamental plantings, and established rapidly towards the eastern portion of the Christian's Minde Settlement site.
- The river flats suited the Monterey Pines and they competed successfully with the native eucalypts and banksias. This competition has resulted in mixed stands where both *Eucalyptus botryoides* and *Banksia integrifolia* have grown as tall forest forms, in contrast to their lower, more spreading form in areas where there are no pines.
- The mulching and chemical properties of the carpet of pine needles, usually effective in preventing the growth of native plants and weeds in pine stands, appear to have favoured the spread of *Pittosporum*. This tall native shrub, usually found in gullies in undisturbed areas, has become the primary understorey beneath the pines (both planted and self-seeded), often growing to medium sized trees.
- These vegetation changes have been largely limited to the floodplain, which covers the Settlement site. This is mainly due to the abrupt change in terrain and environmental conditions between the silty sand of the flats and the rising old dunes to the east of the site. An artificial drain established to intercept runoff from the rising land has also contributed to this limitation.

Further clearing occurred after the Ellmoos family ceased to lease the site, notably in 2011 when a large area of regenerated Monterey Pines was cleared by the current lessees after a violent storm felled and damaged many trees.

3.2.4 Cultural plantings

The Ellmoos family substantially altered the land to suit their needs for self-sufficiency in a remote settlement. Extensive tree clearing and planting was undertaken by the family.

Historical photographs provide evidence that pines were planted from about 1910 onwards as formal windbreaks and as ornamental trees. These were all Monterey Pines. Surviving pines that form part of the windbreaks are now over 100 years old and are increasingly failing or dying.

Several other ornamental plantings were added from the 1920s to 1940s including cedar, cypress and palm trees. A single olive tree on the Christian's Minde site dates from this period. However, it is a non-grafted specimen that does not bear fruit, indicating the difficulty of accessing appropriate horticultural supplies in the area.

Several past garden locations have been indicated by long-term residents. Similarly, the extensive drifts of bulbs (Snowflakes [*Leucojum* sp.]) on the foreshores in front of Buildings CM3 and CM4 of Block 14—Christian’s Minde was also reputed to include unusual daffodil species sourced from Europe (refer to Figure 2.26 for an example of this and Figure 3.1 for block and building reference numbers). However, this is disputed by some Ellmoos family members.¹

In the second half of the twentieth century, planting exotic and native plants was widespread on the site. Species planted included maples, jacarandas, camphor laurels, pistachio and *Keteleeria* among the exotics, and eucalypts, turpentine and *Tristania* (sp.) among the natives, the locations of which are outlined in Table 3.1 below.

More recent plantings of citrus trees and garden shrubs now surround the houses and outbuildings.

Since 2015 multiple cultural plantings at the Christian’s Minde Settlement have died, been damaged in storms, or have been removed (refer to Section 3.5 for a summary). This has degraded the landscape setting of the Settlement.

Nonetheless, the surviving cultural plantings constitute a significant part of the Christian’s Minde Settlement, reflecting their use for decorative and practical purposes. A number of individual trees and groups remain as evidence of different phases of cultural planting—they are listed in Table 3.1 below and shown in Figure 3.2.



Figure 3.2 Location of surviving cultural plantings at the Christian's Minde Settlement. (Source: Nearmap with GML overlay)

Table 3.1 Cultural plantings at the Christian's Minde Settlement.

ID and planting	Attributes, cultural heritage value and photographs
CP1 <i>Pinus radiata</i> (Monterey Pine)	A tree 80–100 years old planted behind the complex of Christian's Minde buildings on Block 14. Originally part of a group of three, two of which have died since 2015. These were not planted to act as windbreak trees and appear to be planted as ornamental specimen trees. A <i>Pittosporum</i> is competing with the remaining pine. 
CP2 <i>Pinus radiata</i> group	Formal windbreak group planted at 5–10m spacing along the southern and western boundaries of Ardath (Block 11) and Pamir (Block 12). The trees are 80–100 years old. Since 2015, several trees in this group have died or been removed on the boundaries of Ardath (Block 11) (see tree stumps in images below). Several more in this group appear to have dieback. 

ID and planting	Attributes, cultural heritage value and photographs
CP3 <i>Pinus radiata</i> group	Informal group of pines in the front grounds of Kullindi Homestead (Block 10). There are two individuals more than 100 years old. These are the oldest trees on site. Several older specimens have been removed since 2015, in particular a large <i>Pinus radiata</i> directly to the east of the homestead c2020.
	
CP4 Bulb field	A mixed bulb field on the foreshores between the Christian's Minde buildings and the boathouse site on Block 14. These date from the 1920s to 1940s. According to the current lessees, these daffodils continue to appear despite regular lawn maintenance. They were not visible at the time of GML's inspection in April 2025.
	
	Source: Peter and Pam Ellmoos collection, c2002. Also refer to Figure 2.26.

ID and planting	Attributes, cultural heritage value and photographs
CP5 Mixed <i>Pinus radiata</i> and <i>E. botryoides</i> (Bangalay) stands	These are self-seeded pines and naturally occurring eucalypts growing as tall forest. The pines here are 50–70 years old. They are divided into two key areas: (i) between Block 14—Christian’s Minde and the pine windbreak south of Block 11—Ardath (ii) between Block 12—Pamir and Block 10—Kullindi Homestead. Since 2015 these groups have thinned as several pines have died. Pines in this group appear to have dieback (browning of pine needles), indicating a health issue related to either age or a change in conditions or a combination of factors. Some of these trees are understood to have been aggressively pruned (topping of main trunk) by electrical services contractors in the last several years.
	
CP6 <i>Pinus radiata</i> group	Self-seeded pines on land previously cleared to the southeast of Block 14—Christian’s Minde. These trees have a more spreading form (not being in competition with eucalypt forest). <i>Pittosporum</i> understorey. The trees are 60–80 years old.
	

ID and planting	Attributes, cultural heritage value and photographs
CP7 <i>Cupressus macrocarpa</i> (Monterey Cypress) individual	This tree, behind Building CM1 of Block 14—Christian’s Minde, dates from the 1920s–40s planting phase. The tree is over-mature and has worsened in condition in the past 10 years. 
CP8 <i>Phoenix canariensis</i> (Canary Island Date Palm) group	Group of two palms in Block 14—Christian’s Minde that date from the late twentieth century. One is next to the site of the former boathouse (Building CM7) and another is directly east of the 2016 cottage (Building CM11).  

ID and planting	Attributes, cultural heritage value and photographs
CP9 <i>Olea europaea</i> (Olive) individual	A single non-grafted tree on an extensive buttressed root base, in the vegetable garden area north of Building CM10 on Block 14—Christian’s Minde. Planted in the 1930s. 
CP10 <i>Pistacia chinensis</i> (Chinese Pistachio) individual	Ornamental planting of the late twentieth century to the east of Building CM2 on Block 14—Christian’s Minde. At the time of inspection in April 2025 the tree appeared to be losing foliage. 
CP11 <i>Jacaranda mimosifolia</i> individual	Ornamental planting of the late twentieth century at the southeastern corner of Building CM3 on Block 14—Christian’s Minde. 

ID and planting	Attributes, cultural heritage value and photographs
CP12 <i>Acer platanoides</i> (Norway Maple) group	Late twentieth-century ornamental planting group at the road gate of Block 11—Ardath. A specimen at the northeastern corner of Kullindi Homestead (Building K1) was removed in 2015. 
CP13 <i>Cinnamomum camphora</i> (Camphor Laurel) individual	A late twentieth-century ornamental planting formerly directly west of Building CM5 in Block 14—Christian’s Minde. This tree was removed in c2017.
CP14 <i>Corymbia citriodora</i> (Lemon-scented Gum) individual	Late twentieth-century native ornamental planting at Block 11—Ardath. 

ID and planting	Attributes, cultural heritage value and photographs
CP15 <i>Pinus radiata</i>	Large pine on the public reserve in front of Ardath; a notable tree for current and former residents. This tree was well-remembered by the late Dawn Ward, an Ellmoos descendent who lived at Ardath. 

3.3 Cultural landscape setting

3.3.1 Introduction

A cultural landscape is defined as the combined works of nature and humankind.² The concept emphasises the 'landscape-scale' of history and the connectivity between people, places and heritage items—recognising that the present landscape is the product of these long-term and complex relationships.³

The Christian's Minde Settlement consists of a combination of natural and cultural landscape elements that define the site and reflect its historical development. It is a reflection of the modification of a natural landscape over thousands of years, but particularly over the last 125 years since Jacob Ellmoos and his family settled in the area.

The main components contributing to the Christian's Minde Settlement cultural landscape include the:

- natural setting— Booderee National Park surrounding the site and the location on the Sussex Inlet;
- 'manipulated'/altered landscape patterns—the location on a flat floodplain, modified for domestic occupation and recreational use; and
- introduced built elements and spatial arrangements—the physical features constructed for domestic occupation and recreational use.

These cultural landscape elements are described in Section 3.3.2 below.

Landscape history – Block 13, grazing and cemetery

Block 13 was grazing and agricultural land of 41 acres between Block 14 and the native forest. It was held by Thomas Ellmoos who had grazing rights.

The grazing rights of this land were the last to be terminated in the area when the Jervis Bay Nature Reserve was established in 1971.

Block 13 remains leasehold land owned and managed by the Australian Government and is not leased. It is the location of the historic Ellmoos family cemetery and borders the Booderee National Park.

The cemetery was technically established on its own block, Block 40, as shown on the charting maps (Figure 2.3) and was dedicated on 1 December 1900.⁴ However, it was likely in use earlier.

At least 12 people are buried at the cemetery, including Louise, Wilhelmina, Christian and Maria Ellmoos. There are two headstones: one of which is for Louise Ellmoos and is written in Danish; and another, a commemorative stone, was installed in 1989 by the Ellmoos family.

3.3.2 Cultural landscape elements

Natural setting

Table 3.2 Natural setting—contributory cultural landscape elements of the Christian’s Minde Settlement.

Contributory elements	Description of the elements that contribute to the cultural landscape of the site
National Park forest	The native forest that surrounds the Christian’s Minde Settlement on all sides except the western edge provides a visual boundary to the site and landscape diversity, which contrasts with the open lawn areas and introduced cultural plantings. Some of this native forest is within the Settlement boundary in Block 13, and some of it (to the north and south) is part of Booderee National Park. A number of individual plantings around the site are indigenous species consistent with the natural vegetation communities in the national park. These include <i>Syncarpia glomulifera</i> (Turpentine), <i>Eucalyptus acmenoides</i> (White Stringybark), <i>Eucalyptus (Corymbia) gummiifera</i> (Red Bloodwood), <i>Banksia aemula</i> (Wallum Banksia), <i>Backhousia myrtifolia</i> (Ironwood) and <i>Ficus coronata</i> (Sandpaper Fig). <i>Pittosporum</i> is throughout the Settlement, and more prolific than the other indigenous species, likely a result of altered conditions produced by land clearing, the planting/growth of the pines, and changed fire patterns.

Contributory elements	Description of the elements that contribute to the cultural landscape of the site
	Figure 3.3 The path to the cemetery, within the native forest. Figure 3.4 Large area of native forest surrounding the Settlement.
Sussex Inlet	Sussex Inlet is a waterway approximately 6km long that connects St Georges Basin with the Tasman Sea. The mean high water mark is the division between NSW and the Jervis Bay Territory. The inlet is a popular recreation area for fishing and boating and for approximately 60 years provided the only access to the Christian's Minde guesthouse. The inlet creates a pleasant visual and physical western boundary for Christian's Minde Settlement. The riverbanks have been reinforced with gabions and horizontal timber logs in front of Blocks 12 and 14 to provide protection from wakes caused by watercraft and the waterway itself. Discussions with current lessees indicates the dredging of a channel at Sussex Inlet has reportedly increased the velocity of the waterway, which in turn has increased erosion. Figure 3.5 The view from Sussex Inlet to the Christian's Minde Settlement. Figure 3.6 The view to Sussex Inlet from the Christian's Minde Settlement.

Contributory elements	Description of the elements that contribute to the cultural landscape of the site
Significant views	The Christian's Minde Settlement has some significant views at the site. Views to and within the site are both important and remain similar throughout the seasons because the landscape is dominated by both native and introduced evergreen plant varieties. Main views looking towards the site are: - from Sussex Inlet over the water to the Christian's Minde Settlement—particularly the Christian's Minde guesthouses—which shows the cleared land bounded by windbreak plantings and the complex of different sized vernacular buildings unified by their colour scheme against a forested backdrop; and - from the entry gate on Ellmoos Road, which gives a long view across the land cleared for grazing and agricultural use bounded on either side by windbreaks, and with glimpses of the amenity buildings such as the chimney for the former guesthouse kitchen range. Views within the site are limited by cultural plantings between each block, which limit visual connections between the buildings but allow for privacy among tenants. The main views within the site are: - views out from houses from within each block where the main viewing points are towards the water from western verandahs located on each of the main houses; and - views within the complex of Christian's Minde Settlement buildings, which show the landscape linked by bands of windbreak plantings and architecture unified by a generally consistent colour scheme.



Figure 3.7 View of Christian's Minde from the water.



Figure 3.8 View from the entrance gate from Ellmoos Road across cleared land towards the buildings of Block 14.

Contributory elements	Description of the elements that contribute to the cultural landscape of the site
	 
	Figure 3.9 View from the verandah of CM1 at Christian's Minde towards Sussex Inlet. Figure 3.10 Views between the different blocks of the Settlement are screened by windbreaks and plantings.

Manipulated landscape patterns

Table 3.3 The 'manipulated' or altered landscape patterns—contributory cultural landscape elements of the Christian's Minde Settlement.

Contributory elements	Description of the elements that contribute to the cultural landscape of the site
Entry road	The dirt/gravel entry road through Booderee National Park to the Christian's Minde Settlement was first established c1925 by Jacob Ellmoos and his son Niels to provide car access to the site that had previously only been accessible via water across the Sussex Inlet. Ellmoos Road, as it is called, has been upgraded over time (including some changes to its route during the twentieth century) and extends beyond the boundary of the Settlement. It provides a reminder of the remote nature of the site and the arduous task it would have been to clear the path through the forest. It also serves as the entry point to the site for visitors and tourists.
	 
	Figure 3.11 Part of the entry road into the Settlement. Figure 3.12 The approach to the gate to Block 14—Christian's Minde from the entry road.

Contributory elements	Description of the elements that contribute to the cultural landscape of the site
Drainage channel and cleared lands	The Ellmoos family cleared a substantial amount of land to the east of the guesthouse and other buildings, for animal and crop farming. An extensive drainage channel 2.5m wide and 2m deep was dug by the family following the southern boundary of Block 14 and continuing halfway up the eastern boundary of Block 13 before following the base of the hill behind the Settlement. The channel was created to prevent flooding from the higher ground (where livestock were kept) onto the cleared flat below, which was used for the cultivation of vegetables and crops. The cleared areas and evidence of the drainage channel remains on the site. They serve as reminders of the remote nature of the guesthouse and the pioneering lifestyle of the Ellmoos family.  Figure 3.13 The drainage channel, now overgrown with reeds and marshy vegetation.  Figure 3.14 The drainage channel (left) in relation to the buildings of Block 14 (right), looking west.
Cultural plantings and windbreaks	Each of the cultural plantings at the Settlement is described in Section 3.2.4. As a group they represent a significant aspect of the manipulated landscape of the Christian's Minde Settlement. The plantings indicate earlier shelter planting and show the aesthetic aspirations of past owners. They also served as a timber resource on a working rural holding.
Middens	Past occupation in the area by Aboriginal people is evident in the large shellfish midden mounds located along the banks of Sussex Inlet. A prominent example is located directly in front of Building CM2. Evidence of the large amounts of shells and bone that accumulated here can be seen under some of the buildings, particularly Building CM3. The location of middens is mapped in the IHMP for the site.

Contributory elements	Description of the elements that contribute to the cultural landscape of the site
	 
	Figure 3.15 A midden is in the mound in front of building CM2. Figure 3.16 Evidence of another midden is also located below building CM3.

Introduced built elements and spatial arrangements

Table 3.4 Introduced built elements and spatial arrangements—contributory cultural landscape elements of the Christian’s Minde Settlement. Note that a description of the physical, built elements (buildings and structures) is provided in Section 3.4.

Contributory elements	Description of the elements that contribute to the cultural landscape of the site
Buildings in each block	The location of the original Christian’s Minde guesthouse buildings on Block 14 reflects the appreciation and use of the waterway for travel, leisure activities, fishing and the view across the inlet. The practical amenities and cleared farming land are located behind the main view and essentially out of the view of anyone arriving by boat. The main buildings are all strategically positioned on their blocks to have unimpeded views across Sussex Inlet, with pine trees framing the view. All amenity structures and outbuildings are located to the east of the block, away from the main view. The connection with the waterway and fishing activities is further enhanced by the location of easily accessible jetties in the water. The consistency of the Settlement buildings provides a sense of unity between them, contributing to the cultural landscape. This is because most of the buildings are of: • timber construction with corrugated metal roofs and decorative fascia boards, verandah posts and barge boards; • a similar sympathetic colour scheme of red and white (exceptions to this being the buildings on Block 10—Kullindi, which are painted in green hues); and • predominantly single-storey domestic vernacular style architecture. This gives prominence to Block 14—Christian’s Minde site, which has a two-storey structure built to accommodate the expanding needs of the guesthouse.

Contributory elements	Description of the elements that contribute to the cultural landscape of the site
	Figure 3.17 The western elevation of Buildings CM1, CM2 and CM3. The buildings of the complex are all similar in their colour scheme and use of materials. Figure 3.18 Buildings of Block 14—Christian's Minde as seen from the northeast.
Jetty and boatsheds	The jetties and boatsheds are distinctive elements contributing to the cultural landscape of the site. They are physical features that symbolically and physically typify a recreational lifestyle—an appreciation and use of the water for travel, leisure activities and fishing. The jetties and boatsheds also demonstrate a functional amenity, whereby access by water was once either the only or the easiest mode of transport to the site. The jetties and/or boatsheds on Blocks 10 and 14 are in the same location as the original structures but have been repaired and modified over time. The boathouse on Block 14—Christian's Minde was destroyed in a storm in 2011 and is yet to be rebuilt. Smaller jetties are also located on Block 9 and formerly on the public reserve in front of Block 12, though this one collapsed in c2020. Figure 3.19 The view of Block 14—Christian's Minde from the jetty (CM6). Figure 3.20 The Kullindi Boatshed (K2) and jetty in Block 10—Kullindi.

Contributory elements	Description of the elements that contribute to the cultural landscape of the site	
		
	Figure 3.21 The modern jetty in Block 9—Ellmoos.	Figure 3.22 The remains of the jetty in the public reserve.
Remnant 'rural' elements	The former rural and remote lifestyle of the site is evident by the remnant elements and the historic boundaries defining ownership and animal management. These include remnants of the historic timber split-rail fences and the oven of the original detached kitchen building.	
		
	Figure 3.23 A small section of early split-rail fencing between Block 9 and Block 10.	Figure 3.24 A remnant of the early split-rail fencing in the Crown reserve north of Block 14.

Contributory elements	Description of the elements that contribute to the cultural landscape of the site
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Figure 3.25 The oven of the detached kitchen as it was in the 2000s.
(Source: Peter and Pam Ellmoos collection)



Figure 3.26 The oven is located directly east of building CM2 and is covered in ivy.

Cemetery

The cemetery is located to the east of Block 14, contributing to the cultural landscape. Typical of remote and self-contained pioneer settlements, a family cemetery was established relatively close to the Settlement, but not near the houses and farmlands. The boundary of the rectangular cemetery is defined with metal posts connected by a loose chained fence and the area is cleared of all but three trees.

The cemetery contains two headstones and a memorial sign listing those buried in the site. Piles of stones around the bases of trees are speculatively grave markers.



Figure 3.27 View of the cemetery from the north.



Figure 3.28 The marble sign listing those buried in the cemetery, installed by descendants of the Ellmoos family in 1989.

Contributory elements	Description of the elements that contribute to the cultural landscape of the site
	 
	Figure 3.29 The original headstone for Louise Ellmoos shows a very multicultural approach with rose, thistle and shamrock symbols around the edge and Danish text. Figure 3.30 A more modern remaining headstone. The text can no longer be distinguished.

3.3.3 Summary statement about the cultural landscape

The Christian's Minde Settlement is an important cultural landscape, surrounded by a national park, on a picturesque inlet. The combined contribution of all the site elements (noted above), including the natural landform, the evidence of rural life and Indigenous use of site, the buildings, and their spatial arrangement and cultural plantings contribute to the heritage values of the place.

3.4 Physical description of the built elements

The following physical descriptions of the built elements on Blocks 9–12 and 14 provide an overview of the built elements. A detailed description and assessment of each building can be found in the inventories in Volume 2.

For ease of reference the current buildings have been numbered on each block; refer to the site plan at Figure 3.1 above for the building locations and numbering across the whole site.

3.4.1 Block 9—Ellmoos

History

Block 9 is partially within land that was purchased by Jacob Ellmoos in July 1908 from William Bryce (who never seems to have visited his land). Jacob quickly sold the property to Frederick Sargood in April 1909. In 1929 Sargood transferred the lease to Paul Hoffman who then transferred the lease to his nephew Niels Ellmoos in 1946. In 1952

Niels transferred it back to his father Thomas Ellmoos, and finally in 1973 the lease was passed to Norma Mould, Thomas' daughter.⁵ After Norma Mould's lease, several other lessees had the property; the current leaseholder of Block 9 is an extended family member of Norma Mould.

The house on the site dates from c1930 when Paul Hoffman (married to Maria Ellmoos) took over the lease and is said to have been provided by Sargood.⁶



Figure 3.31 Structures in Block 9. (Source: Nearmap with GML overlay, © Nearmap, all rights reserved)

Building E1—Ellmoos Cottage

The main house on Block 9—Ellmoos, Building E1, is a timber-framed weatherboard cottage. It is painted grey/green with white trims and a red Colorbond roof. The original building, constructed in the early 1930s, consisted of four rooms (living, kitchen and two bedrooms) and a verandah on three sides that was partly enclosed as a bathroom.

A large living room was added to the western side of the house in 1948 and a portion of the south-facing verandah was partly enclosed as a sleep-out in 1967.

Extensive exterior and interior renovations were completed to the building c2012. These renovations include full enclosure of the sleep-out, enclosure of the northern verandah to form a meals area, bathroom and laundry, reconstruction of the existing verandah, a new verandah to the west and several deck areas. The interior has been refurbished to provide a comfortable modern home.

Access to the interior was not possible during inspections in April 2025.

Buildings E2 and E3—Outbuildings

There are two outbuildings. Building E2, used as separate studio accommodation, was originally constructed c1967 as one rectangular room with a verandah on two sides and a low-pitched gable roof. It was refurbished and expanded c2012 to be stripped back to its timber frame and reclad with fibre cement weatherboards, Colorbond roof sheeting and

quad gutters, timber windows and sliding doors. The roof was re-pitched to reflect the roof form of the main house. The interior, lined with plasterboard and simple splayed trims, retains the original cypress pine floorboards. Although this building has been substantially altered, it is sympathetic to the main house in its form and materials.

The second structure, Building E3, is a large garage dating from c1980. It consists of a concrete slab floor, steel frame, fibre cement weatherboards, a corrugated steel roof, sliding steel-framed and clad doors and double-hung timber windows reclaimed from another building, which are missing their glazing.

Other structures include a modern timber jetty built c2013 that sits over the water's edge within the boundary of the block, and disused greenhouses beside the access road.



Figure 3.32 Building E1, a weatherboard cottage built in the early 1930s, viewed from the east.



Figure 3.33 Building E1 from the northwest.



Figure 3.34 Building E2, the c1967 cottage.



Figure 3.35 Building E3, the c1980 garage.



Figure 3.36 The lawn and river frontage.



Figure 3.37 The modern jetty to Sussex Inlet.



Figure 3.38 Building E3 and the back lawn area, showing the poor drainage at the site.



Figure 3.39 A disused greenhouse in an area formerly used for gardening in the northeast of the site, beside the access road.

3.4.2 Block 10—Kullindi

History

Block 10 is partially within the original grant to Jacob Ellmoos and the adjacent land purchased in June 1908 from William Bryce.

Used by Thomas Ellmoos, in 1909 the block was sold to Frederick Sargood who built a large house for weekend and holiday use. It was leased by Sargood around 1915. In the 1915 valuations, it was valued between £1,985 and £3,000.

Later it was left unoccupied for a decade until Thomas Ellmoos took over the lease again. The cottage was extended at least twice, and used as an annexe to the main Christian's Minde guesthouse from 1925 to 1939. In 1939 it was divided into four flats by Niels Ellmoos. During World War II, the flats were rented out to the crews of the flying boats based at St George's Basin. After Thomas Ellmoos died, the property was left to Norma Mould and the lease is currently held by one of her children.⁷

The residence/property has been known by numerous names since it was first built; this has led to some confusion in the historical records. What can be gleaned from consultation and research is that it was known as 'Ellmoos' during its period of occupation by Thomas Ellmoos and then Norma Mould.⁸ While Thomas Sargood occupied the site, it was known locally as 'Sargood's'.⁹ The property was finally and currently named Kullindi in 1986 when it was opened as a restaurant by the Moulds. Kullindi is the local Aboriginal word for Casuarina¹⁰—the native trees that line the river bank. The Department of the Interior Rural Land and Property Register (undated) notes the property was previously known as Sargood's, and that the class of lease for this property is as a 'Guest House'.¹¹



Figure 3.40 Block 10 structures. (Source: Nearmap with GML overlay, © Nearmap, all rights reserved)

Building K1—Kullindi Homestead

Building K1, the main house on Block 10—Kullindi, is the most architecturally distinguished twentieth-century building in the Christian's Minde Settlement. However, the homestead is a complex of building additions and alterations that make the original historical building difficult to distinguish.

The building has been used as a residence, guesthouse, self-contained flats and a restaurant and was adapted to suit its purpose each time. Constructed c1909 in a typical Australian Homestead style, the building is a sprawling single-storey structure with steeply pitched hipped roofs punctuated by chimneys and feature double gables. A lower pitched wraparound verandah is located on all sides.

The building consists of three distinct structures: the original nine-room homestead, a three-room building to the north (northern annexe) and a four-room building to the east (eastern annexe). The latter two buildings have been incorporated into the overall covered area over time via alterations and infill additions to create one large building.

These form an internal courtyard with covered outdoor barbeques installed for use as an outdoor dining area by guests. Liquidambar trees that framed the courtyard have since been removed.

The building, boatshed and associated outbuildings have been painted in a green colour scheme with dark green walls and a lighter green colour to the roof with orange fascia boards. This colour scheme has been changed from the original red and white colour scheme that can be seen on most of the other buildings within the Christian's Minde Settlement.

Building K2—Boatshed

Building K2—the Boatshed, built c1907, is a simple rectangular structure on timber piles that sits over the water and is attached to a wooden jetty. The Boatshed has been renewed in the recent past, with 40 turpentine piles replaced and the floor joists upgraded, and struts added for strength.

The current structure comprises turpentine piles set in the water and timber framing with weatherboard cladding. The cladding is modern timber weatherboards. The roof is green Colorbond to match the house with Colorbond quad profile gutters that discharge via short spitters. On the eastern elevation there is a planked timber door and framed window opening, which has a fixed timber panel. Hinged steel doors face the water on the western elevation. There is overhead power running from the house. The Boatshed has a treated pine deck on three sides.

Outbuildings

There is an extensive collection of outbuildings and structures to the south of the main building, including a laundry shed, animal pens and carports. These date from more recent years and include treated pine framing, corrugated Colorbond roofing and weatherboard cladding.



Figure 3.41 Kullindi (Building K1) showing the feature double gables.



Figure 3.42 The southern elevation of Kullindi (Building K1).



Figure 3.43 The eastern annexe of Kullindi (Building K1).



Figure 3.44 The outdoor dining area and courtyard on Kullindi's (Building K1) eastern elevation.



Figure 3.45 The internal courtyard of Kullindi (Building K1), showing the rear of the original homestead building.



Figure 3.46 The western verandah of Kullindi (Building K1).



Figure 3.47 The interior of Kullindi (Building K1) in the original homestead, where the restaurant is located.



Figure 3.48 Self-contained guest accommodation in the eastern annexe of Kullindi (Building K1).



Figure 3.49 View from the original homestead verandah of Kullindi (Building K1) to the Boatshed (Building K2).



Figure 3.50 The Kullindi Boatshed (Building K2).



Figure 3.51 A laundry block, one of the outbuildings on the southern boundary of Block 10.



Figure 3.52 More outbuildings nearby Kullindi (Building K1).



Figure 3.53 The entrance to Block 10—Kullindi from the road.



Figure 3.54 The mature pines in the northwest of Block 10.

3.4.3 Block 11—Ardath

History

Block 11, measuring 0.4ha (1 acre), was leased in 1927 to George Junk (married to the youngest Ellmoos daughter, Anna) and then to his daughter and son-in-law, Dawn and Ken Ward. The residence, Ardath, dates from c1927 and has extensive alterations and additions from the 1970s and 1980s. The residence may have been moved from Block 14 soon after it was completed as part of the re-use of building materials commonly seen on the site.¹² It is currently leased as a private residence.

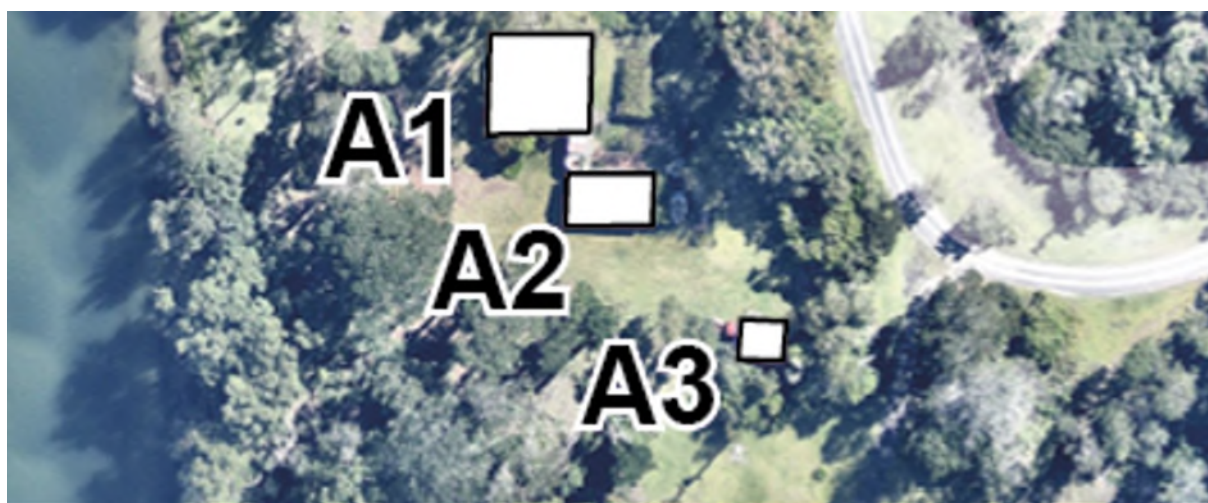


Figure 3.55 Block 11 structures. (Source: Nearmap with GML overlay, © Nearmap, all rights reserved)

Building A1—Ardath Cottage

Building A1 on Block 11—Ardath is a timber-framed weatherboard cottage. It has characteristics of a simple Californian Bungalow style building, with a wraparound verandah. It is believed that the building was built c1927 and immediately relocated to this block from a location farther east in the Settlement, now overgrown, when it was completed. The timber building is painted dark red with white trims. Internally the rooms include an open plan living/dining room (formerly two separate rooms and a central hallway), three bedrooms (one with a walk-in robe and ensuite), another bathroom, a kitchen, meals area, and laundry.

Buildings A2 and A3—Outbuildings

There are two outbuildings. The first, Building A2, is a large double garage dating from the c1980s consisting of a concrete slab floor, steel framing, metal deck cladding and a corrugated Colorbond roof.

The second structure, Building A3, known anecdotally as 'Pop's Shed', appears to date from the early twentieth century.

It is a shed consisting of a dirt floor with a bush pole support structure, sawn Oregon secondary framing, early corrugated galvanised iron cladding and roof sheeting marked 'Lysaght'. Internal fittings include timber shelving and a bench that still shows marks of a century of hammer blows. The old timber panelled door on the northern elevation is likely to have been re-used from elsewhere. Modern fabric includes galvanised steel mesh to gates on the eastern elevation and in the side window opening next to the timber door on the northern elevation.

The remnants of a small jetty are located in the water on the public reserve land in front of Block 12.



Figure 3.56 The entry to Block 11—Ardath.



Figure 3.57 The western elevation of Ardath Cottage (Building A1).



Figure 3.58 The northern elevation of Ardath Cottage (Building A1).



Figure 3.59 The rear garden of Ardath (Building A1).



Figure 3.60 The interior of Ardath (Building A1), looking west.



Figure 3.61 Building A2, the c1980s double garage.



Figure 3.62 Pop's Shed (Building A3).



Figure 3.63 The interior of Pop's Shed (Building A3), showing the bush pole framing and simplistic construction.



Figure 3.64 The 1910 pine windbreak on Block 11's boundary with the reserve.



Figure 3.65 The pine windbreak on the boundary between Block 11 and the right of way/Christian's Minde (Block 14).

3.4.4 Block 12—Pamir

History

Portion 12, measuring 0.4ha (1 acre), was leased by Charles Felsted in 1935 who constructed the cottage Pamir. There was no Ellmoos family connection, but it is believed that Felsted was a guesthouse employee.¹³

In 1947 it was leased as a retirement cottage. The lease was transferred to a Mr EE Small and then changed to include Ms IM Granger, on their marriage.¹⁴ Pamir underwent extensive repairs and maintenance in c1992/93 for use as a park ranger station.¹⁵

Block 12, Pamir—the land and buildings—is currently owned and managed by the department and is vacant.



Figure 3.66 Block 12 structures. (Source: Nearmap with GML overlay, © Nearmap, all rights reserved)

Building P1—Pamir Cottage

Building P1—Pamir Cottage has, like Ardath, characteristics of a simple Californian Bungalow style cottage. Built in 1935, it has a timber-framed weatherboard structure and an offset double fronted cottage plan with front and rear verandahs. Typical of the Californian Bungalow style, the roof presents a double gable to the frontage with a single centre ridge line running front to back. The skillion roof over the original back verandah has been extended to the north and east over the new spaces. The weatherboard has been painted cream with pink/red trims. The original building consisted of four rooms: a living room, two bedrooms, a kitchen and a bathroom, plus an open back verandah (on the eastern elevation). Alterations and additions in the c1980s involved the enclosure of the rear verandah, an addition to the northern elevation containing a toilet and laundry, and a new open verandah to the eastern elevation.

Extensive work was undertaken c2017 to remove asbestos sheeting in the building, which included wall, floor and ceiling linings and claddings, eaves and gable ends internally and externally. The house has recently been further updated internally in anticipation of new tenants, and it has a modern kitchen and bathroom.

Building P2—Outbuildings

There are several outbuildings on Block 12; they are referenced collectively as Building P2. The most significant of these is the original detached laundry. This is a small building approximately 2.5m by 3.0m consisting of a concrete slab floor, fibre cement cladding on a timber frame, a painted timber window and boarded door and a painted corrugated steel roof. The original brick chimney flue is intact. The whole structure is currently covered in ivy and difficult to distinguish or access.

Other structures include a fernery consisting of a concrete slab floor and a wire-over-steel frame, two Colorbond clad sheds and an open carport.



Figure 3.67 Pamir Cottage (Building P1), viewed from the west.



Figure 3.68 The eastern elevation of Pamir Cottage (Building P1), which fronts to the road.



Figure 3.69 Pamir Cottage (Building P1).



Figure 3.70 Typical interior of Pamir Cottage (Building P1). The brick fireplace behind the couch is one of the remaining original features of the cottage.



Figure 3.71 The enclosed verandah on the eastern elevation of Pamir Cottage (Building P1).



Figure 3.72 The outbuildings of Pamir (collectively referred to as Building P2).

3.4.5 Block 14—Christian’s Minde

Block 14—Christian’s Minde is the focal point of the Christian’s Minde Settlement. Its location—directly across the water from Sussex Inlet and within the large cleared grassed area that surrounds the structures—along with the large number of buildings, the prominence of the only two-storey building on the site within the block, and the coherence of the red and white colour scheme on all the buildings contribute to the sense of dominance within the landscape. An overview description of the buildings is provided below.

History

Portion 14, measuring 4ha (10 acres), is the site of the original Christian’s Minde guesthouse, and the name remains.

This block, in its present form, was originally leased to Thomas Ellmoos in 1923 and transferred to Niels Ellmoos in 1942. The block remains leased. In 1915, the property was valued at between £3,500 and £4,465 and several buildings were noted, including an octagonal dining room and 196 acres of grazing.¹⁶

The block has had a progression of buildings erected and replaced, from the earliest bark hut onwards. Several of the late-nineteenth and early twentieth-century buildings have been replaced. In some cases original material was incorporated into newer structures.

There are five buildings and several structures and remnant foundations on the block, including:

- CM1, a c1896/1897 single-storey guesthouse, with c1920 and 1970 additions.
- CM2, a 1950s semi-open dining building, which has been enclosed and converted to cottage accommodation since 2011.
- CM3, a double-storey guesthouse dating from c1926 with c1942 additions.

- CM4, a 2016 cottage building directly south of the two-storey guesthouse, which replaced an earlier 1970s cottage that was demolished in 2015. This cottage itself replaced an earlier structure, likely pens or a vegetable garden (visible on Figure 2.27).
- CM5, a single-storey staff cottage dating from the 1920s. It has additions from the 1960s and was reclad internally and externally in c2016. The c1880s octagonal roofed and hessian sided dining room (Figure 2.9) is no longer extant.
- CM6, the jetty, which has recently been repaired.
- CM8, an outbuilding from the c1920s, which was the old powerhouse/pumphouse for the site.
- CM9, the garage/shed, a substantial timber structure that dates from at least 1965, but likely earlier. The garage retains names of former flats' residents painted on the beams of the eastern elevation.
- CM10, the firefighting shed from c2015, which is part of an easement on the site.
- CM11, a cottage built in 2016, replacing an earlier 1970s cottage that was demolished in 2015.

More detail is provided on the buildings and structures below.

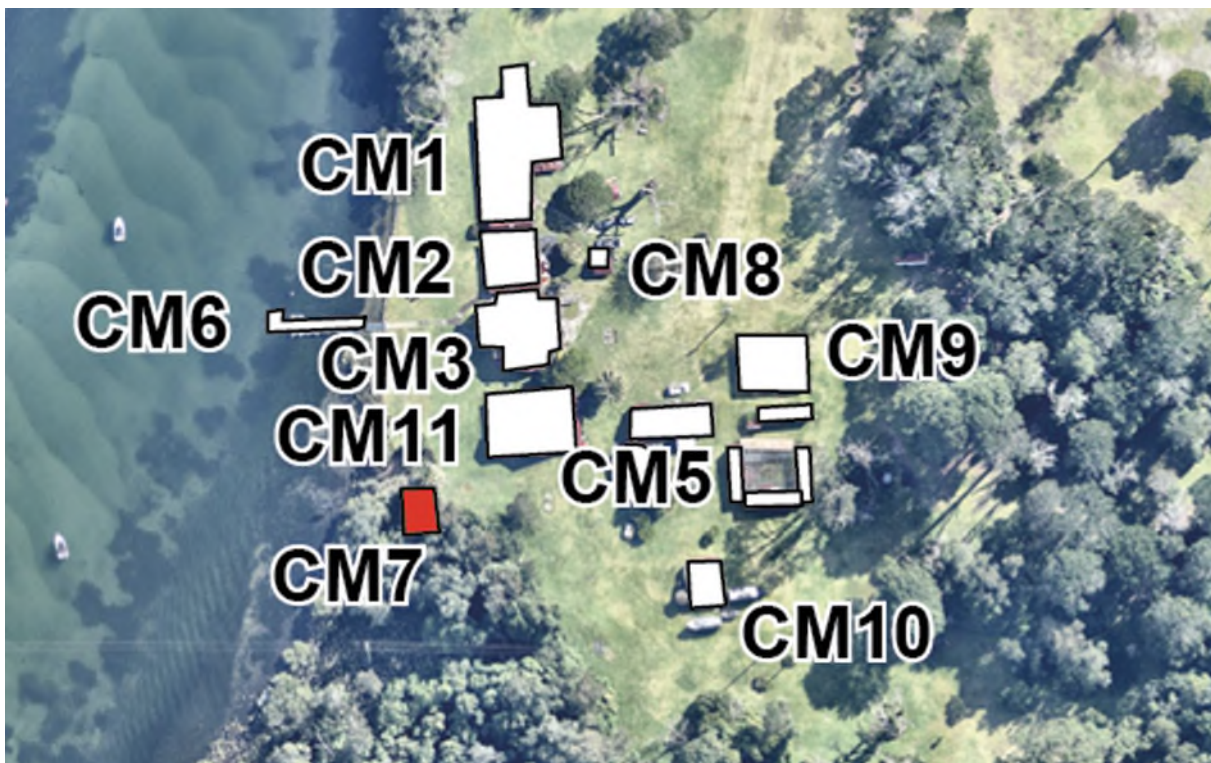


Figure 3.73 Block 14 structures, with ruins (boathouse) marked in red (Source: Nearmap with GML overlay, © Nearmap, all rights reserved)

Building CM1

Building CM1 was built c1896/1897 and is the oldest remaining structure on the site. It is sometimes known as the Long House. It is a single-storey building in an Australian Homestead style with a strong horizontal emphasis characterised by a pitched roof and wraparound skillion verandahs. It has an attractive architectural character and is painted in the typical red and white colour scheme of the Settlement. The building was extended in the 1920s, by the relocation of the former Sussex Inlet Post Office, which was reportedly floated across the inlet and attached to the guesthouse. In c1970 a cardroom, reportedly known as the Pontey Room, was added to the northern elevation.

Previously operating as a guesthouse, the building comprises two parts. The southern section is the earlier of the two and consists of nine rooms under the main roofline with verandahs along the eastern and western elevations. The main roof has a single ridgeline that runs parallel to the building length. A transverse gable is located at the southern end.

The northern section of the building—the original Sussex Inlet Post Office, utilised as expanded guest accommodation—has a wraparound verandah that connects seamlessly to the southern section. This section has a Dutch gable roof and main ridgeline at right angles to and slightly higher than the southern ridge.

The guesthouse rooms are of varying sizes and each opens off the perimeter verandah. Later shower, toilet and laundry facilities were provided in extra skillion-roofed structures, located to the east of the building but attached to the verandah. A new cardroom addition was erected at the northern end of the building in the 1970s with a simple pitched gable roof. This was reportedly known as the Pontey Room after the Pontey family who were frequent guests of Christian's Minde.¹⁷

Access to the games/Pontey Room and some internal rooms is currently restricted due to safety concerns.



Figure 3.74 Building CM1. The original part of the building is to the right of the image, with the former Sussex Inlet Post Office to the left.



Figure 3.75 The rear (eastern) elevation of Building CM1.



Figure 3.76 Building CM1, with the games/Pontey room on the left of the image.



Figure 3.77 The rear verandah of Building CM1, showing the external toilets joined to the building.



Figure 3.78 Typical interior of Building CM1.



Figure 3.79 An upgraded room within Building CM1.

Building CM2

Building CM2 is a square structure with a pyramid-shaped roof. It has a timber frame supported on new brick piers (formerly timber stumps) that is clad in fibre cement sheet with timber battens. The plan consists of a kitchen entry area, a living room, three bedrooms and a bathroom and laundry. A covered verandah is located on the southwestern corner. Like the other buildings of Block 14—Christian’s Minde, the building is painted in the typical red and white colour scheme.

Building CM2 was originally constructed as a semi-open dining pavilion for the Christian’s Minde guests with a detached kitchen to the east. It replaced an earlier building of similar purpose in this location. The building was enclosed by the 1971 renovation and it has been refurbished as accommodation in the past 15 years by partitioning it into four rooms and fully enclosing it. The building has been refurbished by the previous lessees to a good standard and is let out as self-contained holiday accommodation.

Nearby CM2, remains of the original guesthouse kitchen exist as a free-standing item, and include a cast-iron kitchen cooker range set within a large masonry chimney set around the range. It may have been connected to a gas generator for a cool room.



Figure 3.80 Building CM2, showing the height of the midden in front of the building.



Figure 3.81 The rear (eastern) elevation of Building CM2.



Figure 3.82 Building CM2 in the context of the other buildings.



Figure 3.83 The refurbished interior of Building CM2.

Building CM3

As the only two-storey building in the Settlement, Building CM3 is the largest and most prominent within the Christian's Minde group. It was constructed c1926 as guest accommodation, with c1942 additions. It replaced the original Christian's Minde guesthouse, which was a smaller single-storey building in roughly the same location that had been partly demolished, expanded and altered over time to accommodate the growing guest numbers to the site.

The building is a two-storey timber frame structure, almost square in plan with weatherboard cladding, timber doors and windows and a corrugated steel pitched gabled roof. It has two-storey verandahs at the front (western elevation) and rear (eastern elevation). When in use as a guesthouse, the building consisted of a series of guest rooms, each with access to a verandah.

There was a large communal living room on the ground floor and a small communal bathroom on each level accessed off the rear verandah. In c1942 a single-storey addition was made to the southern side, providing two additional guest rooms and a bathroom.

The building is unoccupied and in a state of disrepair. A condition report prepared in November 2024 identified that Building CM3 had significant condition issues associated with water ingress, decay and failing structural members.¹⁸ The current lessees have initiated repairs, including attempts to shore up the structure and remove decayed fabric, but the building remains in poor condition. Notably, verandah floorboards have been lifted to access the subfloor space for recent raising of the building onto steel beams for structural supports, a laundry extension has been removed at the southeastern corner of the building, and a section of verandah roofing has been lost on the southwestern corner in recent storms. Access is currently restricted to the building due to safety concerns.



Figure 3.84 The front (western) elevation of Building CM3. Verandah with missing roof sheeting is visible on the upper floor at the right-hand corner.



Figure 3.85 The rear (eastern) elevation of Building CM3.



Figure 3.86 Detail of the steel members inserted to shore up the structure of Building CM3.



Figure 3.87 Building CM3 on the eastern (rear) elevation showing the decayed and removed fabric from the verandah and single-storey addition. The partially exposed weatherboard around the leftmost window is the location of a removed laundry annexe.



Figure 3.88 The front verandah of Building CM3.

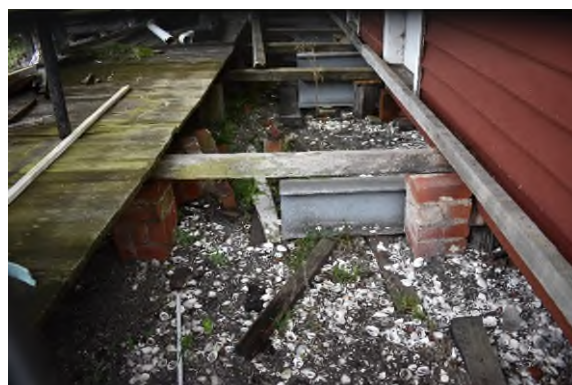


Figure 3.89 The steel members inserted below the front verandah of Building CM3, which required the removal of the floorboards. Note the extensive number of shells of the Aboriginal midden at the site.

Building CM4

The building labelled CM4 in the 2015 HMP was demolished in 2015.

Building CM5

The Staff Quarters were initially built in the 1930s and an addition was constructed on the eastern elevation in the 1960s. The construction of the building utilised a variety of reclaimed materials, making the exact date of erection difficult to determine. The building was used for Christian's Minde staff accommodation, later converted into flats and then used as a private residence for the then-owners. Most recently it was used for office accommodation. It is currently unoccupied.

The building is a simple rectangular structure approximately 13m by 6m with a pitched gable roof and skillion verandah on the northern elevation. The original building appears to have consisted of four rooms, each with a door and window on the northern elevation facing onto the verandah and a window on the southern elevation. The eastern end of the verandah is enclosed to form a small bathroom. The addition to the east has a low pitched skillion roof falling to the south. This is connected to the original easternmost room via a doorway. At an unknown point in time the two original rooms to the east were opened up to form one large living space.

In around 2016, internal and external renovations were undertaken, including raising the building, removing external fibrous asbestos sheeting, and recladding most of the interior and exterior in corrugated metal. Some features from the earlier phase have been retained including exposing timber wall frames and retaining a door on the northern side beneath the cladding.

A large water tank has been installed off the southwestern corner of Building CM5 in around 2017/2018.



Figure 3.90 The northern elevation of Building CM5—the Staff Quarters.



Figure 3.91 The southern elevation of Building CM5.



Figure 3.92 The water tank installed southwest of Building CM5.



Figure 3.93 New structural footings of Building CM5, using jacks on concrete sleepers.

Building CM6

The current jetty (Building CM6) on Block 14 is not the original structure but has been constructed in the same location as the 1890 original. The L-shaped jetty sits over the waters of Sussex Inlet and is constructed from timber piles with a new coated steel deck that was installed by the current lessees in 2020.

On land, a concrete path extends from the jetty over the grassed area in front of the two-storey Building CM3.



Figure 3.94 The jetty—structure CM6.



Figure 3.95 View from the jetty (structure CM6) back to Christian's Minde.

Building CM7

The original boathouse (Building CM7) on Block 14—a remnant indication of the fishing culture and activities so popular at the Christian's Minde Settlement—was destroyed in a severe storm in 2011 that also destroyed many pines and native forest trees to the east of Block 14. The timber base and supports of the boathouse still remain.

The previous lessees managed to salvage much of the remaining material with the intention of resurrecting the structure, though this is yet to occur.



Figure 3.96 The location of the former boathouse—structure CM7.



Figure 3.97 The remaining timber stumps of the boathouse—structure CM7.

Building CM8

This structure is understood to be the pumphouse and is located several metres to the east of Building CM2. It appears to date from the 1920s. It is square in form and approximately 3m by 3m with a pitched gable roof. It has a timber frame with floor bearers resting on the ground but it appears sound. The floor has original 100mm by 25mm hardwood boards that are highly weathered at the doorway.

The exterior cladding is painted corrugated galvanised steel sheet on the four main walls with fibre cement sheet and timber battens to each gable. Each wall has a galvanised mesh wall vent. The roof is painted corrugated galvanised steel sheet with rolled ridge and barge capping. There are no gutters.

There is a window opening on the eastern elevation with steel mesh infill. The single door on the western elevation is timber planked, ledged and braced and is showing signs of wear. The site's main electrical board is installed on the outside of the building.

Access to the interior was not possible during the site inspection.



Figure 3.98 The western elevation of Building CM8, the site's pumphouse.



Figure 3.99 The eastern elevation of Building CM8.

Building CM9

Building CM9, the large garage and shed structure, is a substantial building located to the east of Building CM3. An open garage is listed in the 1952 inventory of the site as being 30' by 30' with an iron roof and in good condition.¹⁹ The current structure appears to be consistent with this, though demonstrates various alterations and additions over the years. Names of former residents from when Christian's Minde was used as flats remain painted on beams on the eastern elevation.

The building has a dirt floor, steel and timber framing, and corrugated steel cladding and roof sheeting. Its form, materials and colour are sympathetic to the character of the historical buildings on the site.



Figure 3.100 The 1950s garage and shed (Building CM9).



Figure 3.101 The open eastern elevation of the garage and shed, Building CM9.



Figure 3.102 Painted names of former Christian's Minde residents from when it was flat accommodation on beams on the eastern elevation.

Building CM10

Building CM10, a firefighting garage, is located to the southeast of Building CM4 and purposefully set back at a distance from the main complex of buildings. It is a kit-form structure in the 'American Barn' style, with a taller gabled central section and a lower skillion roofed wing on each side. It is constructed of a concrete slab floor, steel framing, Colorbond steel deck cladding and corrugated Colorbond roof sheeting. Its form, materials and colour scheme are sympathetic to the character of the historical buildings on the site.

Building CM10 is approximately 20–25 years old and is constructed on an easement for a fire depot.



Figure 3.103 The fire depot, Building CM10.



Figure 3.104 The rear of the fire depot shed, Building CM10.

Building CM11

Building CM11, a cottage built in 2016, is located directly south of the two-storey guest house (CM3). It is built on an area that once contained an earlier 1970s cottage (marked as CM4 in the 2015 HMP and demolished in 2015) and, before that, an earlier structure that was likely an animal pen or vegetable garden.

The building is a single-storey weatherboard cottage with a rectangular floor plan, low-pitched roof clad in Colorbond, and two skillion verandahs. It has timber flooring over joists and galvanised piers. Like the rest of the buildings, it has a red and white paint scheme. Although a modern building and larger than previous structures, the form, materials and colour scheme are sympathetic to the character of the historical buildings on the site.



Figure 3.105 The rear (eastern) elevation of the 2016 cottage, Building CM11.



Figure 3.106 The front (western) elevation of Building CM11.

Ad hoc structures

Several shipping containers on site are located to the eastern side of the block and form ad hoc structures or storage areas. They have no historical association with the site.

To the south of Building CM9 are several shipping containers (CM9a) that have been used to create a temporary square structure with a mesh covered courtyard. This was previously used for bird breeding and storage but is now unused.



Figure 3.107 Shipping containers adjacent to Building CM9, formerly used for bird breeding.



Figure 3.108 Other shipping containers on the site used for storage.

3.5 Site changes since 2015

The following key changes have occurred at the Christian's Minde Settlement since the preparation of the 2015 HMP, and the associated May 2014 site visit by GML:

- A small house dating to the 1960s, and marked as CM4 on the 2015 HMP, was demolished (December 2015).
- A new cottage (CM11) was constructed to the south of CM3 (2016), following preparation of a heritage impact assessment and approval from the department.
- A group of shipping containers (CM9a) was installed south of CM9, to create covered space for bird breeding and storage (c2017).
- A large water tank was installed southwest of CM5 (circa late 2017/early 2018).
- Some remediation work was undertaken to CM3, including:
 - installation of a steel chassis beneath the building to shore up the structure's foundation, including raising of verandah floorboards for access; and
 - removal of a laundry extension on the rear southeastern corner of the building.
- Removal of asbestos containing materials in:
 - P1—Pamir, including external cladding and internal linings throughout the building's roof, verandahs, laundry, toilet and kitchen (May to June 2017).
 - CM9, to remove internal and external walls and flat sheet offcuts (November 2024).

- The jetty, CM6, was repaired and a coated steel deck installed (2020).
- The jetty in the public reserve collapsed (c2020).
- Maintenance of the main access/entry road has occurred.
- Loss of trees and plantings through clearing, storms, or tree death (numbering of removed trees is as per 2015 HMP):
 - Two pines from the CP1 group behind the longhouse (CM1) in Block 14 have died (c2021).
 - Multiple pines from CP2 near Ardath (A1) either fell in a storm, died or were cut down for safety (c2020).
 - A pine from the CP3 group between Kullindi Homestead (K1) and the water was removed, due to safety concerns and following arborist advice (2020).
 - Four pines from the CP5 group, approximately 30m southeast of Kullindi (K1), fell in a storm (2020).
 - Trees from the CP5 group in Block 14 have fallen and/or are understood to have been aggressively pruned by utilities contractors (c2021/2022).
 - A Norway Maple from the CP12 group beside Kullindi (K1) was removed (date unknown).
 - A Camphor Laurel, CMP13, beside the Staff Quarters (CM4) was removed (c2017).
 - Liquidambar around the courtyard of Kullindi (K1) were removed (2020).



Figure 3.109 Christian's Minde Settlement, August 2014. (Source: Nearmap, © Nearmap, all rights reserved)



Figure 3.110 Christian's Minde Settlement, April 2025. (Source: Nearmap, © Nearmap, all rights reserved)

3.6 Historical archaeology

There is high potential for the existence of post-settlement historical archaeology within the Christian's Minde Settlement, particularly on Block 14—Christian's Minde. Historical site plans and photographs suggest the original guesthouse accommodation consisted of a continually evolving development of buildings and outbuildings that no longer exist on the site or have been replaced with other buildings. In some cases the exact location, form and date of these buildings have not been well-documented and are unknown. Consultation with lessees indicated Building A1—Ardath's original location and foundations are close to the east of the Block 14—Christian's Minde buildings in the forested area, though these were not able to be accessed due to heavy vegetation. Changes to the form and location of buildings on the site can even be seen from the 1970s onwards, as is evident in Figure 2.27.

Living on an isolated settlement, the Ellmoos family and workers would have had to provide much of their own produce and food to support themselves and the guests.

The location of the former vegetable gardens, a fowl run and division of the cleared lands for livestock and crops is only vaguely known. They are likely to have been located on the cleared land to the east and south of the buildings on Block 14.

Previous plans also document extensive fencing throughout Block 14—Christian’s Minde that no longer remains. The division of the block for domestic and farming purposes is no longer evident in the current open plan layout of the site and some indication of these former divisions would assist in understanding how the site ran as a working business and rural holding.

Other recreational elements provided as a part of the holiday experience of the site that no longer remain include a tennis court, bath houses and purpose-built swimming pools on the water’s edge.

Mention of former technologies such as a safe for cold foods is anecdotally made by past family members and residents of the site but the location and form of these are unknown.²⁰ Evidence of these technologies and innovations would help to understand how the Settlement and guesthouse was run on a daily basis.

There is also a high probability of domestic waste areas or ‘dumps’ within the Settlement, as prior to government garbage collection, pits would be dug to dispose of rubbish, with the rubbish either being burnt or buried. These pits were generally within close walking distance from homesteads. These dumps are often key resources in piecing together the history of a place.

3.7 Indigenous archaeology

In June 2015 the *Jervis Bay Territory, Indigenous Heritage Management Plan* (IHMP) was prepared by Environmental Resources Management Australia for the Department of Infrastructure and Regional Development.²¹ The IHMP was prepared to assist the department with the management of the Indigenous cultural heritage values in the Crown land in Jervis Bay Territory it administered.

This report identified there is a cultural heritage site in Block 14—Christian’s Minde Settlement. This is the shell midden on the foreshore and beneath buildings CM1, CM2, CM3 and CM4.

Refer to the IHMP report for the identification of this site and the Indigenous heritage values of Christian’s Minde and Jervis Bay Territory.

3.8 Movable cultural heritage

Movable heritage items at the Christian's Minde Settlement have not been specifically inventoried as part of this HMP. Observations made in 2015 of the interior of Building CM3 on Block 14 indicate that several items at the site could be of significance, particularly for their association with the use of the site as tourist accommodation. This includes some of the furniture and fittings that were within the building at the time. The provenance of these items is unknown. They were also not sighted during the 2025 inspection, as access to the interior of CM3 was not possible. The interiors of other buildings, such as Kullindi, may also contain historical items of significance to the site—many historical items on site are expected to be private property. An audit of movable heritage should be conducted in the future to identify the movable cultural heritage of the site.

3.9 Endnotes

- ¹ Pers comms, Laila Ellmoos, April 2025.
- ² Definition of Cultural Landscapes designated in Article 1 of the UNESCO Operational Guidelines for the Implementation of the World Heritage Convention. Furthermore the definition states that cultural landscapes are illustrative of the evolution of human society and settlement over time, under the influence of the physical constraints and/or opportunities presented by their natural environment and of successive social, economic and cultural forces, both external and internal.
- ³ Department of Environment, Climate Change & Water, 2011, Cultural Landscapes (NSW), A Practical Guide for Park Management, p.4.
- ⁴ 1900 'Government Gazette Notices', New South Wales Government Gazette (Sydney, NSW : 1832 - 1900), 1 December, p. 9393, viewed 8 May 2025 <<http://nla.gov.au/nla.news-article222826485>>.
- ⁵ Philip Cox, Richardson, Taylor and Partners, Christian's Minde Draft Conservation Plan, report prepared for the Office of ACT Administration, November 1988, Section 2.6; and ACT Department of the Interior Rural Land and Property Register, viewed May 2014 <http://www.archives.act.gov.au/__data/assets/pdf_file/0009/557289/Jervis_Bay_B9_2012-03846.pdf>.
- ⁶ Philip Cox, Richardson, Taylor and Partners, Christian's Minde Draft Conservation Plan, report prepared for the Office of ACT Administration, November 1988, Section 2.6. Ellmoos is also referenced as the original building belonging to Sargood in the family genealogy site <<http://www.geni.com/people/Christian-Ellmoos/6000000013088776739>> and the Sussex Inlet historical sites <<http://www.sussexinlet.info/historical.html>>
- ⁷ Philip Cox, Richardson, Taylor and Partners, Christian's Minde Draft Conservation Plan, report prepared for the Office of ACT Administration, November 1988, Section 2.6.
- ⁸ Jessie Ellmoos interviewed by Greg Murphy, 1979 NLA ORAL TRC 651 <<http://nla.gov.au/nla.party-518209>>.
- ⁹ A Story of Sussex Inlet 1880–1988, Bicentenary Edition, no publisher, no page number.
- ¹⁰ Pers Comms Tony Mould via email 26 May 2014.

- ¹¹ ACT Department of the Interior Rural Land and Property Register, viewed May 2014
<http://www.archives.act.gov.au/__data/assets/pdf_file/0010/557290/Jervis_Bay_B10_2012-03846.pdf>.
- ¹² *ibid*, Sections 2.5 and 4.2; and Rural Land and Property Register, viewed May 2014
<http://www.archives.act.gov.au/__data/assets/pdf_file/0011/557291/Jervis_Bay_B11_2012-03846.pdf>.
- ¹³ ACT Archives, Recreation and Tourism Branch, Heritage Committee, Jervis Bay sites and Buildings notes, File 80/2335.
- ¹⁴ ACT Department of the Interior Rural Land and Property Register, viewed May 2014
<http://www.archives.act.gov.au/__data/assets/pdf_file/0003/557292/Jervis_Bay_B12_2012-03846.pdf>.
- ¹⁵ Australian Nature Conservation Agency. *Annual report* Canberra, A.C.T: Australian Govt. Pub. Service, 1993. Web. 7 May 2025 <<http://nla.gov.au/nla.obj-1665793847>>.
- ¹⁶ NAA, A192, FCL1916/895 and NAA A359 J15.
- ¹⁷ Pers comms, Laila Ellmoos. April 2025.
- ¹⁸ ACOR Consultants 2024, *Block 14, 1 Ellmoos Road, Jervis Bay Territory (Christian's Minde) Building Condition Audits*, prepared for the Department of Infrastructure, Transport, Regional Development, Communications and the Arts
- ¹⁹ Philip Cox, Richardson, Taylor and Partners, Christian's Minde Draft Conservation Plan, report prepared for the Office of ACT Administration, November 1988, Section 2.6 (f).
- ²⁰ Jessie Ellmoos interviewed by Greg Murphy, NLA, <http://nla.gov.au/nla.party-518209>.
- ²¹ Environmental Resources Management 2015, *Jervis Bay Territory, Indigenous Heritage Management Plan*, report prepared for the Department of Infrastructure and Regional Development, p24.

Heritage significance

4 Heritage significance

4.1 Introduction

The Christian's Minde Settlement is recognised for its heritage significance by its inclusion in the CHL, and is within the Jervis Bay Territory Commonwealth Heritage place.

This section presents the existing Commonwealth Heritage values for Christian's Minde Settlement, alongside an updated historic heritage assessment of the place against the Commonwealth Heritage criteria. Only historic heritage values are addressed in this HMP.

The complete heritage citations for the Christian's Minde Settlement and Jervis Bay Territory Commonwealth Heritage places are at Appendix A—Commonwealth Heritage citations.

4.1.1 What are heritage values?

Heritage values are the aspects of cultural or natural significance of a place.

The EPBC Act defines heritage value as including 'the place's natural and cultural environment having aesthetic, historic, scientific or social significance, or other significance, for current and future generations of Australians'.¹ Cultural heritage value includes First Nations cultural significance. This definition informs the Commonwealth Heritage criteria, which assist in identifying Commonwealth Heritage value. The Burra Charter and the associated Guidelines for Assessment of Cultural Significance also provide guidance for assessing cultural heritage significance.

Assessments of heritage value against criteria identify whether a place has heritage significance, establish what the heritage values are, and why the place (or an element of a place) is considered important and valuable to the associated community or communities. Heritage values are embodied in attributes, such as the location, function, form and fabric of a place. Intangible attributes may also be significant, including use, access, traditions, cultural practices, knowledge and the sensory and experiential responses that the place evokes. All attributes need to be considered when assessing a place.

The clear presentation of heritage values provides the department with a comprehensive understanding of the place's heritage significance, which can in turn form the basis for identifying constraints and opportunities relating to the significance (Section 5) and preparing and implementing conservation policies (Section 6).

4.2 Comparative analysis summary

The comparison of the Christian's Minde Settlement to other guesthouses and accommodation properties provides an understanding of the representative nature of the site in a broader context, and helps determine its level of significance.

A full comparative analysis of the Christian's Minde Settlement against other early coastal guesthouses in NSW and Victoria is provided at Appendix C—Comparative analysis for the Christian's Minde Settlement. Other guesthouses at popular holiday destinations dating from the late nineteenth and early twentieth centuries, and repurposed accommodation located in national parks, were selected for comparison.

Overall, the Christian's Minde Settlement is a good example of a settlement providing purpose-built accommodation, which has maintained its continuous function of providing lodging to visitors to the area since the establishment of its first guesthouse in 1896. Various types of accommodation throughout NSW and Victoria reflect the architectural styles at the time of construction, around the turn of the twentieth century. The Australian vernacular architecture of some of the buildings is highly evident, whereas others are influenced by international designs and the culture and heritage of the owners/builders. The original intent of the buildings is also revealed in the design, whether they were converted from early rural homesteads or were purpose-built structures.

The Christian's Minde Settlement differs as a complex of buildings as it displays the development of the site as a remote and self-sufficient settlement alongside its development as a tourist destination.

The remote and relatively isolated location of the Settlement means it has not been overdeveloped. This is similar to other surviving early guesthouses from other settlements. The contained nature of the site ensures its setting and character have been retained and leads to a deeper appreciation and understanding of the site.

The Christian's Minde guesthouse, managed by the Ellmoos family from 1882 to 2005, and the family's continued association and use of the site today is a rare feature not seen elsewhere in the similar guesthouse operations researched.

Unlike many other historic guesthouses that have undergone substantial renovations, altering their original form and character, the guesthouses on Block 14—Christian's Minde and Block 10—Kullindi essentially retain the form and character of the original buildings. Although renovations and extensions have occurred to suit the changing needs of the site and expanding guesthouse operations, these changes serve as a representation of the evolution of the different phases the site.

4.3 Commonwealth Heritage listing

The EPBC Act established the CHL. The CHL was established to protect places of significant natural or cultural heritage value owned or controlled by the Commonwealth that have been assessed as having significant heritage values against the criteria established under the EPBC Act.

Section 528 of the EPBC Act defines the heritage value of a place as including the place's natural and cultural environment having aesthetic, historic, scientific or social significance, or other significance, for current and future generations of Australians. The EPBC Act therefore covers all forms of cultural significance (Indigenous and non-Indigenous) and natural heritage significance.

Section 10.03A of the EPBC Regulations defines nine Commonwealth Heritage criteria for evaluating, identifying and assessing the Commonwealth Heritage values of a place. The threshold for inclusion in the CHL is that a place is significant against one or more of these criteria.

4.3.1 Official Commonwealth Heritage values

The Christian's Minde Settlement has been officially listed for having Commonwealth Heritage value against five of the Commonwealth Heritage criteria: (a)—processes, (b)—rarity, (d)—characteristic values, (e)—aesthetic values and (h)—significant people.

The official Commonwealth Heritage values are outlined in Table 4.1.

Table 4.1 Official CHL citation—heritage assessment against the criteria.

Commonwealth Heritage criteria	Official assessment against the criteria (quoted from the citation)
Criterion (a) Processes	The place has significant heritage value because of the place's importance in the course, or pattern, of Australia's natural or cultural history. The Christian's Minde settlement, including several guest houses, the cemetery and outbuildings including boat sheds and other service buildings located on the waters [sic.] edge at the eastern edge of Sussex Inlet, is individually significant within the area of Jervis Bay Territory. The six blocks of land comprising the settlement incorporate the following main residential buildings: block 9, Sargood; block 10, Kullindi; block 12, Pamir; and block 14, the Ellmoos Settlement including Christian's Minde, the jetty and boathouse. The settlement is historically significant being built from 1880 on land taken up by the Ellmoos family from Denmark. The death of Christian Ellmoos Jnr in 1888 is reflected in the name Christian's Minde, which means 'To the memory of Christian'. The family opened the first guest house on the south coast between Port Hacking and Twofold Bay in 1896 at Christian's Minde,

Commonwealth Heritage criteria	Official assessment against the criteria (quoted from the citation)
	following the arrival of the railway at Bomaderry in 1893, which made the region more accessible from Sydney. Attributes The whole settlement including the guest houses, the cemetery, outbuildings, boat sheds and other service buildings. The name, plus evidence of the settlement's early use as a guest house, are also important.
Criterion (b) Rarity	The place has significant heritage value because of the place's possession of uncommon, rare or endangered aspects of Australia's natural or cultural history. Christian's Minde is important as the first guest house opened on the south coast of New South Wales between Port Hacking and Twofold Bay, firmly identifying the Jervis Bay district as a destination for tourism and recreation. Attributes All of the historic fabric associated with the site.
Criterion (d) Characteristic values	The place has significant heritage value because of the place's importance in demonstrating the principal characteristics of a class of Australia's natural or cultural places. The buildings and their setting are important in illustrating the principal characteristics of late nineteenth and early twentieth century guest houses in the Jervis Bay district of the South Coast. These characteristics include the use of domestic scale residential weatherboard buildings employing elements based on local vernacular tradition influenced by the prevailing Federation style of the 1890s and early 1900s. Attributes The buildings and their setting, plus the domestic-scale residential weatherboard buildings and their Federation styling.
Criterion (e) Aesthetic characteristics	The place has significant heritage value because of the place's importance in exhibiting particular aesthetic characteristics valued by a community or cultural group. The natural setting and close relationship between the essentially vernacular buildings and the foreshore has resulted in a place of considerable charm. Attributes The natural setting, the relationship between buildings, their vernacular characteristics and their proximity to the foreshore.
Criterion (h) Significant people	The place has significant heritage value because of the place's special association with the life or works of a person, or group of persons, of importance in Australia's natural or cultural history. The settlement is important for its association with the Ellmoos family which saw the opportunities for recreation and tourism at Sussex Inlet and which is still closely linked to the property through leasehold arrangements with the Commonwealth.

Commonwealth Heritage criteria	Official assessment against the criteria (quoted from the citation)
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Attributes

The whole complex, plus the continuity of occupation by the Ellmoos family.

4.3.2 Official CHL summary statement of significance

The following summary statement of significance is quoted from the official CHL citation for the Christian's Minde Settlement:

The Christian's Minde settlement, including several guest houses, the cemetery and outbuildings including boat sheds and other service buildings located on the waters [sic.] edge at the eastern edge of Sussex Inlet, is individually significant within the area of Jervis Bay Territory (part) (RNE File No.8/2/2/7). The six blocks of land comprising the settlement incorporate the following main residential buildings: block 9, Sargood; block 10, Kullindi; block 12, Pamir; and block 14, the Ellmoos Settlement including Christian's Minde, the jetty and boathouse.

The settlement is historically significant being built from 1880 on land taken up by the Ellmoos family from Denmark. The death of Christian Ellmoos Jnr in 1888 is reflected in the name Christian's Minde which means 'To the memory of Christian'.

The family opened the first guest house on the south coast between Port Hacking and Twofold Bay in 1896 at Christian's Minde, following the arrival of the railway at Bomaderry in 1893, which made the region more accessible from Sydney. (Criterion A.4) (Australian Historic Themes: 3.22 Lodging people, 3.23 Catering for tourists, 8.1 Organising recreation, 8.3 Going on holiday)

Christian's Minde is important as the first guest house opened on the south coast of New South Wales between Port Hacking and Twofold Bay, firmly identifying the Jervis Bay district as a destination for tourism and recreation. (Criterion B.2)

The buildings and their setting are important in illustrating the principal characteristics of late nineteenth and early twentieth century guest houses in the Jervis Bay district of the South Coast. These characteristics include the use of domestic scale residential weatherboard buildings employing elements based on local vernacular tradition influenced by the prevailing Federation style of the 1890s and early 1900s. The natural setting and close relationship between the essentially vernacular buildings and the foreshore has resulted in a place of considerable charm. (Criteria D.2 and E.1)

The settlement is important for its association with the Ellmoos family which saw the opportunities for recreation and tourism at Sussex Inlet and which is still closely linked to the property through leasehold arrangements with the Commonwealth. (Criterion H.1)

4.4 Heritage values review

Heritage values evolve and change over time. This section provides a revised assessment of the Christian’s Minde Settlement’s historic heritage values against the Commonwealth Heritage criteria to confirm the officially listed Commonwealth Heritage values (noted in Table 4.1) and identifies changes that may have occurred to the heritage values since the place was listed in 2004, the 2015 HMP and this 2025 revision to the HMP.

Commonwealth Heritage values have a specific meaning under the EPBC Act (s341D), and these are the values that the Australian Heritage Council (AHC) has identified, and the Minister responsible for the EPBC Act has officially listed for the place. However, the findings of a revised significance assessment provide an up-to-date explanation of the heritage values, which should be used alongside the official Commonwealth Heritage values to ensure a comprehensive understanding of the site’s significance, which can be used to inform decision-making.

The revised assessment in Table 4.2 and updated statement of heritage significance provide a wholistic understanding of the official and identified heritage values, which are essential for the site’s future management.

The revised assessment identifies the site as meeting one additional CHL criterion—criterion (g). It also addresses where the existing CHL citation/heritage assessment provides some conflicting and inaccurate information regarding the block names and site elements. For example, reference is made to the building Sargood (now known as Ellmoos) and the Ellmoos Settlement (now referred to as Block 14—Christian’s Minde).

4.4.1 Historic heritage assessment against the Commonwealth Heritage criteria

Table 4.2 Revised assessment of the Christian’s Minde Settlement against the Commonwealth Heritage criteria (historic heritage values).

Commonwealth Heritage criteria	Revised assessment against the criteria
Criterion (a) Processes	The place has significant heritage value because of the place’s importance in the course, or pattern, of Australia’s natural or cultural history. The Christian’s Minde Settlement is important for its associations with the European settlement of the Sussex Inlet and Jervis Bay area and the establishment of the early tourism and recreational fishing industry in the South Coast region of NSW. It is also important as an example of the migrant experience in Australia in the late nineteenth century. The Ellmoos family were some of the first colonial settlers in the Sussex Inlet and Jervis Bay area, with Jacob Ellmoos obtaining his first portion of land in

Commonwealth Heritage criteria	Revised assessment against the criteria
	1882. The family, from Denmark, successfully established the first guesthouse south of Sydney and north of Eden in c1896/1897—essentially opening up the Jervis Bay area for tourism purposes and firmly identifying the area as a destination for tourism and recreation. The Christian’s Minde Settlement is important for its historical role in expanding holiday, leisure and tourism opportunities in the late nineteenth and early twentieth centuries. The Ellmoos family overcame the challenges of being a migrant family settling in a new area by establishing a new settlement with fishing, agricultural and business ventures. Members of the extended family were able to live on site and work together establishing a reputable and enduring guesthouse tourism business and a name for themselves in the local community. The family used their Danish origins to their advantage, and the guesthouse became known for Danish hospitality and food. The continued use of the Settlement for tourist accommodation from the 1890s through until 2005 and again in the past few years—with much of the ownership and management remaining in the hands of the Ellmoos family during this time—is an important aspect of the site. The Christian’s Minde Settlement meets this criterion. Attributes: • The whole site as a cultural landscape within the natural setting of Booderee National Park and the location on the inlet. • Historical built elements: the jetties, boatshed, two-storey house, guesthouses and early domestic residences (of all blocks)—not including new, modern structures or outbuildings with no historical associations. • Remnant landscape elements: cleared landscape for grazing and vegetable cultivation, cultural plantings and windbreaks, and drainage ditch. • Ongoing recreational and tourist function. • Connections with the Ellmoos family, including the cemetery and its association with the Ellmoos family.
Criterion (b) Rarity	The place has significant heritage value because of the place’s possession of uncommon, rare or endangered aspects of Australia’s natural or cultural history. The Christian’s Minde Settlement is an uncommon surviving and operating example of an early tourist accommodation on the South Coast of NSW. The continual use of the site for holiday purposes from the mid-1890s to the present day, including the continued use of original and early buildings, is of significance. It was the first guesthouse to open on the coast between Port Hacking Bay (on the fringe of Sydney) and Twofold Bay (near the town of Eden close to the Victorian border). The historical accommodation and associated amenity buildings, the remnant elements of the early guesthouse operations such as the jetty, boatshed and kitchen/oven chimney, and the remaining landscape elements, such as the cleared areas and cultural plantings on Block 14—Christian’s Minde in particular, are all evidence of the guesthouse function established by the Ellmoos family in c1896/1897. The Christian’s Minde Settlement meets this criterion.

Commonwealth Heritage criteria	Revised assessment against the criteria
	Attributes: • The whole site as a cultural landscape—within the natural setting of Booderee National Park and the location on the inlet. • The historical guesthouses/tourist accommodation, early private residences and amenity buildings (of all blocks). • The remnant kitchen/oven structure. • Social connections and associations with the Ellmoos family. • Ongoing recreational/tourist function.
Criterion (c) Research potential for information	The place has significant heritage value because of the place's potential to yield information that will contribute to an understanding of Australia's natural or cultural history. The Christian's Minde Settlement is not likely to yield significant information that will contribute to a greater understanding of Australia's cultural history, based on the information currently available. A historical archaeological investigation of the site in the future may be of interest to determine the location of previous built elements that have now been demolished. The Christian's Minde Settlement does not meet this criterion on the basis of currently available information.
Criterion (d) Characteristic values	The place has significant heritage value because of the place's importance in demonstrating the principal characteristics of a class of Australia's natural or cultural places... The Christian's Minde Settlement is characteristic of an isolated, early family settlement common to the colonial era of Australia's history. The Settlement demonstrates the Ellmoos family's interaction with the land in the isolated and remote location and the means by which the family operated a tourism business alongside a home farm. The site is also important in illustrating the principal characteristics of different phases of tourist accommodation. The characteristics of the late nineteenth and early twentieth century guesthouse holiday accommodation are the domestic-scale, local vernacular style weatherboard dormitory buildings, and communal living and eating spaces. The expansion of Jervis Bay's tourism appeal is shown by the two-storey accommodation block. The evolving nature of the Australian family holiday is reflected in the conversion of the guesthouses on Blocks 10 and 14—Kullindi and Christian's Minde respectively—in the 1940s to holiday flats rather than the previous communal dormitory style. The Christian's Minde Settlement meets this criterion. Attributes: • The whole site as a cultural landscape—within the natural setting of Booderee National Park and the location on the inlet. • Cultural plantings for windbreaks and gardens. • The ditch for draining agricultural land and vegetable plot.

Commonwealth Heritage criteria	Revised assessment against the criteria
	• Cleared lands for agriculture, pasture, vegetable gardens and pleasure gardens. • Historical residences and tourist facility buildings, especially on Blocks 10 and 14—Kullindi and Christian’s Minde respectively. • Historical jetties and boatsheds. • The cemetery.
Criterion (e) Aesthetic characteristics	The place has significant heritage value because of the place’s importance in exhibiting particular aesthetic characteristics valued by a community or cultural group. The natural beauty of the Jervis Bay Territory continues to be one of the main attractions of the area. It was one of the factors that initially enticed the Ellmoos family to the Sussex Inlet location and part of the attraction to holiday-makers. While Christian’s Minde Settlement is nestled in a natural landscape setting, surrounded by the trees of the national park and the waters of Sussex Inlet, it still manages to sit prominently within that landscape. The combination of the cleared grass lawns with the clusters of buildings along the water’s edge, all retaining a similar architectural form and unifying colour scheme, provides a contrast to the native and cultural plantings in and around the site. The small, neat and remote Settlement contrasts with the town of Sussex Inlet across the water, which is considerably more developed. The Christian’s Minde buildings on the water’s edge at Block 14 have become a landmark in the natural setting, recognisable and appreciated when viewed travelling down Sussex Inlet to or from St Georges Basin. The view from the town of Sussex Inlet towards the guesthouses, two-storey building and jetty on Block 14—Christian’s Minde demonstrates the isolated aesthetic characteristics of the place within the Booderee National Park. The Christian’s Minde Settlement meets this criterion. Attributes: • The whole site, including built and landscape elements set against the Booderee National Park. • The views to the site across the water, particularly from Sussex Inlet, with the built forms and cultural plantings set against the national park as the backdrop, reinforcing a sense of beauty and isolation.
Criterion (f) Degree of creative or technical achievement	The place has significant heritage value because of the place’s importance in demonstrating a high degree of creative or technical achievement at a particular period. The site, with its collection of vernacular buildings—built to suit changing needs—and the home farm provision to service the guesthouse and growing tourist numbers, shows evidence of a high degree of creative achievement in the establishment of a successful and enduring business, run by a migrant family over a number of generations, in a remote location. The Christian’s Minde Settlement meets this criterion.

Commonwealth Heritage criteria	Revised assessment against the criteria
Criterion (g) Social values	Attributes: • The whole site. • The historical tourist accommodation buildings. The place has significant heritage value because of the place's strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. The Christian's Minde Settlement holds significant social value for the Ellmoos family and wider community of Sussex Inlet. The social value held by the Ellmoos family comes from their position as the initial founders of the Settlement, who have maintained a continual presence there to the present day. The site is important to them for social reasons as part of their ongoing family history, and is demonstrated through continued and strong associations, with some family members still residing there. Family members actively contribute to conservation of the site through maintaining the family history and records. Historically, Christian's Minde guesthouse was a popular holiday destination, with many holiday-makers visiting and returning to the site regularly over many years, demonstrating an ongoing cultural attachment to the site for the memories and holiday experience it represents. The Sussex Inlet community celebrates the historical connection to Jacob Ellmoos who settled in the area, after moving from Denmark, through the annual Viking Festival. There is a strong sense of personal attachment and community between current residents of the site. The Christian's Minde Settlement meets this criterion. Attributes: • The whole site.
Criterion (h) Significant people	The place has significant heritage value because of the place's special association with the life or works of a person, or group of persons, of importance in Australia's natural or cultural history. Christian's Minde Settlement is strongly associated with the Ellmoos family, who saw the potential of the Sussex Inlet area as a tourist destination and acted on this by opening the Christian's Minde guesthouse, stimulating the development of Sussex Inlet through a local tourism and fishing industry. The importance of the Ellmoos family within the local Jervis Bay and Sussex Inlet area is well established and acknowledged in reports and histories of the Sussex Inlet area, local newspaper articles about the family and guesthouse operations, and the naming of a number of the roads and streets in Jervis Bay and Sussex Inlet. The family's association with the establishment and expansion of the early recreation and tourism industry on the South Coast of NSW is of significance. The Christian's Minde Settlement meets this criterion.

Commonwealth Heritage criteria	Revised assessment against the criteria
	Attributes: The retention of the Ellmoos family name of Christian in the title of the place.
Criterion (i) Indigenous	The place has significant heritage value because of the place's importance as part of Indigenous tradition. The Christian's Minde Settlement was not assessed against this criterion for this HMP. Refer to Section 4.4.2 below for further discussion of Indigenous heritage values.

4.4.2 Indigenous and natural heritage values

Assessment of Indigenous and natural heritage values is outside the scope of this historic HMP. The EPBC Act protects all heritage values (natural, Indigenous and historic) on Commonwealth land, including at the Christian's Minde Settlement.

Jervis Bay Territory has identified natural and Indigenous heritage values, recognised in the Commonwealth Heritage listing for that place (refer to Appendix A).

The Wreck Bay Aboriginal community have cared for the lands and waters of the Jervis Bay area for many generations, and are closely associated with the Christian's Minde Settlement site. Indigenous cultural heritage sites have been identified within the Christian's Minde Settlement in the Jervis Bay Territory IHMP, including numerous middens around the site.² The IHMP identified that the Christian's Minde Settlement has Indigenous heritage values that meet the threshold for inclusion on the CHL, against criterion (a) and potentially criterion (i). Aboriginal cultural values or sites, places and landscapes are determined by Aboriginal communities. Consultation with the Aboriginal community is outside the scope of this project, and further engagement and investigation is needed to confirm up-to-date Indigenous heritage values associated with the Christian's Minde Settlement.

Natural heritage values are also expressed within the boundary of the Christian's Minde Settlement Commonwealth Heritage place, within the context of the nearby national park and the connected natural environment. Natural heritage comprises:

... the natural living and non-living components, that is, the biodiversity and geodiversity, of the world that humans inherit. It incorporates a range of values, from existence value to socially-based values.³

The Jervis Bay Territory Natural Heritage Management Plan 2014–2024 (Natural Heritage Management Plan) identifies significant vegetation communities at the site, particularly in Blocks 13 and 14.

This plan identified natural heritage values meeting the Commonwealth Heritage criteria expressed at the Christian's Minde Settlement under criteria (b) and (d).

Indigenous and natural heritage values at the Christian's Minde Settlement are an important part of its cultural and natural significance, and should be identified and managed in an integrated way with the historic values.

A comprehensive, updated reassessment of the natural and Indigenous heritage values of the Christian's Minde Settlement is outside the scope of this report. However, an updated assessment would confirm the natural and Indigenous heritage values as currently expressed at the site.

4.4.3 Revised summary statement of significance—historic heritage values

The Christian's Minde Settlement is an important historic site for its associations with the settlement of the Sussex Inlet and Jervis Bay area and the establishment of the early tourism and recreational fishing industry in the South Coast region of New South Wales. It is also important as an example of the migrant experience in Australia from the 1880s onwards and has strong associations with Ellmoos family, who were of cultural Danish origins, and their descendants.

The Settlement is characteristic of an isolated, family settlement from the colonial era of Australia's history. It provides direct evidence of the interaction between the Ellmoos family and the land, which was necessary for the family and business to survive in a remote location. The cemetery, located to the east of the Settlement, serves as a reminder of the isolated area and extended family who lived, worked, and are buried at Christian's Minde.

The Christian's Minde Settlement is an uncommon example of early tourist accommodation on the South Coast. It was the first guesthouse/recreational facility to open on the South Coast of New South Wales between Port Hacking Bay (on the fringe of Sydney) and Twofold Bay (near the town of Eden close to the Victorian border).

The continued use of the Settlement for tourist accommodation since the mid-1890s and the ongoing association with the Ellmoos family is historically significant. The remaining physical evidence of the growth and development of the accommodation facilities over this length of time illustrates changing trends in tourist accommodation.

The cultural landscape of the Christian's Minde Settlement, surrounded by the natural setting of the Booderee National Park and the waters of Sussex Inlet, is significant.

An appreciation of the aesthetic significance of the cultural landscape is particularly noticeable when viewed from the New South Wales town of Sussex Inlet.

The picturesque and aesthetic qualities of the Settlement pertain to the open areas of grass lawns, and clusters of buildings along the water's edge with similar architectural characteristics and a unifying colour scheme that contrast with the native and cultural plantings in and around the site.

4.5 Condition of the heritage values of the Christian's Minde Settlement

The EPBC Regulations Schedule 7A requires that the department's management of heritage values includes assessing and monitoring the 'condition of the heritage values'.

Reviewing previous assessments of heritage values against existing heritage criteria makes it possible to monitor the condition of the heritage values over time, as this will reveal any changes to the presence or nature of heritage values. In addition, the management of the heritage values should provide for regular monitoring and reporting on the conservation of the heritage values, which requires an understanding of those values.

It is important to note that heritage values can be embodied in the non-physical setting of a place. Intrinsic values such as the site's ongoing function, and the social connections or associations with the place, are equally important values. In effect, this means conserving the values that extend beyond the physical fabric of a place is just as important as caring for the fabric that gives rise to heritage values.

4.5.1 Methodology for assessing condition

The heritage values of the Christian's Minde Settlement are embodied in its tangible and intangible attributes, which represent and demonstrate its heritage values. The heritage values can be considered to be in good condition if they are well demonstrated and strongly manifest at the site. Values in good condition have not been weakened or lost their expression due to poor conservation; decay of fabric, communities or traditions; intrusive elements that obscure the site's ability to express its values; or, ultimately, a loss of attribution of cultural significance to the site by the community.

Various factors contribute to whether values are in good condition, including good physical condition of the heritage fabric, landscape and other tangible attributes, high integrity and intactness of the place, and the strong maintenance of use, association, access, knowledge or experiences associated with the intangible heritage of the site. Conservation practice, regular maintenance, site management and governance arrangements, and interpretation can all contribute to maintaining heritage values in good condition.

The condition of heritage values is associated with, but not equivalent to, the condition of a place's fabric and attributes. In Australia, condition of heritage fabric is used as a measure of the deterioration of a place or attribute, and thus its ability to survive into the future without remedial action. It should not be used interchangeably with integrity, which is the measure of the wholeness and intactness of the place and its attributes. Some heritage places may have high integrity yet be in very poor condition.

The relationship between the condition and integrity of a heritage place's attributes can be an indicator of its health and the condition of heritage values:

A place in good condition with a high degree of integrity of elements that contribute to significance will retain heritage values, while one in poor condition and with a low degree of integrity of significant features is likely to have lost heritage values to varying degrees.⁴

Therefore, consideration of both the condition and integrity of a heritage place's attributes is necessary to understand the condition of the place's heritage values.

Guidelines for judging physical condition and integrity of heritage places and their attributes are outlined in Table 4.3. They have been adapted from the *Australia State of the Environment 2011* guidelines for assessing condition and integrity across a range of heritage places.⁵

Table 4.3 Criteria for assessing physical condition and integrity.

Condition of attributes	Integrity
Good The important features of a site, or place, are well maintained. For example, a garden is well kept, or a building is structurally sound, weather tight, and with no significant repair needed. Internally, walls, floors and joinery are well maintained.	High The features, or attributes, that contribute to the value of the place are very largely intact and not compromised by significant removals, modifications or additions.
Fair A site, or place, retains its important features, including landscape elements, vegetation, associated movable objects etc, but these are in need of conservation action and maintenance. For example, a building is structurally sound, but has inadequate maintenance and is in need of minor repair.	Moderate There has been some loss of important elements, or attributes, but the site or building still retains sufficient significant fabric for its values to be understood and interpreted. Intrusions are not substantial.
Poor A site, or place, demonstrates damage to, or loss of, significant fabric including landscape elements, movable objects, archaeological deposits, etc. For example, a building exhibits signs of damage from water penetration, rot, subsidence, fire damage etc.	Low A site, or place, has had important features, or attributes, removed or substantially altered. For example, original cladding of the walls or roof may have been removed or destroyed, or re-arranged entirely, interiors may have been

Condition of attributes	Integrity
Internally, walls, floors or joinery are missing, or in dilapidated condition.	removed or destroyed, or re-arranged with the insertion of a new interior. Where the values of a site, or place, do not relate directly to fabric (such as in a place valued for its association with a historical event, or for community associations or use), judgement must be made on the impact of changes in diminishing the ability of the viewer to understand the associations of the place.

4.5.2 Assessment of condition of Commonwealth Heritage values

This assessment of the condition of the Christian’s Minde Settlement’s heritage values is based on a site inspection undertaken in April 2025. The condition of the listed and revised assessment Commonwealth Heritage values is presented in Table 4.4.

The site inspection involved a high-level review of the site and its fabric. Detailed information on the condition of physical attributes is provided in Volume 2 of this HMP.

Table 4.4 Condition and integrity of the Christian's Minde Settlement's listed Commonwealth Heritage values and additional revised assessment heritage values.

Criteria	Summary of heritage values	Relevant attributes	Condition of attributes	Integrity	Condition of value
(a) Processes	Commonwealth Heritage values - The Christian's Minde Settlement is significant as one of the earliest historic guesthouses on the NSW South Coast. - Its early association with the Ellmoos family is important. Additional revised assessment values - It is significant for its association with the European settlement of the Sussex Inlet and Jervis Bay area. - The site is important as an example of the migrant experience in Australia in the late nineteenth century, through the story of the Ellmoos family. These continued associations with the place form an important aspect of the site. - It is significant for its historic role in expanding the available holiday, leisure and tourism opportunities, which had previously been focused	Commonwealth Heritage attributes - Guesthouses. - Cemetery. - Outbuildings. - Boat sheds and other service buildings. - Site name. - Evidence of historic use as guesthouse. - Whole of the site. Additional revised assessment attributes - Remnant landscape elements: cleared landscape for grazing and vegetable cultivation, cultural plantings and windbreaks, and drainage ditch. - Ongoing recreational/tourist function. - Connections with the Ellmoos family.	Poor to good	High	Moderate

Criteria	Summary of heritage values	Relevant attributes	Condition of attributes	Integrity	Condition of value
	on the Sydney/Blue Mountains region and inland rural areas.				
(b) Rarity	Commonwealth Heritage values - Christian's Minde Settlement is significant for its rarity as the first guesthouse opened on the South Coast of NSW between Port Hacking and Twofold Bay. Additional revised assessment values - The place is significant as an uncommon surviving and still-operating example of early tourist accommodation.	Commonwealth Heritage attributes - All historical fabric associated with the site. Additional revised assessment attributes - Whole site as a cultural landscape. - The historical guesthouses/tourist accommodation, early private residences and amenity buildings. - Remnant kitchen/oven structure. - Social connections and associations with the Ellmoos family. - Ongoing recreational/tourist function.	Poor to good	High	Moderate
(d) Characteristic values	Commonwealth Heritage values The Christian's Minde Settlement's buildings and setting are important for illustrating the principal characteristics of late nineteenth and early twentieth century guesthouses in the Jervis Bay district.	Commonwealth Heritage attributes - The buildings and their setting. - The domestic-scale residential weatherboard buildings and their Federation styling. Additional revised assessment attributes - Whole site as a cultural landscape.	Poor to good	Moderate	Moderate

Criteria	Summary of heritage values	Relevant attributes	Condition of attributes	Integrity	Condition of value
	- These characteristics include the use of domestic-scale residential weatherboard buildings employing elements based on local vernacular tradition influenced by the prevailing Federation style of the 1890s and early 1900s. Additional revised assessment values - The place is characteristic of an isolated, early family settlement common in the colonial era in Australia's history. - It demonstrates the principal characteristics of phases of tourist accommodation, and how they evolved over time.	- Cultural plantings for windbreaks and gardens. - The ditch for draining agricultural land and vegetable plot. - Cleared lands for agriculture, pasture, vegetable gardens and pleasure gardens. - Historical residences and tourist facility buildings on especially on Blocks 10 and 14—Kullindi and Christian's Minde. - Historical jetties and boatsheds. - Cemetery.			
(e) Aesthetic characteristics	Commonwealth Heritage values The Christian's Minde Settlement's natural setting, close relationship between the vernacular buildings and the foreshore is aesthetically significant, creating a place of considerable charm.	Commonwealth Heritage attributes - The natural setting. - The relationship between buildings, their vernacular characteristics, and their proximity to the foreshore.	Poor to good	High	Moderate

Criteria	Summary of heritage values	Relevant attributes	Condition of attributes	Integrity	Condition of value
	Additional revised assessment values - The natural beauty of the Jervis Bay Territory remains one of the main attractions of the area. - The combination of the cleared grass lawns with the clusters of buildings along the water's edge, all retaining a similar architectural form and unifying colour scheme, provides a contrast to the native and cultural plantings in and around the site. - The small, neat and remote Settlement contrasts with the town of Sussex Inlet across the water. - The view from the town of Sussex Inlet towards the guesthouses, two-storey building and jetty on Block 14—Christian's Minde demonstrates the isolated aesthetic characteristics of the place.	Additional revised assessment attributes - The whole site, including built and landscape elements set against the Booderee National Park. - The views to the site across the water, particularly from Sussex Inlet, with the built forms and cultural plantings set against the Booderee National Park as the backdrop, reinforcing a sense of beauty and isolation.			
(f) Creative and technical achievement	Additional revised assessment values The Christian's Minde Settlement is significant for showing evidence of a high degree of creative	Additional revised assessment attributes The whole site.	Poor to fair	High	Moderate

Criteria	Summary of heritage values	Relevant attributes	Condition of attributes	Integrity	Condition of value
	achievement in the establishment of a successful and enduring business, run by a migrant family over a number of generations, in a remote location. The collective of vernacular buildings built to suit changing needs over time demonstrates this.	The historical tourist accommodation buildings.			
(g) Social values	Additional revised assessment values The place is significant for its strong association with the Ellmoos family and their descendants; with regularly visiting holiday-makers and the wider community; and with current residents of the site.	Additional revised assessment attributes The whole site.	Fair	High	High
(h) Significant people	Commonwealth Heritage values - The Christian's Minde Settlement is significant for its association with the Ellmoos family, which is still closely linked with the place. Additional revised assessment values - As above.	Commonwealth Heritage attributes - Whole of the site. - Continuity of occupation by the Ellmoos family. Additional revised assessment attributes - The retention of the Ellmoos family name 'Christian' in the place title.	Fair	High	High

4.6 Ranking of significance

4.6.1 Explanation of heritage significance ranking

The Christian's Minde Settlement holds an array of identified heritage values, and various site elements contribute to these values.

The purpose of understanding the significance of the various elements is to enable a flexible approach to managing the place. Significance rankings have been applied to the site as a whole and to the individual elements (refer to Table 4.6 to Table 4.8 below).

Following the national benchmark approach set out by JS Kerr in *The Conservation Plan* (seventh edition, 2013), the significance of the various elements has been assessed by considering the independent value of the element 'tempered by consideration of the degree to which the element tends to reinforce or reduce the significance of the whole'.⁵

The following heritage significance rankings and additional explanations have been provided below to assist with assessing the contribution that the blocks and individual elements at the Christian's Minde Settlement make to the overall Commonwealth Heritage values of the place.

Table 4.5 Explanation of heritage significance ranking.

Ranking	Explanation of the heritage significance ranking
Exceptional	A rare or outstanding place or element that significantly embodies and demonstrates Commonwealth Heritage value in its own right and makes a direct and irreplaceable contribution to a place's significance/value. Generally these elements include a high degree of original fabric or attributes with heritage values and can include non-tangible components such as views and functional relationships that directly contribute to their outstanding/exceptional values. These may include some alterations that are of a minor nature and do not detract from significance. Loss or alteration would significantly diminish the Commonwealth Heritage values of the place.
High	A place or element that demonstrates Commonwealth Heritage value in its own right and makes a significant contribution to the place's heritage value. Existing alterations do not detract from its heritage values. Loss or unsympathetic alteration would diminish the Commonwealth Heritage values of the place.
Moderate	A place or element that reflects some Commonwealth Heritage values but only contributes to the overall significance/value of the place in a moderate way. Loss or unsympathetic alteration is likely to diminish the Commonwealth Heritage values of the place.
Low	A place or element that reflects some (or a low level of) Commonwealth Heritage values and only contributes to the overall significance/value of the place. Loss will not diminish the Commonwealth Heritage values of the place.

Ranking	Explanation of the heritage significance ranking
Neutral	A place or element that does not reflect or demonstrate any Commonwealth Heritage values nor detract from the overall heritage value of the place. It does not fulfil the criteria for heritage listing.
Intrusive	A place or element that is damaging to the place's heritage values. Loss or removal of the intrusive element may complement/contribute to the Commonwealth Heritage values of the place. It does not fulfil the criteria for heritage listing.

4.6.2 Application of heritage significance ranking

The site as a whole, and its function, location and setting are of exceptional heritage value and reach the threshold for Commonwealth Heritage listing. Individual elements, however, contribute to the site's heritage value to a greater or lesser degree. The heritage significance ranking and tolerance for change applied to the whole site and its individual elements are outlined in Table 4.6.

Table 4.6 Heritage significance ranking applied to the Christian's Minde Settlement—the whole site, function, location and setting.

Christian's Minde Settlement	Heritage significance
Whole site—combination of natural features, cultural landscape and built elements.	Exceptional
Function—part residential, part commercial for use for tourist accommodation purposes.	Exceptional
Location and setting—within the surrounds of the national park and Sussex Inlet.	Exceptional

Table 4.7 Heritage significance ranking applied to the individual blocks and their contributory elements.

Individual blocks and their contributory elements	Heritage significance
Block 9—Ellmoos	
E1—Ellmoos Cottage	High
E2—Studio	Low
E3—Garage	Low
Remnant post and rail fence	Moderate
Block 10—Kullindi	
K1—Kullindi Homestead	Exceptional
K1 outbuildings	Neutral

Individual blocks and their contributory elements	Heritage significance
K2—Boatshed and jetty	High
Block 11—Ardath	
A1—Ardath Cottage	High
A2—Garage	Low
A3—‘Pop’s Shed’	Low
Block 12—Pamir	
P1—Pamir Cottage	High
P2—Old Laundry and Sheds	Neutral
Block 14—Christian’s Minde	
CM1—Guesthouse	Exceptional
CM2—Kitchen/accommodation	Moderate
CM3—Two-storey building	Exceptional
CM5—Staff Quarters	Moderate
CM6—Jetty	High
CM7—Boathouse (remains)	Moderate
CM8—Outbuilding (old pumphouse)	Moderate
CM9—Garage and shed	Moderate
CM9a—Shipping containers	Intrusive
CM10—Firefighting garage	Neutral
CM11—Cottage	Neutral
Original oven	High
Drainage ditch	High
Cemetery	High

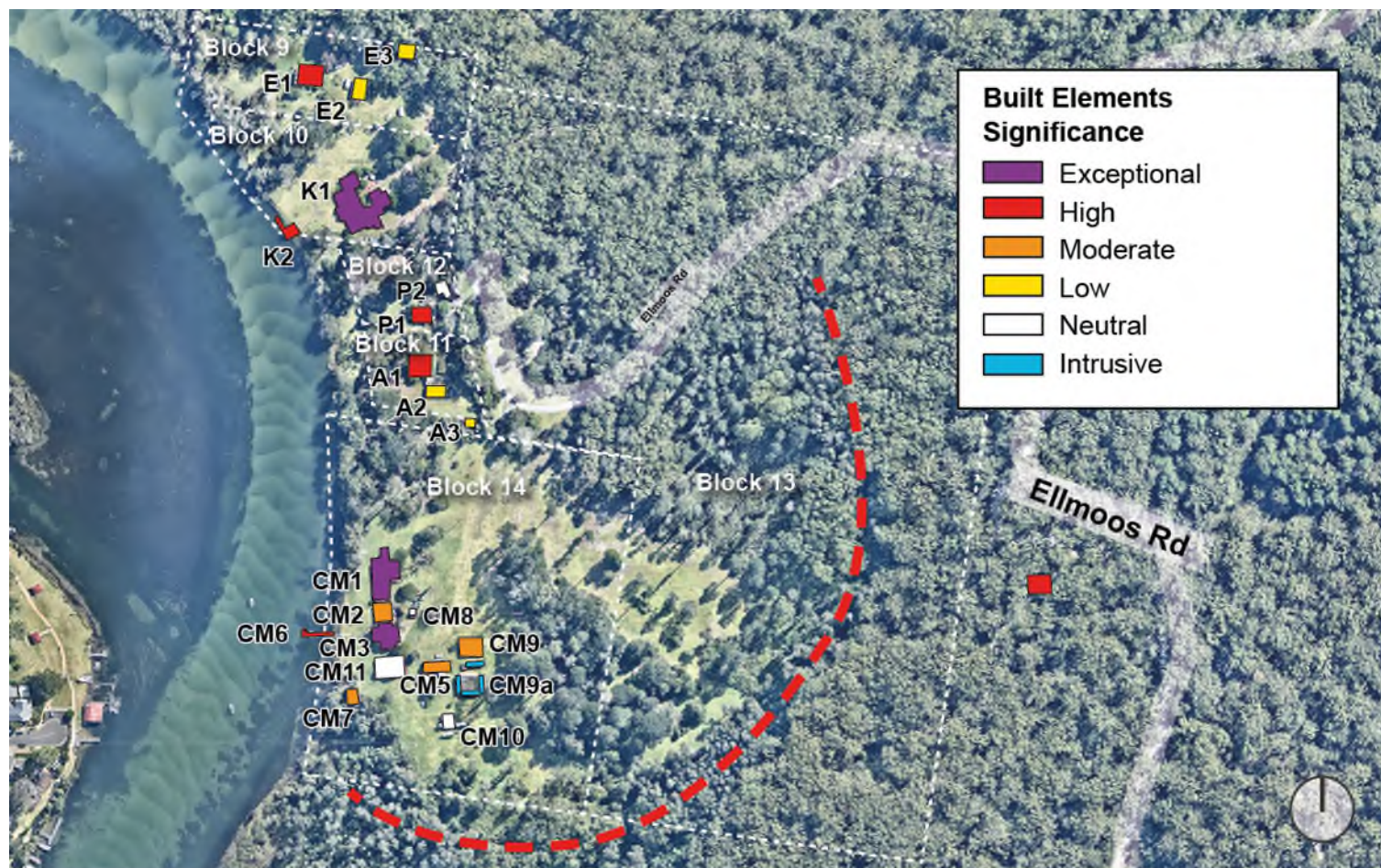


Figure 4.1 Heritage significance rankings of the contributory built elements. (Source: Nearmap with GML overlay, © Nearmap, all rights reserved)

Table 4.8 Heritage significance rankings applied to the cultural plantings (refer to Section 3 for the cultural plantings' identification numbers and locations).

ID	Cultural planting	Heritage significance
CP1	<i>Pinus radiata</i> (Monterey pine)	High
CP2	<i>Pinus radiata</i> group	High
CP3	<i>Pinus radiata</i> group	High
CP4	Bulb field	Moderate
CP5	Mixed <i>Pinus radiata</i> and <i>E. botryoides</i> (Bangalay) stands	Moderate
CP6	<i>Pinus radiata</i> group	Moderate
CP7	<i>Cupressus macrocarpa</i> (Monterey Cypress) individual	High
CP8	<i>Phoenix canariensis</i> (Canary Island Date Palm) group	Moderate
CP9	<i>Olea europa</i> (Olive) individual	High
CP10	<i>Pistacia chinensis</i> (Pistachio) individual	Moderate
CP11	<i>Jacaranda mimosifolia</i> individual	Moderate
CP12	<i>Acer platanoides</i> (Norway Maple) group	Moderate
CP14	<i>Eucalyptus citriodora</i> (Lemon-scented Gum) individual	Low
CP15	<i>Pinus radiata</i> individual	Moderate



Figure 4.2 Heritage significance rankings of the cultural plantings. (Source: Nearmap with GML overlay, © Nearmap, all rights reserved)

4.7 Endnotes

- ¹ EPBC Act, section 528.
- ² Jervis Bay Territory Indigenous Heritage Management Plan, 2015, prepared by ERM for the Department of Infrastructure and Regional Development.
- ³ Australian Heritage Commission 2002, *Australian Natural Heritage Charter for the Conservation of Places of Natural Heritage Significance*, 2nd edition, Australian Heritage Commission, Canberra.
- ⁴ Australia, State of the Environment 2011, Supplementary Information, Study of condition and integrity of historic heritage places, Michael Pearson and Duncan Marshall for the Department of Sustainability, Environment, Water, Population and Communities, p. 28.
- ⁵ Australia, State of the Environment 2011, Supplementary Information, Study of condition and integrity of historic heritage places, Michael Pearson and Duncan Marshall for the Department of Sustainability, Environment, Water, Population and Communities, p. 45.
- ⁵ For a recent example of Kerr's approach, see 2003, *Sydney Opera House: A Plan for the Conservation of the Sydney Opera House and its Site*, Third Edition, Sydney Opera House Trust, p 33.

5 Constraints and opportunities

5.1 Introduction

This section discusses constraints and opportunities arising from the heritage values, or that may otherwise affect the future conservation, management and interpretation of the identified heritage values, of the Christian's Minde Settlement. The constraints and opportunities contextualise and provide focus for the policy and processes set out in Section 6.

There are many opportunities to retain and interpret the heritage values of the site while the main constraints relate to the condition of the elements and ongoing use of the site, such as maintaining tourist accommodation and contemporary living standards without impacting or damaging the heritage values.

Consultation with key stakeholders was undertaken for this HMP to identify conservation and management issues concerning the site.

This section addresses issues arising:

- from the statutory obligations;
- from the heritage values; and
- regarding the ongoing management of the place.

5.2 Statutory requirements

5.2.1 Environment Protection and Biodiversity Conservation Act 1999 (Cth)

Statutory constraints on the Christian's Minde Settlement arise from its listing on the CHL and its protection under the EPBC Act.

Under the EPBC Act, the department is legally responsible for managing and protecting the heritage values expressed at the Christian's Minde Settlement.

The heritage values of the site are discussed in Section 4.

The EPBC Act was established in part to protect places of significant natural or cultural heritage value owned or controlled by the Commonwealth. The heritage values of the Christian's Minde Settlement should be managed by adopting and referring to the updated heritage values identified in this HMP, and the natural and Indigenous heritage values on the site (outside the scope of this HMP).

Heritage values protected by the EPBC Act

The EPBC Act regulates actions on, or impacting on, the environment on Commonwealth land, or actions by Commonwealth agencies impacting the environment anywhere. This includes protecting all heritage values on Commonwealth land or affected by the actions of Commonwealth agencies.

Section 528 of the EPBC Act defines heritage values as including a place's 'natural and cultural environment having aesthetic, historic, scientific or social significance, or other significance, for current and future generations of Australians'.¹ This definition of heritage values covers Indigenous and non-Indigenous cultural heritage values as well as natural heritage values. Heritage values may be listed (on local, state, Commonwealth, National or World Heritage Lists), or may be identified but not formally listed.

Consequently, the EPBC Act protects:

- the Commonwealth Heritage values of the Christian's Minde Settlement Commonwealth Heritage place (historic heritage values);
- the Commonwealth Heritage values of the Jervis Bay Territory Commonwealth Heritage place (natural and Indigenous heritage values), to the extent they are expressed within areas under the department's control; and
- any other heritage values (natural, Indigenous and historic) within the area of the Christian's Minde Settlement, whether listed or identified by other means.

The statutory obligations arising from the EPBC Act are outlined below.

EPBC Act requirements for Commonwealth agencies

Identifying, managing and conserving heritage values

A Commonwealth agency, such as the department, that controls a place that has or might have Commonwealth Heritage values (such as the Christian's Minde Settlement) must take all reasonable steps to assist the Minister for the Environment and Water, and the AHC in identifying, assessing and monitoring the place's Commonwealth Heritage values.²

To help manage the heritage values, under the EPBC Act a Commonwealth agency must make a HMP to protect and manage the Commonwealth Heritage values of a Commonwealth Heritage place it owns or controls.³ In addition, under section 341ZA of the EPBC Act, if a Commonwealth agency owns or controls one or more places, it must prepare a written heritage strategy for managing the places to protect and conserve their Commonwealth Heritage values.

The HMP must address matters prescribed by the EPBC Regulations and must not be inconsistent with the Commonwealth Heritage management principles.

These principles are set out under Schedules 5B and 7B of the EPBC Regulations and encourage the identification of a place's heritage values and their conservation and presentation through the application of the best available skills and knowledge. They also encourage community (including Aboriginal community) involvement and cooperation between the various levels of government. The agency must seek advice from the AHC and the Minister for the Environment and Water before making or updating the plan.

When a plan is made under section 341S, a Commonwealth agency must not contravene this plan or authorise any other person to do anything that would contravene the plan.

If there is no HMP made under the EPBC Act, a Commonwealth agency must take all reasonable steps to ensure its activities relating to a place are not inconsistent with the National or Commonwealth heritage management principles.

These requirements mean that, when undertaking actions or authorising activities by others (e.g. leaseholders, utility companies), the department must consider this HMP and the Commonwealth heritage management principles, and make sure the works are compliant before proceeding.

Sale and lease of Commonwealth Heritage places

Section 341ZE of the EPBC Act requires the department to protect the Commonwealth Heritage values of a Commonwealth Heritage place that is sold or leased (in full or in part).

If the department, or the Australian Government generally, sells or leases all or part of the Christian's Minde Settlement, it must give the Minister for the Environment and Water at least 40 days' notice. It must also include a covenant in the contract to protect the heritage values of the place. If such a covenant is unnecessary, unreasonable or impracticable, the department must justify this to the Minister in writing and seek the Minister's advice on alternative measures to ensure the ongoing protection of the place's Commonwealth Heritage values. Alternative measures could include entering into a conservation agreement, nominating the place to a state or local heritage list, or ensuring implementation of a HMP.

If the department sells or leases a Commonwealth Heritage place but it continues to be Commonwealth land, then the requirements of the EPBC Act for heritage places and values on Commonwealth land will continue to apply.

The Jervis Bay Territory is defined as Commonwealth land under the EPBC Act,⁴ so areas under lease in the Christian's Minde Settlement are still subject to the EPBC Act.

Large sections of the Christian's Minde Settlement are held by individuals under leases from the Commonwealth. Therefore, to comply with the EPBC Act, ongoing heritage protection needs to be part of the respective lease agreements. The current leases have been in place since before the EPBC Act came into force in 2004.

The existing leases cover maintenance but do not refer to the Christian's Minde Settlement Commonwealth Heritage listing as it occurred after they were drafted, and other measures such as implementing the 2015 HMP have not been consistently applied. Leases are subject to periodic renewals and there is an opportunity to ensure that heritage conservation and management are delivered through lease arrangements as part of this renewal process, in compliance with the EPBC Act.

EPBC Act works approval requirements

Under section 341ZC of the EPBC Act, the department must not take an action that is likely to have an adverse impact on the National or Commonwealth Heritage values of a National or Commonwealth Heritage place unless:

- there is no feasible and prudent alternative to taking the action; and
- all measures that can reasonably be taken to mitigate the impact of the action are taken.

Adverse heritage impacts can range from minor to severe.⁵ If the level of adverse impact is significant, further approvals are needed under the EPBC Act.

Undertaking an action

Anyone undertaking works at the Christian's Minde Settlement must also obtain all necessary approvals under the EPBC Act before taking an action that could impact on protected heritage values.

Any action that will or is likely to have a significant impact on the heritage values of the Christian's Minde Settlement (both listed and otherwise identified), or on any other environmental matter protected by the EPBC Act, must be referred to the Minister for the Environment and Water for approval. There are substantial penalties for taking an action without approval.

If anyone (e.g. the department or lessees) is taking an action that is likely to have a significant impact on:

- the Commonwealth Heritage values of the Christian's Minde Settlement;
- the Commonwealth Heritage values of Jervis Bay Territory; or
- any other identified heritage values at the site (natural, Indigenous or historic)

they need to refer this action to the Minister for the Environment and Water for a decision on whether it needs assessment and approval under the EPBC Act.

EPBC Act referral requirements are in addition to any internal departmental processes for approving works at the Christian's Minde Settlement. Historically, it appears that EPBC Act processes have not always been fully implemented. There is an opportunity to make sure EPBC Act approvals processes are effectively integrated into internal processes, and communicated to all lessees.

Determining a significant impact

To understand if their works are likely to have a significant impact and need referring, the person undertaking the action must complete a self-assessment to identify the level of likely impact.

The [*Significant Impact Guidelines 1.2—Actions on, or Impacting upon, Commonwealth Land and Actions by Commonwealth Agencies*](#) (Significant Impact Guidelines 1.2), and [*EPBC Act Self-Assessment Guidelines—World Heritage Properties and National and Commonwealth Heritage Places*](#) (EPBC Act Self-Assessment Guidelines), published by DCCEEW, provide guidance on matters that are likely to have a significant impact on heritage values. These include if there is a real chance or possibility the action will cause one or more heritage values to be lost, degraded or damaged, or notably altered, modified, obscured or diminished.

Examples of actions likely to have a significant impact include those where there is a real chance or possibility that the action will:

- permanently destroy, remove or substantially alter the fabric (physical material including structural elements and other components, fixtures, contents, and objects) of a heritage place
- involve extension, renovation, or substantial alteration of a heritage place in a manner which is inconsistent with the heritage values of the place
- involve the erection of buildings or other structures adjacent to, or within important sight lines of, a heritage place which are inconsistent with the heritage values of the place
- substantially alter the setting of a heritage place in a manner which is inconsistent with the heritage values of the place.⁶

Significant cumulative impacts can also occur at heritage places. For example, an action that involves changes to an altered heritage place or landscape may be more likely to be a significant impact if, together with the changes made already, it alters the nature of the site beyond an acceptable threshold, increasing cumulative impacts to unacceptable levels.⁷ Multiple inappropriate small changes to the significant heritage fabric of buildings could together create a significant cumulative impact.

There are three possible outcomes of a referral:

- not controlled action—the action is not likely to have a significant impact;
- not controlled action: particular manner—the action is not likely to have a significant impact because it will be taken in a ‘particular manner’; and
- controlled action—the action is likely to have a significant impact.

The Minister may also determine that an action is ‘clearly unacceptable’ at the time of referral.

If an action is determined to be a controlled action, an environmental assessment of the action must be carried out under the EPBC Act. At the end of this process the Minister can:

- approve the action;
- approve the action with conditions; or
- not approve the action, if the environmental impacts cannot be appropriately managed.

5.2.2 Other Commonwealth legislative requirements and codes

The following additional Commonwealth Acts and codes are also of relevance for works, and compliance could impact its heritage values:

- the *Disability Discrimination Act 1992* (DDA);
- the National Construction Code (NCC)); and
- the *Work Health and Safety Act 2011* No. 10 (WHS Act).

In their current state, if the guesthouse buildings on Blocks 10 and 14—Kullindi and Christian’s Minde (excluding Building CM2) are available for tourist accommodation, it is unlikely that they would meet current building and equitable access standards.

Upgrading historical buildings to meet modern standards requires a sensitive approach. Wholesale changes to meet modern building codes are often not suitable for heritage buildings. When planning for compliance of new works, conservation of the historical fabric should be a priority, and options should be considered such as implementing performance solutions that can achieve the intended outcomes of building codes in a lower-impact way.

5.3 Conserving the heritage values

5.3.1 Implications of the heritage significance

The primary obligation arising from the heritage significance of the site is to ensure the site is managed in accordance with its heritage values, and that these are conserved and protected for current and future generations. The heritage values that need to be managed are the Commonwealth Heritage-listed values and other identified values, including historic, Indigenous and natural values (refer to Section 4). This HMP focuses on the historic heritage values.

There is an opportunity to improve the integrated management of the natural, Indigenous and historic heritage values at the site.

These are not currently managed in a holistic way. An updated understanding of the expression of natural and Indigenous heritage values at the site is the first step to understanding how they will need to be managed alongside the historic heritage values, noting that the Jervis Bay Territory IHMP and Natural Heritage Management Plan date from 2014/2015 (refer to Section 4.4.2). Balancing different and sometimes competing heritage values needs to be informed by a clear understanding of the values' significance, sensitivity, and other factors.

Multiple parties are responsible for managing the heritage values—in particular, the department is responsible under the EPBC Act, and leaseholders have responsibilities under their leases to help maintain the site. Striking the right balance for assigning management, conservation and maintenance responsibilities for the department, current lessees and future lessees is an important issue that must be properly addressed. Actions on one block or to specific fabric can affect the heritage values of the entire site, and numerous smaller changes can cause cumulative impacts. The heritage values therefore need to be understood and managed in a holistic way across the entire site, rather than block by block.

In managing the existing leases for the blocks, the department must ensure that the heritage values are being managed appropriately by the lessees and other site custodians, as well as deliver its own responsibilities for the heritage values.

Change at the site is permissible provided the heritage values are not adversely affected. More guidance is provided on change throughout this section and in the HMP policies (Section 6).

5.3.2 Managing in accordance with best-practice principles

The Christian's Minde Settlement should be managed in accordance with statutory requirements and heritage best-practice principles and frameworks.

The Burra Charter sets out policies and principles for managing heritage places in Australia. Management and works at the Christian's Minde Settlement should be carried out in accordance with these conservation principles, processes and practices, which establish best practice in heritage management in Australia, and inform heritage regulations.

The preparation of this HMP, including the heritage conservation principles, policies and guidelines, has been informed by the Burra Charter and its practice notes.

A fundamental aspect of the Burra Charter is that decision-making is guided by significance. Section 2 of the Burra Charter states:

- 2.1 Places of cultural significance should be conserved.
- 2.2 The aim of conservation is to retain the cultural significance of a place.
- 2.3 Conservation is an integral part of good management of places of cultural significance.
- 2.4 Places of cultural significance should be safeguarded and not put at risk or left in a vulnerable state.⁸

In this context, 'conservation' includes maintenance, restoration, reconstruction and adaptation, and can cover significant areas, elements and fabric of the place, as well as key visual and physical relationships.

HMPs are developed as a best-practice tool for the ongoing management of heritage places. This HMP has been prepared in accordance with the Burra Charter and the EPBC Act. This HMP should be adopted as the principal guiding document for future management of the place's heritage values.

5.3.3 Engaging appropriate expertise

Planning and works at the Christian's Minde Settlement should be completed by those with appropriate skills and expertise in working at heritage places.

Professional heritage consultants should be engaged to provide advice regarding heritage significance assessments, interpretation, impact assessments, and when planning or undertaking conservation works or interpretation works. Specialist advice on different conservation techniques for heritage buildings may be needed depending on the management needs of the site, e.g. addressing structural issues, managing damp, repair methods, etc.

Contractors and tradespeople with specialist heritage expertise should be engaged to advise on and undertake conservation works and any specialist maintenance tasks. This may include heritage trades who are experienced in historical techniques, e.g. carpentry, joinery, plastering etc. Contractors and tradespeople should be inducted to the site to ensure they understand the site's significance and special requirements.

5.3.4 Archaeology and unforeseen discoveries

The Christian's Minde Settlement contains Aboriginal archaeological sites, including shell middens, some of which are under historical buildings. These should be protected as sensitive zones and managed in accordance with the Jervis Bay Territory IHMP and any other/subsequent guidelines. More investigation is needed into the significance of these Aboriginal archaeological sites to the heritage significance of the Christian's Minde Settlement, as well as its Indigenous heritage significance more generally.

There may also be historical (non-Indigenous) archaeological sites around the Christian's Minde Settlement, as structures have been built and demolished on the site over time.

There is an opportunity to better understand the historical archaeological potential through a targeted investigation of the site, which could inform specific management requirements. For example, consultation with leaseholders indicated that Ardath (A1) was previously to the southeast of its current location and that there are remnants of the former footings etc amongst the vegetation, but the exact location of these was not seen during the preparation of this HMP due to access limitations.

Unforeseen discoveries

It is possible that Aboriginal or historical archaeological artefacts could be encountered while undertaking works across the site, and particularly in proximity to the zone of the middens and where historical buildings were moved or demolished.

If either historical or Aboriginal archaeological artefacts or remains were to be unexpectedly encountered, an unanticipated finds protocol should be implemented. All workers should be made aware of the unanticipated finds protocol as part of a site induction.

A recommended Unanticipated Finds Protocol is included at Appendix F.

5.3.5 Condition and conserving significant fabric

Ensuring the features of the Christian's Minde Settlement are in good condition contributes to the good condition of the heritage values themselves. Heritage values are expressed through tangible and intangible heritage attributes—these are identified at Section 4. Conservation practice, regular maintenance, site management and governance arrangements, and interpretation can all contribute to maintaining heritage values in good condition.

Conservation involves looking after a place to retain its significance, and the Burra Charter outlines that conservation requires a cautious approach of changing as much as necessary but as little as possible. The heritage values of the Christian's Minde Settlement should be conserved, including its built fabric, setting, landscape and traditions.

The contributions of all aspects of cultural significance of a place should be respected. If a place includes fabric, uses, associations or meanings of different periods, or different aspects of the heritage values, emphasising or interpreting one period or aspect at the expense of another can only be justified when what is left out, removed or diminished is of slight cultural significance and that which is emphasised or interpreted is of much greater heritage significance.

The significant fabric and features that contribute to the Settlement's heritage values have been outlined in Section 3 and the heritage rankings in Section 4.

Specific opportunities for retention of significant fabric associated with each individual element are provided in the inventories in Volume 2.

There are condition and conservation issues at the Christian's Minde Settlement that need to be addressed to conserve the heritage fabric and values and to comply with the EPBC Act. General observations associated with the natural setting, cultural landscape and built fabric are outlined below.

Natural setting

The Booderee National Park that surrounds the Christian's Minde Settlement is managed by Parks Australia. The existing collaboration between the department and Parks Australia is necessary for fire management for all landholders in the area.

The banks of Sussex Inlet are slowly eroding due to a lack of stabilising plant material combined with constant wave pressure from boating traffic and the flow of water around the inlet. In some cases, lessees have planted vegetation in an attempt to help stabilise the bank. Over time, this erosion may adversely affect some elements of the Settlement, particularly the jetties and boatsheds. Although this is a natural process that will continue to occur, measures to address the erosion in the short and long term will be necessary.

There is an opportunity to identify the natural heritage values of the Jervis Bay Territory Commonwealth Heritage place as they are expressed at the Christian's Minde Settlement, and to better integrate them into managing the place. These natural heritage values are protected under the EPBC Act alongside the place's historic heritage values.

Cultural plantings

The cultural landscape of the Christian's Minde Settlement is made up of several elements, discussed at Section 3. These include the natural setting (discussed above), the landscape as created and manipulated by residents over time, the cultural plantings, and the built structures.

Appropriate vegetation and tree management is vital for the conservation and maintenance of the cultural plantings at the Christian's Minde Settlement and the wider cultural landscape. These cultural plantings reflect the past and current landscape management of the site and contribute to the Settlement's heritage significance. Most of these cultural plantings are trees planted during the early to late twentieth century.

Retaining the cultural plantings at the Christian's Minde Settlement provides opportunities for the continuation of the vegetation's strong contribution to the

landscape; in terms of the aesthetic contributions, it ensures the preservation of a link with past site landscaping phases and the shelter they provide to the site.

Additionally, the cultural plantings and landscaping works such as the gardens and domestic plants provide an opportunity to display and understand ways in which the Ellmoos family related to their life in Australia.

Some cultural plantings at the site are in good condition. However, many are in poor condition. The pines in particular are in a poor condition, likely due to their age and potentially also their environmental context. Periods of heavy rain, dryness and seawater inundation over the last several years have possibly contributed to poor tree health.

Since 2015, cultural plantings have died, fallen over or needed to be removed for safety reasons. Losing these trees is detrimentally impacting the heritage values of the site, because they are an integral part of its history and heritage values. Many trees are now approaching or exceeding 100 years old, and it is expected that tree loss will continue as trees either die or need to be removed, having an increasing, cumulative impact on the heritage values and changing the place's character.

The condition and life expectancy of the cultural plantings needs to be understood so the rate of tree loss over the next several years can be forecast and managed. A Safe and Useful Life Expectancy (SULE) report by an arborist and regular arboriculture inspections of the significant trees will help with this long-term management and address potential safety issues. This report should identify dying and senescent trees across the site in a holistic manner, which is best done by the department.

A strategy also needs to be prepared for tree replacement and new plantings, to manage the impact of losing existing trees. The SULE report should accompany a replanting strategy, providing specifications to achieve replacement plantings, e.g. through propagation from the original trees, and the retention of historical tree planting patterns. It may not be suitable to replant non-endemic species at the site, even though they have been used historically. A replanting strategy should identify which historic, aesthetic, functional and environmental characteristics the replanting aims to achieve and recommend suitable replacement species based on these characteristics (e.g. recommending trees that can replicate the height, form, and landscape function of the failing pines). This specific horticultural advice would help to retain the heritage significance of individual trees and the cultural landscape values of the whole site.

Where trees are dying or have been removed, there is the opportunity to identify whether new plantings could take their place to continue supporting the cultural landscape character. For significant individual trees, their stumps could remain in situ to provide opportunities for interpretation and an understanding of the location and size of the original plantings, if new plantings are not occurring.

Tree management in the cemetery needs careful consideration as trees that self-seed or grow within the boundary could damage the headstones and gravesites.

Consultation indicated that the WBACC plays a role in managing vegetation at the cemetery, as does Parks Australia, removing self-seeded saplings. This maintenance should be maintained and past commemorative practices continued.

Built elements

Some of the buildings are in sound condition, but others are in poor condition and need substantial restoration work, despite the best efforts of lessees/property managers over the years.

The historical fabric of some buildings has been lost or obscured over time. Some of this is part of the tradition of ongoing change at the site to respond to residents' needs, but it is important that all changes are carefully considered in the context of the heritage values to ensure that they are sensitively undertaken and the minimal amount of necessary change occurs. Approval is needed before works are undertaken (refer to Section 5.2.1).

A summary of key issues is provided below. More detail on the condition of the site's heritage values and fabric is at Sections 4.5 and in Volume 2 Inventories.

Block 14—Christian's Minde

The Long House (CM1) and Christian's Minde (CM3) are in poor condition, with the two-storey Christian's Minde building in very poor condition. Issues include water ingress, loss and decay of historical fabric due to weather and other causes, structural issues, and other safety concerns. The 2024 Building Condition Audits report investigated the structural, hydraulic, electrical and civil engineering condition of the buildings, as well as hazardous materials.⁹ The report identified a variety of issues, several of which were high priority and require immediate action. Some of these issues regarding electrical safety and removal of asbestos have recently been addressed. Others, such as geotechnical and engineering investigation of the structural integrity, and basic weathertightness works, need implementing.

Christian's Minde (CM3) requires an urgent restoration project to ensure the iconic building is secured for the future. This project falls outside the scope of usual maintenance—it would require significant capital expenditure and may be beyond the capacity of a leaseholder to deliver. It will need careful planning by the department and other parties involved, and specialist expertise. Deferring restoration risks destruction of the building and its heritage value.

The Long House (CM1) also requires similar substantial restoration beyond the usual maintenance, though the building is in a less severe state of disrepair than Christian's Minde (CM3).

Both buildings were originally built for the guesthouse operations and continue to contribute to the heritage values of the Christian's Minde Settlement and are of exceptional significance. They can be brought back to a suitable living standard by restoration work paired with potential upgrades that would allow them to be once again used as tourist accommodation.

Other buildings on Block 14 are generally in good condition. CM5 had external and internal renovations undertaken c2016, which have partially obscured the earlier historical phases of the building through the replacement of external plasterboard sheet cladding with corrugated metal, though the building itself remains in good condition.

Block 10—Kullindi

The basic exterior form and materials of Building K1—Kullindi Homestead remain intact, although there have been extensive changes to external openings as well as various additions and enclosures.

Kullindi Homestead has been maintained over time, but due to its age and scale it is reaching the point where the condition of the building is at risk of further decay, as it has numerous smaller condition issues that could worsen without intervention. Some intensive maintenance is required to address specific issues and ensure the building can be retained in good condition into the future.

Blocks 9—Ellmoos, 11—Ardath and 12—Pamir

The built elements on each of Blocks 9, 11 and 12 are in relatively good condition, having been lived in and well maintained for numerous successive lease terms (though Pamir is currently empty). Minor maintenance tasks and continued regular maintenance is required for the main buildings—drainage and damp require ongoing management, to make sure issues from water flowing onto building fabric and under the foundations are avoided. Stabilisation of A3—Pop's Shed and the remnant post and rail fence on Block 9 is recommended to maintain the structures rather than full reconstruction or extensive renovation works.

Hazardous materials

Hazardous materials, primarily asbestos and lead paint, have been identified in buildings at the Christian's Minde Settlement. An Asbestos Register has been prepared and some of the asbestos in buildings has been removed. Other hazardous materials remain in situ and the 2024 Building Condition Audits report identified mould in CM3 and CM1.

When remediating hazardous materials, the implications for the conservation of affected elements of heritage value will need to be determined. The risks of retaining and

conserving the affected items and ways to reduce the identified risks will need to be considered to determine whether retention of affected heritage elements is feasible and in the best interests of site users and the community.

Hazardous materials are a common feature of heritage buildings and options to remediate can be explored that are sensitive to the heritage values of the place but that also meet compliance requirements and community expectations.

5.3.6 Retain the function—significant use

The continued use of the Christian's Minde Settlement for tourist accommodation, recreational activities and residential use is a major contributing factor to the place's heritage values. These uses should ideally be continued because they are integral to the heritage values. Maintenance and repair works are required to support these ongoing uses, particularly for Blocks 10 and 14 (Kullindi and Christian's Minde).

The recreational features of the site, including the jetties and boatsheds, are significant physical reminders of the past. Activities such as fishing should be encouraged to continue the historic use of the site. The use of certain site elements, in particular Blocks 9—Ellmoos, 11—Ardath and 12—Pamir, as private residences is also important.

While the main functions of the site for accommodation and domestic residences should be retained and balanced against other considerations, including maintaining privacy of lessees, there are opportunities to adapt the smaller outbuildings and amenity buildings on each block to suit the current needs of the lessees. The use of these buildings should not adversely affect the current use and heritage values of the Christian's Minde Settlement.

Compatible uses are those that respect the cultural significance of the place, involving no, or minimal, impact on cultural significance.¹⁰

5.3.7 Maintenance

Regular maintenance is an essential part of heritage management and needs to be undertaken to prevent minor issues escalating into major, expensive conservation concerns.

Under their respective lease agreements, the lessees for each block are responsible for maintenance and repairs of built elements and the landscape. For all maintenance, management and development proposals this HMP should be the first point of reference. Maintenance requirements, in particular, should refer to the general heritage guidelines and inventory forms in Volume 2. As discussed further at Section 5.4.1, clear guidance needs to be given to lessees on the 'maintenance' that is their responsibility, and other works that are the department's responsibility, to ensure maintenance is being effectively

implemented. The heritage impact of maintenance works needs to be assessed; significant maintenance works may need referral under the EPBC Act.

Maintenance needs to happen on a regular, cyclical basis for the site, as well as on a case-by-case basis to respond to specific issues, and must include built structures and the landscape.

There is an opportunity to prepare a cyclical maintenance plan or guide for the Christian's Minde Settlement to assist lessees and others and ensure a consistent approach and timing for maintenance tasks. This could be included as a requirement in leases.

5.3.8 Monitoring and reporting

The EPBC Act requires the department to assess and report on the condition of the site's heritage values (refer to Section 4.5). By monitoring the condition of values, fabric and other elements, it is possible to measure changes and evolution in the heritage values of the Christian's Minde Settlement.

The department is responsible for conserving the Christian's Minde Settlement's heritage values but does not have a process for regular heritage monitoring and reporting. Day-to-day management of the site is handled by the lessees of each block. There is no overarching monitoring framework for the whole site. This means there is a risk that small changes across the blocks could have a cumulative impact on the Settlement's heritage values as a whole, which could occur without the department's oversight. There is the opportunity to implement a program of monitoring and reporting on the heritage values.

A record of cyclical maintenance works and larger projects should be kept as part of a monitoring and reporting program to create a baseline of information on the heritage fabric and values.

This information should be referred to by the department and lessees to inform future decision-making, for example on conservation activities, where to prioritise funding, and timelines for the delivery of projects.

The department should monitor reporting for any changes or trends in the condition of the place that are revealed through this data, for example increasing decay of certain materials. This will also inform monitoring of the condition of the heritage values and assist with reporting on changes to their condition in the HMP every five years.

The implementation of the policies and actions of this HMP (refer to Section 6) should also be monitored. This will inform the HMP review, which must be prepared every five years under the EPBC Act (Section 341X).

5.3.9 Record keeping

The existing condition at the site should be documented, e.g. through photographic archival recording, prior to undertaking any major changes.

Record keeping is an EPBC Act requirement (Regulation Schedule 7A and 7B) and best-practice Burra Charter conservation process (Article 32).

All works, adaptations, extensions, repairs, interventions and maintenance should be recorded in a centralised asset management system.

An opportunity exists to organise and collate the existing photos, oral histories, plans, maps and records about the Christian's Minde Settlement (which have chronicled the development of the site) and supplement them with updates as new works or adaptations are undertaken. In this way, changes to the site can be fully considered with a clear background of changes both undertaken and proposed to achieve optimum protection of the heritage significance.

These records should be collated and kept by the department, preferably in both hardcopy and electronically, in one location. Should this ownership and management be transferred at any time in the future, the location of the repository should be documented and the information should remain readily available. Access to the repository should be open to the lessees, consultants and contractors working on the site, with access provided to key stakeholders in consultation with the department.

5.3.10 Interpretation and education

Interpretation is an essential part of the conservation process as defined by the Burra Charter, meaning 'all the ways of presenting the cultural significance of a place'.¹¹

Interpretation can include the treatment of heritage fabric through maintenance, restoration, etc, as well as the use of a place and the introduction of explanatory material, events and activities.¹² Successful interpretation encourages personal appreciation and enjoyment of the experience of a place—it can also be an engaging educational tool, inspiring or deepening connections between people and places.¹³

Interpretation offers the opportunity to retain the heritage significance of the relationships between the Christian's Minde Settlement and the evolution of the tourism industry in the Jervis Bay and Sussex Inlet area. Interpretation also provides the means to explore and explain the associations between the site and the Ellmoos family—a significant part of the site's development and continuation as a tourist venue.

Interpretation also offers the opportunity to record the many stories about the history and development of the Settlement, and to use this information to further educate and engage with the wider community in an appreciation of the place's heritage significance.

There is currently no on-site interpretation of the heritage values of the Christian's Minde Settlement, beyond maintenance and retention of the heritage place itself.

A constraint on providing interpretation to the wider public at the Settlement is the limited public access to the site and the fact that the blocks are private residences and not publicly accessible. However, off-site interpretation as outlined below provides an opportunity to explain the importance of the Settlement to a wider audience.

Implementing interpretation initiatives is an essential component of heritage management.

Opportunities for future interpretation

Digital methods for interpretation may include the following:

- update and continue to use the department's website for information on the Settlement's heritage significance;
- encourage the continued use of the accommodation and function websites for Christian's Minde and Kullindi to provide information not only on the accommodation options but also the important history and heritage values;
- explore opportunities for collaboration with the Booderee National Park Board of Management to combine interpretation tools and methods, for example develop information about the site to contribute to the comprehensive Booderee National Park website about the park's heritage values and develop interpretation tools for the visitor's information building;
- establish links with the local historical societies and accommodation websites to, in some cases, update their information, and in others provide them with information about the heritage values and tourist services of the site; and
- ensure all the above resources are linked to each other and easily accessible.

Physical methods for interpretation may include the following:

- install an interpretive sign about the important heritage values of the site and place it on the jetty in NSW at Sussex Inlet directly opposite Block 14—Christian's Minde for locals and visitors to the site to read and appreciate;
- produce a booklet from the information available in this HMP, in collaboration with Ellmoos family members, to have in the rooms of the tourist accommodation and function centre at Christian's Minde and Kullindi;
- develop an information sign to have at the end of Ellmoos road to establish the layout of the site and location of the private properties but also provide some information about the site. This sign could refer users to the department's website or CHL website to provide the historical information; and
- coordinate an annual or biennial open day type event at Christian's Minde in collaboration with the Ellmoos family and local historical societies to continue the

family's associations with the site and also help to present the heritage values of the site to the wider community.

To support delivery of these interpretation initiatives, an interpretation strategy could be prepared to provide a clear approach to interpretation. An interpretation strategy could include:

- identification of key interpretation themes and messages—the interpretation messages should closely echo the heritage values and stories of the place;
- determination and tailoring of interpretation to the potential audiences appropriate to the heritage place—the key audiences for interpretation include site users, visitors and the broader local and national community; and
- exploration of options for a variety of interpretive initiatives and media, including those suggested above.

5.3.11 Research

Opportunities exist for further research into the history, development and functioning of the Christian's Minde guesthouse. The development and location of some houses and buildings on Block 14 is still difficult to determine from the current resources available and presents an avenue for further research.

Oral histories could also be used to capture memories of the site development and functions. The commissioning of oral histories of Ellmoos family members and descendants with memories of the site, and also those who holidayed at the guesthouse, could be of use in understanding how it functioned.

This information could inform an improved understanding of the heritage values, and any new information obtained should be incorporated into departmental records and be used for interpretation or conservation as relevant.

5.4 Management issues and opportunities

5.4.1 Site management and governance framework

The Christian's Minde Settlement land is owned and administered by the department on behalf of the Australian Government. Blocks 9, 10, 11 and 14 are held under lease by private leaseholders. Blocks 12 and 13 are currently vacant Crown land.

Under section 341Z of the EPBC Act, the department is responsible for the conservation of the heritage values of the Settlement.

The heritage conservation is guided by this HMP, as well as other heritage documents that the department is required to prepare under the EPBC Act, including the

departmental Heritage Strategy and Heritage Register.¹⁴ The department is required to include a plan and budget for the maintenance and long-term conservation of the Commonwealth Heritage values under its control.¹⁵

Consequently, to ensure the department meets its EPBC Act heritage conservation obligations it needs to ensure adequate funding arrangements, resources and processes are in place to implement this HMP, including its monitoring and review.

Lessees are responsible for maintenance on their blocks, but their obligations are limited to their leased areas. The heritage values of the Christian's Minde Settlement are expressed across the entire CHL place (i.e. Blocks 9, 10, 11, 12, 13 and 14).

The department will work with lessees to ensure the ongoing conservation of the heritage values within the Christian's Minde Settlement, aligning management with the conservation policies and implementation plan contained within the historic HMP.

Management of the heritage values needs to be cohesive across the whole place. Some management and conservation actions need to occur at the site-wide level rather than at individual blocks (e.g. preparing a tree management and replacement strategy to maintain the landscape character across the whole CHL place). These site-wide management and conservation issues are outside the scope of the lease agreements, meaning the department must deliver them as part of its ultimate responsibility for the heritage values under the EPBC Act.

There is an opportunity to establish a clearer site management and governance framework, to ensure that the department is delivering its obligations under the EPBC Act and the responsibilities of the lessees are clearly defined. Issues that this framework could address that would help support effective heritage conservation may include:

- Who is responsible for which heritage management tasks at the site, including maintenance, major works, conservation projects, landscape management, operational and capital funding for heritage.
- What is the process/hierarchy for decision-making about heritage at the site, including which decisions can be made by lessees, which need to be made in consultation between lessees and the department, and which decisions are made by the department.
- What system of communication will be used for ongoing liaison between lessees and the department about heritage management.
- When and how to escalate heritage issues from lessees to the department.
- What is the process for obtaining internal and external (i.e. EPBC Act) approvals for works at the site that could affect heritage, including any internal departmental processes for self-assessment of heritage impacts under the EPBC Act (refer to Section 5.2.1).

This framework could draw on the department's Heritage Strategy, which needs to outline internal systems for heritage management generally within the department.¹⁶

Status of the block leases

The nature of the leases for the blocks (incorporating the land and built structures) was an issue that was raised in the stakeholder consultation session held with the lessees on site. The original leases were granted on 29 January 1999 with a term of 30 years. All leases contain an option for the granting of a further lease for 25 years on expiry of the lease term.

Lessees are responsible for maintaining the built structures on site, and cannot erect any buildings or make structural alterations without approval from the department.

As part of effectively planning heritage conservation, it is important to define what is new development, major works, and conservation works, as opposed to standard maintenance requirements. This will make it clear when the lessees need to complete heritage maintenance or restoration work and when the Department is responsible for delivering works—there is an opportunity to address this in any future lease reviews. In some cases, lessees may need extra support (e.g. from the Department) to deliver intensive heritage maintenance work.

In some cases, there may be limited incentive for large financial investments in maintenance or restoration works that take a long time to create a return, since lessees do not own their blocks. This is a risk to the heritage values that needs to be addressed through establishing a robust process that articulates and ensures the implementation of necessary works.

The obligations on leaseholders as they relate to heritage must be feasible, and if conservation works fall under their responsibility but are not feasible for them to deliver (e.g. due to the scale of the task or cost required), it may be necessary to review whether the allocation of heritage responsibilities is fit for purpose.

Clearer definition of responsibilities in leases will also ensure activities that may adversely or inadvertently impact the heritage values are less likely to occur in future.

Departmental approvals processes

Under the EPBC Act the department must not authorise anyone to do anything that contravenes the HMP (or if there is no HMP, the Commonwealth Heritage management principles).

Anyone taking an action at the site also needs to assess whether their action is likely to have a significant impact on the heritage values, and if so it needs to be referred to the Minister for the Environment and Water for approval (refer to Section 5.2).

The current process for internal departmental approval for works under the leases is for lessees to write to the department with information on the proposed works to seek written approval. The department has Development Application Guidelines for the Jervis Bay Territory, which outline what information needs to be provided.

As part of this process, the department considers whether the proposed works are likely to have a significant impact and need referral under the EPBC Act.

Maintenance works may still need approval under the EPBC Act, even if they are not classified as new buildings or structural alterations needing departmental approval under the leases. Therefore, in every circumstance lessees should consider whether their proposed works are likely to have a significant impact on the Commonwealth Heritage values. For more complex works or where there is uncertainty, a heritage impact assessment (HIA) can be prepared (usually by a heritage specialist) to clarify the level of likely impact.

While the department considers EPBC Act referral requirements as part of development applications by lessees, it also needs to consider the more general requirement to comply with the HMP when giving any authorisations. As part of internal approvals the department should ensure that all proposed works (whether referred under the EPBC Act or not) comply with this HMP.

The requirements to comply with the EPBC Act also apply to works being undertaken by others on the site (e.g. the department, utilities providers, contractors, fire brigade). Any action likely to have a significant impact needs referring, and the department cannot authorise actions that contravene the HMP.

When assessing whether an action is likely to have a significant impact, people should refer to DCCEEW's Significant Impact Guidelines 1.2 for Commonwealth land, and the EPBC Act Self-Assessment Guidelines. The department should be notified of any EPBC Act referrals that will be submitted for the Settlement, and should be contacted in the case of any uncertainty. DCCEEW can also provide advice on EPBC approvals processes.

5.4.2 Managing change and adaptive re-use

Understanding the significance and condition of the Christian's Minde Settlement's heritage fabric is essential to informing decisions about managing change.

Before making any changes, the impact of the changes on the heritage values should be assessed.

This heritage impact assessment may identify the need to refer the action for approval under the EPBC Act (refer to Section 5.2.1). Depending on the level of impact, it may be necessary to modify the proposal to avoid and mitigate heritage impacts.

Overall, the methodology of the Burra Charter (Article 15) is that changes that reduce cultural significance should be reversible, and be reversed when circumstances permit. Demolition of significant fabric is generally not acceptable. However, in some cases minor demolition may be appropriate as part of conservation.

Removed significant fabric should be reinstated when circumstances permit, and any change should be recorded (refer to Section 5.3.9).

The adaptive re-use, or adaptation of existing buildings at the Settlement is possible. In some cases, adaptation will be necessary to allow for minor changes to the site to ensure it is suitable for contemporary living standards. Changes to the site that are not aligned with its heritage significance and its history as residences and modest tourist accommodation will generally not be suitable.

There are some opportunities for adaptive re-use and renovation of some of the built elements on each block; these are outlined in detail in Volume 2 Inventories.

Numerous small or large changes can accumulate to create significant cumulative impacts to heritage values. Therefore, any proposed work or upgrades should be carefully managed to ensure they avoid unacceptable impacts to the heritage values that make the Christian's Minde Settlement important.

Some elements of the Christian's Minde Settlement retain much original fabric and integrity and are highly sensitive to change, while others have been more extensively altered over time. The relative heritage value of various elements and items should guide conservation decisions.

5.4.3 New development

There are currently no active plans for new development at the site, but there is potential for future works proposals to arise, e.g. from lessees wanting to make changes to their blocks, or for tourism or commercial operations.

There is some opportunity for new development within the Settlement site or its setting. In line with the Burra Charter (Article 22), any new development or new work (such as additions or other changes to the place) may be acceptable where it respects and does not distort or obscure the cultural significance of the place, or detract from its interpretation and appreciation. New development would need to be sympathetic in style, bulk, form and scale to the other buildings on the site, especially those in the vicinity. New development should not distract from or overbear the historical buildings.

It would also have to be compatible with the character of the place, while also clearly identifiable as modern. Imitation should generally be avoided.

Undertaking appropriate 'design in context' is usual practice when designing new buildings and is particularly relevant when designing a new structure that fits comfortably

within or adjacent to significant heritage places. The NSW Heritage Office publication *Design In Context: Guidelines for Infill Development in the Historic Environment* should be referred to when considering infill proposals.

When proposing a location for new development there would also need to be an appreciation of the cultural landscape and the altered landscape. For example, substantial development should generally be avoided on the flat, cleared areas of the site that represent the past clearing and farming practices of the Ellmoos family—one of the important heritage values of the site—unless impacts can be effectively managed. The space along the foreshore of Sussex Inlet to the buildings should also remain clear of development and significant views to and from the site should be retained. New development should be suitably set back from historical buildings so as not to obscure the earlier historical layout of the site.

New development should only be considered for structures that support the ongoing operation of the Settlement and its use as a tourist accommodation site and as private residences. The heritage impact of any proposals should be investigated before proceeding, and development should not obscure evidence of the Ellmoos family's clearing and farming practices.

All proposals should be subject to development approval and impact assessment processes followed by the department. Obligations required under the EPBC Act (Section 341ZC) identify that adverse impacts on the heritage values of a place, e.g. through development works, must be mitigated or at least minimised. If an action is taken that will, or is likely to, have a significant impact on the Commonwealth Heritage values this could trigger the need for a referral under the Act. All feasible and prudent alternatives to taking the action should be explored and taken to mitigate the impact of the proposed action.

5.4.4 Access and security

Access to the site is limited to the Ellmoos Road entry and the Sussex Inlet waterway. The condition of the unsealed entry road varies considerably with the weather conditions and through general use and is currently maintained by Parks Australia. Retaining the unsealed entry road through the Booderee National Park forest provides opportunities for the retention of the Settlement's bush-like character and the winding nature of the road helps to simulate a sense of the Settlement's isolation. Keeping the road unsealed also helps to deter entry and serves as a security measure for the site and private residences.

Access to the site by the public is generally limited to visitors using the accommodation. Several of the blocks are leased as private residences and are not appropriate for public access.

There may be an opportunity in future to increase public access to the blocks used for tourist accommodation (Block 11—Kullindi and Block 14—Christian’s Minde), e.g. through open days. These options should be investigated as part of the interpretation planning (refer to Section 5.3.10).

If increased public access is pursued, the jetty in the public reserve would need to be repaired. This collapsed in c2020 and has not been replaced, restricting opportunities for non-residents or holidaymakers to access the site, though there are still jetties on the privately leased blocks.

Security risks on site are limited due to the remote location of the Settlement. The continuation of the leases and presence of resident lessees contributes to the security of the site.

5.4.5 Training

All departmental staff, lessees and contractors that undertake works at the Christian’s Minde Settlement should understand its heritage values and their responsibilities under the EPBC Act. As discussed at Section 5.3.3, specialist knowledge may be required for aspects of the Settlement’s maintenance, conservation and management.

This HMP should be made easily accessible to departmental staff and all lessees (both electronically and hardcopy versions).

Heritage training should also be provided to those who make decisions about the site, particularly departmental staff and lessees. It could include specific information on the significance of the place, where potential impacts may arise, when to seek heritage advice, and the legislative approvals and process under the EPBC Act. Inductions for contractors working on the site (whether engaged by the department or others) should also include this information, and contractors should be provided with a copy of this HMP.

5.4.6 Consultation

Regular consultation should be undertaken between the department and the lessees, to make sure any issues with the management and condition of the heritage values are understood and can be resolved. There is an opportunity to establish a more structured format for consultation between the department and lessees, e.g. regular meetings. This would help the conservation of the heritage values by establishing clear lines of communication to help manage decision-making about the site.

There are opportunities to expand consultation with the broader community and stakeholders on the management of the Christian’s Minde Settlement.

The revised significance assessment (Section 4.4.1) has identified that the site has social heritage value to the Ellmoos family and their descendants, the current residents, and

the wider community as visitors to the site. The connection of the Sussex Inlet community with the site has not been formally investigated, but consultation as part of preparing this HMP indicates the Sussex Inlet community is interested in the Settlement's heritage values.

Input from these groups could help inform decisions about conserving and celebrating the site's heritage values. For example, Ellmoos family members could provide input to interpretation material. A consultation protocol should be established to identify when and how the community will be consulted in relation to the place.

The WBACC, as the Traditional Owners of the site, should be engaged as key stakeholders when making decisions about the Christian's Minde Settlement, particularly in relation to their cultural heritage. Indigenous people are the primary source of information on the value of their heritage, and the WBACC should be consulted to better understand the Indigenous heritage values at the site, as discussed at Section 4.4.2.

Under the EPBC Act, this HMP should be made available for public comment. The department and lessees should also consult with the relevant Australian Government department responsible for the EPBC Act, particularly when planning development that may have the potential to impact heritage values.

5.4.7 Environmental sustainability

Environmental management is an important aspect of maintaining the heritage values of the Christian's Minde Settlement and ensuring that they are conserved for future generations.

Where possible and compatible with the operational needs of the site, repairs should retain as much of the existing fabric as possible and maintain it in good condition so that it has a long life. New works should endeavour to retain, re-use and complement the existing site development, rather than replace it with new fabric.

Retrofitting buildings to be energy-efficient and environmentally sustainable is a contemporary issue. These projects could be suitable changes at the Christian's Minde Settlement, when undertaken using a cautious approach to protecting significant heritage fabric. Any works should entail minimal impact to the place's heritage values and suitable alternatives should be investigated prior to any works being undertaken.

5.4.8 Hazards and risks

It is important that risks to the place's heritage values and users are well understood and managed. The vulnerability of the site to these hazards should be evaluated to determine the level of risk they pose to the site, including its built heritage and landscape. Disaster risk management planning should include appropriate protection of the buildings and

landscape, risk management of activities within the buildings, and strategies for the efficient evacuation of people.

The impacts of a changing climate will increasingly affect both cultural and natural heritage values throughout Australia and internationally.

Climate change is a potential pressure on the condition and integrity of the heritage fabric of the Christian's Minde Settlement.

Specific climate change risks to cultural heritage identified in 2019 by ICOMOS's Climate Change and Cultural Heritage Working Group include:

- increased risk of fire;
- increased risk of insect pests damaging building fabric;
- heat stress on culturally significant plants;
- loss of specimen plantings in designed landscapes, parks and gardens;
- increase of air-conditioning equipment on buildings resulting in changed external appearance;
- accelerated structural deterioration or degradation from, for example, the deterioration of building fabric due to extreme temperature cycles, damage from increased wind loading and increased crystallisation of efflorescent salts from water ingress; and
- erosion and site damage from flooding, extreme weather events and rising water tables, with associated corrosion, risk of mould etc.¹⁷

Some key hazards and risks to the Christian's Minde Settlement are discussed below:

- **Fire**—Fire is a common hazard in any built environment. It is assumed some of the buildings have standard residential fire detection (smoke alarms), but other buildings such as Building CM3—Christian's Minde have no fire protection systems according to the 2024 Building Condition Audits report.¹⁸ Suitable fire protection measures should be integrated and implemented where needed, and lessees on site should be aware of how to use any fire protection equipment and what support is available in the event of fire.

Bushfire is also a significant risk to the Christian's Minde Settlement, and the site has been threatened by fire multiple times, including in the 2019–2020 bushfires. The proximity to Booderee National Park and the extensive vegetation on site increases this risk, and there is a fire brigade easement and shed on Block 14.

There is a Jervis Bay Territory Bushfire Risk Management Plan (2018), which identifies assets and provides strategies to reduce risks. This plan covers the Christian's Minde Settlement but does not specifically identify its cultural heritage value as part of the asset's value.

- **Flooding and inundation**—The site is subject to flooding and inundation. The 2024 Building Condition Audits report noted that the site is affected by the 1% and Probable Maximum Flood events.¹⁹ Water can also inundate the site during storm

surges or when large volumes of water are passing through the river from the Sussex Inlet basin. These events can contribute to erosion of the riverbank, affect building foundations, and impact tree health.

Steps should be taken to identify and mitigate the impact of such flooding, including investigating and securing the stability of the riverbank and building foundations (where needed), understanding the impact on tree health, and understanding the risks of increasing flood events from climate change.

- **Sea level rise**—Global mean sea level has risen by 22cm since 1900 according to the 2024 *State of the Climate 2024* report by the Bureau of Meteorology and CSIRO.²⁰ The rate of sea level rise affecting Australia’s southeast coast is also significantly higher than the global average. The Christian’s Minde Settlement is very exposed to the risks associated with sea level rise due to its position on the riverbank, which will rise as sea levels rise. Risks include higher storm surges, inundation, increasing riverbank erosion and, if unmitigated, submersion. Long-term planning to mitigate the risk of higher sea levels needs to be implemented to secure the riverbank and mitigate risks associated with sea level rise.
- **Storms and water leaks**—Storms and heavy rains bring risks to the site associated with falling water. Gutters, downpipes and drains must be well maintained to avoid drainage and moisture problems that can affect historical fabric and building foundations—these issues can be seen around the site, for example on Block 14 where ineffective rainwater goods are allowing water to decay timber verandahs and flow directly into the building foundations. During heavy rain, water pools at the site, exacerbating these issues—this was observed during the site inspection in April 2025. Leaking roofs and plumbing, burst and overflowing water tanks and overflowing drains can cause substantial damage to buildings and their contents. Any buildings that are not currently weathertight need to be made so as a priority.

As well as hazards to the heritage values, there are hazards to site users. These include the usual risks of residential properties, and site-specific risks from hazardous materials and the poor condition of some of the heritage buildings, e.g. unstable buildings and exposed works, potential electrical safety issues, etc. Continuing to maintain the Christian’s Minde Settlement in good condition generally is important to mitigate these risks, as is implementing specific risk management strategies, e.g. complying with the Asbestos Register and addressing any urgent matters identified in the 2024 Building Condition Audits report.

Risks to users should continue to be identified, monitored and addressed as part of the management of the site; qualified contractors may be required to address some of these issues.

5.5 Endnotes

- ¹ Australian Government, *Working Together—Managing Commonwealth Heritage Places: A Guide for Commonwealth Agencies*.
- ² EPBC Act, section 341Z.
- ³ EPBC Act, section 341S.
- ⁴ EPBC Act, section 525.
- ⁵ Australian Government Department of the Environment, 2013, *Significant Impact Guidelines 1.2 Actions on, or Impacting upon, Commonwealth Land, and Actions by Commonwealth Agencies*, pp11, 12.
- ⁶ Australian Government Department of the Environment, 2013, *Significant Impact Guidelines 1.2 Actions on, or Impacting upon, Commonwealth Land, and Actions by Commonwealth Agencies*, pp16.
- ⁷ Department of the Environment 2013. 'Actions on, or Impacting upon, Commonwealth Land, and Actions by Commonwealth Agencies, Significant Impact Guidelines 1.2 Environment Protection and Biodiversity Conservation Act 1999', Australian Government, p 10.
- ⁸ Australia ICOMOS Inc, *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance 2013*, Australia ICOMOS Inc, Burwood, VIC, 2000, Articles 2.1–2.4.
- ⁹ ACOR Consultants 2024, *Block 14, 1 Ellmoos Road, Jervis Bay Territory (Christian's Minde) Building Condition Audits*, prepared for the Department of Infrastructure, Transport, Regional Development, Communications and the Arts
- ¹⁰ Burra Charter, Article 1.11
- ¹¹ *Australia ICOMOS Inc, The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance 2013*, Australia ICOMOS Inc, Burwood, VIC, 2000, Article 14.
- ¹² *Australia ICOMOS Inc, The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance 2013*, Australia ICOMOS Inc, Burwood, VIC, 2000, Article 1.17.
- ¹³ *Australia ICOMOS Inc, The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance 2013*, Australia ICOMOS Inc, Burwood, VIC, 2000, Article 8.
- ¹⁴ EPBC Act, section 341ZA, 341ZB
- ¹⁵ EPBC Regulations, Schedule 7C (3)(f).
- ¹⁶ EPBC Regulations, Schedule 7C
- ¹⁷ ICOMOS Climate Change and Heritage Working Group, 2019, *The Future of our Pasts: Engaging Cultural Heritage in Climate Action*, Table 6.
- ¹⁸ ACOR Consultants 2024, *Block 14, 1 Ellmoos Road, Jervis Bay Territory (Christian's Minde) Building Condition Audits*, prepared for the Department of Infrastructure, Transport, Regional Development, Communications and the Arts p 88.
- ¹⁹ ACOR Consultants 2024, *Block 14, 1 Ellmoos Road, Jervis Bay Territory (Christian's Minde) Building Condition Audits*, prepared for the Department of Infrastructure, Transport, Regional Development, Communications and the Arts p 162.
- ²⁰ Bureau of Meteorology and CSIRO 2024, *State of the Climate 2024*, Australian Government, p18.

Conservation policies, actions and implementation

6 Conservation policies, actions and implementation

6.1 Introduction

The Christian's Minde Settlement is a place of significant heritage value. Its Commonwealth Heritage listing means that the place needs to be conserved and managed in accordance with its heritage values, the EPBC Act, and the conservation policies in this HMP. The policies in this section are based on the heritage values and the constraints and opportunities described in Sections 4 and 5.

Actively implementing these policies and actions will ensure that the department meets its obligations under the EPBC Act for conserving the heritage values of the Christian's Minde Settlement.

The purpose of conservation policies is to guide the ongoing and future management of the place, and to be integrated into decisions about management, development, interpretation, maintenance and long-term conservation.

The methodology for developing conservation policies is based on the Burra Charter, which provides principles, processes and practice notes for heritage conservation. The Burra Charter has been accepted as the national standard for conservation planning and work by practitioners and all Australian government heritage bodies.

6.2 Conservation policy index

Policy area	Description	Go to page
1. Management, legislative processes and approvals	General management processes and legislative compliance, governance and works approvals.	155
2. Conservation and maintenance	Guidance for conservation and maintenance works, other changes to the site and processes for works approvals.	160
3. New works, adaptation and development	Guidance on planning new works, development and adapting heritage fabric.	168
4. Archaeology and movable cultural heritage	Guidance on identifying and managing archaeology and significant heritage objects.	171
5. Use and access	Guidance on appropriate uses and management of user requirements.	173

Policy area	Description	Go to page
6. Risk management, safety and security	Guidance on safety, accessibility and building compliance upgrades and risk management.	175
7. Stakeholder and community consultation	Guidance on appropriate consultation processes.	177
8. Documentation, monitoring and review	Guidance on monitoring the condition of heritage values and maintaining effective and appropriate records.	179
9. Interpretation	Guidance on the presentation and communication of heritage values.	182
10. Training and research	Guidance on training and research framework.	183

6.3 Implementation priorities, timing and responsibilities

6.3.1 Priorities

Conservation policies listed in this section are prioritised for implementation. There are three priority categories, each responding to a different level of risk to the heritage values:

- **High**—Actions that should be undertaken as a priority to mitigate key risks to the heritage values. These actions are an essential component of the HMP and, without them, heritage values may suffer adverse impacts.
- **Medium**—Actions that should be planned for in order to conserve the heritage values. Resources should be organised in advance to enable their implementation and to ensure conservation of the heritage values.
- **Low**—Actions that are important to the future conservation of the heritage values but that respond to less immediate risks. Resources should be allocated in advance to enable them to be undertaken.

6.3.2 Timing

Timing parameters are provided to guide the implementation of policies and actions in line with their priority. Timing for implementation is categorised as follows:

- immediately upon adoption of the plan (within two months);
- annually;
- as required (when an action demands it);
- ongoing;

- short term (within 12 months);
- medium term (2–4 years); or
- long term (5–10 years).

6.3.3 Responsibilities

As discussed in Section 5.4.1, primary responsibility for implementation, review and monitoring of this HMP and its policies lies with the department’s Territories Division. This responsibility extends to leaseholders at the Christian’s Minde Settlement, who have day-to-day responsibilities around maintenance and works as part of their leases, and any chosen contractors who undertake works on behalf of the department or leaseholders.

Other relevant parties who have responsibility to act in accordance with the heritage values and policies outlined in this HMP include any users of the place.

The individual responsibilities for the implementation of each policy are listed alongside the actions, below.

6.4 Conservation policies and implementation plan

6.4.1 Policy area 1: Management, legislative processes and approvals

Policy 1.1. Adopt this HMP as the principal guiding document for heritage management of the Christian’s Minde Settlement.

Policy 1.1 Actions and implementation.

Actions	Priority	Timing	Responsibility
1.1.1. Provide a copy of this HMP to all lessees, departmental staff responsible for the Christian’s Minde Settlement, and Parks Australia staff responsible for managing parts of the site.	High	Immediately	Department of Infrastructure, Transport, Regional Development, Communications, Sport and the Arts (DITRDCSA)
1.1.2. Submit this HMP to the department responsible for the EPBC Act and seek approval from the AHC. Following approval, register the HMP as a legislative instrument on the Federal Register of Legislation.	High	Immediately	DITRDCSA

Actions	Priority	Timing	Responsibility
1.1.3. Implement the policies and actions set out in this HMP, in line with identified priorities and timings.	High	Ongoing	DITRDCA Lessees
1.1.4. Refer to this HMP for all matters relating to the heritage values, conservation and management of the Christian's Minde Settlement.	High	As required	DITRDCA Lessees
1.1.5. Ensure everyone working on site, including contractors, has access to the information in this HMP and completes a suitable induction to understand the HMP's importance and intent.	High	As required	DITRDCA Lessees

Policy 1.2. Ensure that all the heritage values of the Christian's Minde Settlement are the basis for all conservation processes, management and development actions.

Policy 1.2 Actions and implementation.

Actions	Priority	Timing	Responsibility
1.2.1. Conserve the heritage values of the Christian's Minde Settlement (as discussed at Section 4) in accordance with the EPBC Act, the Burra Charter, and this HMP.	High	Ongoing	DITRDCA Lessees
1.2.2. Refer to the Jervis Bay Territory IHMP and Natural Heritage Management Plan (or any updated assessments of natural/Indigenous heritage values) to understand how Indigenous and natural heritage values are expressed at the site (including from the Jervis Bay Territory CHL place), and take these heritage values into account when making decisions about the place.	High	As required	DITRDCA Lessees

Policy 1.3. Comply with the requirements of the EPBC Act when managing the Christian's Minde Settlement.

Policy 1.3 Actions and implementation.

Actions	Priority	Timing	Responsibility
1.3.1. Manage the Christian's Minde Settlement in accordance with the department's obligations on Commonwealth agencies to conserve the site's heritage values, including avoiding adverse impacts and not authorising other parties to impact the values.	High	As required	DITRDCA
1.3.2. Review and update DITRDCA's internal heritage documentation (e.g. Heritage Strategy and Heritage Register) to reflect the findings of this HMP and its actions, in accordance with the EPBC Act.	Medium	Short term	DITRDCA
1.3.3. If new leases or disposal of the site is proposed, notify the Minister in accordance with section 341ZE (with at least 40 business days' notice) and ensure conditions of sale/lease include a covenant for heritage protection and endorsement and adoption of this HMP.	High	As required	DITRDCA

Policy 1.4. Assess all actions for potential impacts on the heritage values of the Christian's Minde Settlement (including conservation, maintenance, adaptation and new developments) and obtain the necessary approvals before proceeding.

Policy 1.4 Actions and implementation.

Actions	Priority	Timing	Responsibility
1.4.1. Assess any proposal or action (including maintenance works) for its potential to have a significant impact on the historic, natural or Indigenous heritage values of the site, in accordance with the Significant Impact Guidelines 1.2 and EPBC Act Self-Assessment Guidelines.	High	As required	DITRDCA
1.4.2. Follow the self-assessment process in the Significant Impact Guidelines 1.1, 1.2 and EPBC Act Self-Assessment Guidelines (published by the DCCEEW) to determine the likelihood of a significant impact and the need for an EPBC Act referral, including preparing a heritage impact assessment if necessary.	High	As required	DITRDCA

Actions	Priority	Timing	Responsibility
1.4.3. Obtain internal department approvals via development application before undertaking any works that may impact the heritage values, including maintenance, structural alterations or new developments.	High	As required	Lessees
1.4.4. Ensure any internal departmental approvals given are consistent with the Commonwealth Heritage management principles, this HMP, and the EPBC Act.	High	As required	DITRDCA
1.4.5. Obtain approvals under the EPBC Act for any action likely to have a significant impact on the heritage values.	High	As required	DITRDCA Lessees

Policy 1.5. Review and update the HMP every five years, or following any major site changes, in accordance with section 341X of the EPBC Act.

Policy 1.5 Actions and implementation.

Actions	Priority	Timing	Responsibility
1.5.1. Review and update the HMP in five years' time or following a major site change.	Medium	Long term	DITRDCA
1.5.2. When reviewing and updating this HMP, address the following matters: • Broaden its scope to cover identified natural and Indigenous heritage values at the Christian's Minde Settlement (refer to Action 1.2.2). • Update the HMP policies, timings and priorities based on the findings of monitoring and review undertaken in accordance with this HMP. • Address any trends revealed in monitoring data by refining processes for management, conservation and maintenance accordingly. • Integrate new research on the heritage values of the Christian's Minde Settlement into the updated HMP. • Where appropriate, obtain specialist heritage advice when reviewing and/or making amendments to this HMP.	Medium	Long term	DITRDCA

Policy 1.6. Ensure adequate resources and funding are made available for continued heritage management.

Policy 1.6 Actions and implementation.

Actions	Priority	Timing	Responsibility
1.6.1. Ensure adequate funding arrangements, resources (including staff), and processes are in place to support the effective implementation of this HMP, including future monitoring and review.	High	Ongoing	DITRDSCSA
1.6.2. Identify and/or implement options to provide financial or in-kind support for the maintenance and conservation of the Christian's Minde Settlement that can be accessed by lessees.	High	Medium term	DITRDSCSA

Policy 1.7. Ensure the governance framework for the Christian's Minde Settlement is suitably adapted to delivering the conservation, maintenance, protection, presentation, rehabilitation and transmission of its heritage values.

Policy 1.7 Actions and implementation.

Actions	Priority	Timing	Responsibility
1.7.1. Review the current management framework to establish whether the existing division of responsibilities is fit for purpose for conserving the heritage values. Based on this review, establish a clear framework for the management of the Christian's Minde Settlement's heritage values, assigning responsibilities to the department and lessees in relation to heritage, decision-making hierarchies, and conservation, maintenance and major works.	High	Short term	DITRDSCSA
1.7.2. Update the existing leases for the Christian's Minde Settlement based on the above framework to add information about the heritage values of the site and how they are to be managed. Clearly delineate what lessees are and are not responsible for in managing the site, and ensure heritage protection in accordance with section 341ZE of the EPBC Act and this HMP (refer also to Action 1.3.3). This should also occur for any new leases.	High	Short term	DITRDSCSA

Actions	Priority	Timing	Responsibility
1.7.3. Establish a regular meeting schedule and/or communications avenue for the department and lessees to discuss the management of the site, conservation works and major maintenance tasks.	Medium	Short term	DITRDSCA

6.4.2 Policy area 2: Conservation and maintenance

General conservation policies

Policy 2.1. Retain, conserve and maintain the significant attributes of the Christian's Minde Settlement, including physical fabric, views, landscape setting and cultural plantings, in accordance with its heritage values.

Policy 2.1 Actions and implementation.

Actions	Priority	Timing	Responsibility
2.1.1. For buildings/elements of exceptional and high significance, retain and conserve these with the aim of retaining the maximum amount of original fabric in its original form where possible and enhancing heritage significance. Alteration or removal may be justified in the case of extraordinary or major unforeseen events, or if it can be demonstrated that it would be essential for critical maintenance of Christian's Minde Settlement.	High	Ongoing	All parties
2.1.2. For buildings/elements of moderate significance, retain and conserve the element and/or fabric. Alteration or removal may be justified if it is important to allow for a compatible use, if it can be demonstrated that it is necessary for the conservation of the place in another way, if it would enhance heritage significance, or if it is important for the maintenance of the Christian's Minde Settlement.	High	Ongoing	All parties
2.1.3. For buildings/elements of low significance, retain and conserve the element or fabric, but adaptation, modification or removal could proceed if it will result in a demonstrable benefit. Alteration or removal may be justified if there is direct benefit to elements of high significance, or if it is important for maintenance of the Christian's Minde Settlement.	High	Ongoing	All parties
2.1.4. For buildings/elements of neutral significance, leave these in place unless alterations are required. In this case, elements or fabric may be removed, altered or replaced.	High	Ongoing	All parties

Actions	Priority	Timing	Responsibility
2.1.5. For intrusive buildings/elements, remove these when the opportunity arises and sensitively restore the area.	High	Ongoing	All parties
2.1.6. Retain and re-use existing fabric where possible rather than replacing with new.	High	Ongoing	All parties
2.1.7. Ensure that maintenance activities do not inadvertently damage significant attributes or fabric.	High	Ongoing	All parties
2.1.8. Explore the feasibility of remediating hazardous materials rather than complete removal or demolition of significant fabric, based on an evaluation of risk to user safety and the environment.	High	As required	All parties
2.1.9. Undertake all conservation and maintenance works in accordance with the principles of the Burra Charter.	High	As required	All parties

Policy 2.2. Engage appropriately qualified personnel, consultants and contractors to guide the management and conservation of heritage values.

Policy 2.2 Actions and implementation.

Actions	Priority	Timing	Responsibility
2.2.1. Ensure those undertaking conservation and maintenance works at the Settlement are suitably qualified and have heritage expertise. This may include heritage trades who are experienced in historical techniques, e.g. carpentry, joinery, plastering etc. Contractors and tradespeople should be inducted to the site to ensure they understand the site's significance and special requirements.	High	As required	DITRDCA Lessees
2.2.2. Seek advice from professional heritage consultants regarding heritage significance assessments, interpretation and impact assessments. Advice and supervision should be sought on items such as: confirming the content of applications made by lessees for works proposals that are outside of day-to-day maintenance activities (i.e. for	Medium	As required	DITRDCA Lessees

Actions	Priority	Timing	Responsibility
conservation, adaptive re-use or new development); • heritage values assessment against the EPBC Act criteria; • heritage and interpretation management planning advice; • archaeological assessment advice; and • Indigenous cultural heritage management advice.			

Maintenance

Policy 2.3. Undertake cyclical maintenance of significant structures, fabric, cultural plantings and attributes as part of day-to-day site management.

Policy 2.3 Actions and implementation.

Actions	Priority	Timing	Responsibility
2.3.1. Undertake conservation and maintenance works for buildings and cultural plantings as identified in Volume 2 Inventories for each block. Delivery of identified maintenance and conservation works should consider the recommendations of the Block 14 Building Condition Audits (ACOR, 2024), adapted as necessary to conserve and avoid impacts to the heritage values (refer also to Policy 6.2).	High	As outlined in Volume 2 Inventories	DITRDCA Lessees
2.3.2. Program and budget for the conservation and maintenance works set out in the inventories in Volume 2 of the HMP.	High	Medium term	DITRDCA Lessees
2.3.3. Develop and implement an ongoing cyclical maintenance program. The cyclical maintenance program should: • outline which tasks are needed; • when or how often tasks should occur; • how tasks should be done; • who is responsible (i.e. lessees, the department) and whether specialist expertise is required; • provide for cyclical condition inspections of key heritage buildings by qualified professionals;	High	Short term and ongoing	DITRDCA

Actions	Priority	Timing	Responsibility
- include provisions for review and update of the program annually or after a major change to respond to current site conditions; and - indicate how maintenance works are to be recorded in a centralised asset system.			
2.3.4. Use matching or complementary materials and techniques when undertaking maintenance on historical buildings.	High	As required	All parties
2.3.5. If removal of historical material is unavoidable when maintaining or repairing, salvage removed material for potential re-installation or re-use.	High	As required	All parties
2.3.6. Record the nature and outcomes of ongoing maintenance, works, interventions and maintenance works in a centralised asset management database (refer to Policy 8.2).	Medium	As required	DITRDCSA Lessees

Policy 2.4. Manage the heritage values of the Christian's Minde Settlement sustainably for future generations.

Policy 2.4 Actions and implementation.

Actions	Priority	Timing	Responsibility
2.4.1. Investigate and implement environmental sustainability initiatives and manage potential impacts to heritage values.	Low	Long term	DITRDCSA Lessees
2.4.2. Investigate risks and impacts of climate change to the Christian's Minde Settlement and its heritage values, and adopt practical measures to account for these risks.	Medium	Medium term	DITRDCSA

Landscape and setting

Policy 2.5. Retain and conserve the natural setting of the Christian's Minde Settlement.

Policy 2.5 Actions and implementation.

Actions	Priority	Timing	Responsibility
2.5.1. Incorporate the natural heritage values of the site and information from the Natural Heritage Management Plan into management decisions to protect the site's natural setting.	High	Ongoing	DITRDCA Lessees
2.5.2. Do not clear dense vegetation to the east of Settlement buildings (primarily on Block 13 and Block 14) without consultation with Parks Australia and investigation of natural heritage, cultural landscape and ecological impacts.	High	As required	DITRDCA Lessees

Policy 2.6. Retain and conserve the cultural landscape and significant views of the Christian's Minde Settlement.

Policy 2.6 Actions and implementation.

Actions	Priority	Timing	Responsibility
2.6.1. Retain and actively conserve the cultural landscape components outlined in Section 3, including cultural plantings, and avoid development that will adversely affect the landscape.	High	Ongoing	All parties
2.6.2. Do not subdivide any of the blocks to retain the original portion divisions and the landscape character of the Settlement.	High	Ongoing	DITRDCA
2.6.3. Investigate and implement suitable preventative measures to mitigate erosion of the banks of the Sussex Inlet at the Settlement, such as using or strengthening vegetation.	Medium	Medium term	DITRDCA Lessees
2.6.4. Maintain significant views to and from the Christian's Minde Settlement and ensure that key views are not obstructed by new infrastructure or change.	High	Ongoing	All parties

Actions	Priority	Timing	Responsibility
2.6.5. Respect and conserve Building CM3—Christian’s Minde as a landmark feature within its setting when viewed across Sussex Inlet.	High	Ongoing	All parties

Built elements

Policy 2.7. Retain, conserve and, where necessary, restore the significant historic fabric of the Settlement buildings.

Policy 2.7 Actions and implementation.

Actions	Priority	Timing	Responsibility
2.7.1. Undertake a conservation project to restore Buildings CM1—the Long House and CM3—Christian’s Minde Settlement, informed by the heritage values and Burra Charter processes, and using appropriate technical expertise and heritage trades.	High	Immediately	DITRDCA
2.7.2. Retain, conserve and restore significant fabric wherever possible, using materials and techniques appropriate to conservation of the values. Refer to Actions 2.1.1 to 2.1.4 and Volume 2 for the appropriate treatment of significant fabric.	High	Ongoing	All parties
2.7.3. Only undertake demolition of significant fabric where health or safety risks outweigh conservation arguments or where there is no feasible alternative. Demolition of intrusive elements to return the building to its original form and character is acceptable. Refer to Action 2.1.5 and Volume 2 Inventories for specific examples of this.	High	As required	DITRDCA Lessees

Cultural plantings

Policy 2.8. Conserve and maintain cultural plantings with heritage significance, and conserve and interpret important gardens and landscape relics.

Policy 2.8 Actions and implementation.

Actions	Priority	Timing	Responsibility
2.8.1. Prepare a SULE report on the cultural plantings at the Christian's Minde Settlement to understand their condition and inform future planning.	Medium	Short term	DITRDCA
2.8.2. Prepare a tree management and replacement strategy that incorporates the information from this HMP and the SULE report to inform strategic tree management. This should outline: • protective actions and reference data for significant trees on the site; • the system for routine inspection of the health of identified trees per arborist advice; • how trees will be replaced, such as planting of replacements while they are still alive, or replacement after death; • suitable trees for replacement, considering the significant characteristics of the trees to be replaced; and • how significant trees are to be treated if they need to be felled for safety reasons, such as retaining the stumps.	Medium	Short term	DITRDCA
2.8.3. Ensure lessees have adequate information about the cultural plantings in the Settlement and their heritage value to appropriately protect them.	High	Short term	DITRDCA
2.8.4. Physically protect the identified cultural plantings from: • planned developments; • services works, utility installations/repairs and maintenance; and • carparking.	High	As required	DITRDCA Lessees

Actions	Priority	Timing	Responsibility
2.8.5. Avoid damaging the bulb field (CP4) through over-mowing.	Medium	Ongoing	DITRDCA Lessees

6.4.3 Policy area 3: New works, adaptation and development

Policy 3.1. Ensure works or new development at the Christian's Minde Settlement is complementary to the site's heritage values and avoid adverse impacts.

Policy 3.1 Actions and implementation.

Actions	Priority	Timing	Responsibility
3.1.1. Before undertaking any new works or development, thoroughly investigate the heritage context and consider all options to determine whether the works are necessary, justifiable and consistent with the heritage significance of the site.	High	As required	DITRDCA Lessees
3.1.2. Do not develop the areas between the foreshore of Sussex Inlet and the main buildings on each block. Avoid development in the large cleared lands to the east of the buildings/complexes, unless the heritage impacts can be effectively managed and the proposal is for a compatible use.	High	As required	DITRDCA Lessees
3.1.3. Only permit new development (new buildings or major additions) in order to accommodate compatible uses that support the ongoing operation of the Settlement as a tourist accommodation site and private residences.	High	As required	DITRDCA
3.1.4. Ensure design of any new buildings is sympathetic to the character of the site.	High	As required	DITRDCA Lessees
3.1.5. Do not allow new development to dominate the current buildings at the Christian's Minde Settlement in terms of its location, form, scale, mass and bulk, height, and colour, or to be dominant in significant views of the site.	High	Ongoing	All parties

Actions	Priority	Timing	Responsibility
New development should be recessive, set back from significant buildings, small in scale, and out of significant sightlines. Follow 'design in context' advice when considering new development, regarding scale, setbacks, siting, orientation, form, mass and appropriateness to nearby buildings. Refer to Volume 2 Inventories for acceptable new development options and areas on each block, or seek heritage advice.			

Policy 3.2. Adaptation of the existing buildings may occur where it is compatible with the site's heritage values and undertaken with the minimal level of change necessary.

Policy 3.2 Actions and implementation.

Actions	Priority	Timing	Responsibility
3.2.1. Ensure that adaptation or alterations of existing significant buildings: • avoids impacting significant fabric unless heritage impacts are fully understood and there is no feasible alternative, and all approvals have been obtained; • does not cover over original or early fabric, and reveals original fabric as circumstances permit; • is sympathetic to but clearly distinguishable from early and original fabric; and • are consistent with the principles of the Burra Charter, including 'do as much as necessary to care for the place and to make it useable but otherwise change as little as possible'.	High	As required	DITRDCSA Lessees
3.2.2. Adaptation or alteration of the buildings to meet contemporary living standards is permissible, but should be undertaken in accordance with this HMP and the principles of the Burra Charter.	Medium	As required	DITRDCSA Lessees
3.2.3. Where proposals for adaptation of existing buildings are extensive or complex, seek heritage advice to guide appropriate works.	Medium	As required	DITRDCSA Lessees

Policy 3.3. Ensure installation of services does not impact the heritage values. Services and utilities such as water supply, drainage, sewerage, power and phone lines should be provided and updated in a manner that poses minimal environmental impact on the historical fabric or aesthetic qualities of the landscape.

Policy 3.3 Actions and implementation.

Actions	Priority	Timing	Responsibility
3.3.1. Install services as invisibly or discreetly as possible so as not to detract from the significance of any site elements.	High	As required	DITRDCA Lessees
3.3.2. Re-use existing fittings, locations and penetrations to avoid physical and visual impacts to significant fabric when replacing or introducing new equipment and services.	High	As required	DITRDCA Lessees
3.3.3. Where possible, investigate alternative installation methods of services so they do not impact heritage values.	High	As required	DITRDCA Lessees
3.3.4. Ensure that the shell middens are not disturbed during utilities/services installations or works.	High	As required	DITRDCA Lessees

6.4.4 Policy area 4: Archaeology and movable cultural heritage

Policy 4.1. Identified and potential archaeological resources on the site (including historical and Indigenous archaeology) should be conserved.

Policy 4.1 Actions and implementation.

Actions	Priority	Timing	Responsibility
4.1.1. Undertake a detailed archaeological assessment of the Christian's Minde Settlement to understand the potential for Aboriginal and historical (non-Aboriginal) archaeology at the site. This assessment should consider what measures are required to manage potential archaeological resources at the Settlement. This includes testing and monitoring requirements for ground disturbance, and whether further assessments are required.	Medium	Short term	DITRDCA
4.1.2. Adopt the Unanticipated Finds Protocol in Appendix F for all future works unless the detailed archaeological assessment stipulates otherwise. If unexpected archaeological material is found (this could be historical or Indigenous artefacts), works should stop and the protocol in Appendix F should be followed. Assess the heritage value of newly discovered physical evidence within the listed area, such as an unforeseen archaeological site, prior to making decisions about its future management.	High	Immediately	All parties
4.1.3. Consider the potential impacts on archaeological resources when assessing the likelihood of impacts on heritage values for any proposed works.	High	As required	DITRDCA

Policy 4.2. Conserve, manage and interpret the heritage values of the significant movable cultural heritage at the Christian’s Minde Settlement.

Policy 4.2 Actions and implementation.

Actions	Priority	Timing	Responsibility
4.2.1. Prepare an inventory of movable heritage items at the Christian’s Minde Settlement—particularly those remaining in the guesthouse buildings on Block 14—Christian’s Minde.	Medium	Short term	DITRDCA
4.2.2. Take a cautious approach to storing, conserving and disposing of historical items that may be significant, until they have been assessed and inventoried.	High	As required	DITRDCA Lessees
4.2.3. Ensure all inventoried significant movable cultural heritage at the Christian’s Minde Settlement is conserved, stored and presented suitably to protect it from being lost/removed from its historical context, and from environmental impacts (e.g. weather ingress). Refer to industry collection management guidance as needed.	High	Ongoing	DITRDCA Lessees
4.2.4. Archival record any movable heritage items and original fixtures, particularly within the guesthouse buildings on Block 14—Christian’s Minde if they are to be removed, for example during restoration works.	Medium	As required	DITRDCA Lessees

6.4.5 Policy area 5: Use and access

Policy 5.1. Continue to use and recognise the heritage values of the Christian's Minde Settlement as a place for both tourist accommodation and private residences.

Policy 5.1 Actions and implementation.

Actions	Priority	Timing	Responsibility
5.1.1. Continue the existing use of the place for tourist accommodation and private residential use.	Medium	Ongoing	DITRDCSA Lessees

Policy 5.2. Avoid the introduction of new uses or functions that may result in an adverse heritage impact.

Policy 5.2 Actions and implementation.

Actions	Priority	Timing	Responsibility
5.2.1. Ensure proposed new or additional uses of any block have been assessed for their heritage impacts and are compatible with the heritage values of the Settlement before approving the change.	Medium	As required	DITRDCSA
5.2.2. If ongoing accommodation use is no longer possible for the guesthouse buildings on Block 14—Christian's Minde and Block 10—Kullindi, establish alternatives to continue the use of the buildings so they do not fall into disrepair. This may include use for education or functions, or adaptive re-use for another purpose.	Medium	As required	DITRDCSA

Policy 5.3. Maintain appropriate access to the Christian’s Minde Settlement to facilitate conservation, presentation and transmission of its heritage values.

Policy 5.3 Actions and implementation.

Actions	Priority	Timing	Responsibility
5.3.1. Work with Parks Australia to maintain Ellmoos Road as the historical land access route to the site.	Low	Long term	DITRDCA
5.3.2. Maintain the jetties to the Settlement to retain the heritage values they embody and allow for access by boat to the site, including from Sussex Inlet.	High	Ongoing	DITRDCA Lessees
5.3.3. Repair the jetty in the public reserve, in front of Block 12.	Medium	Medium term	DITRDCA

Policy 5.4. Seek opportunities to facilitate access to the Christian’s Minde Settlement for the public and groups with special connections to the place, as appropriate.

Policy 5.4 Actions and implementation.

Actions	Priority	Timing	Responsibility
5.4.1. Engage with the WBACC, as Traditional Owners, about opportunities for access regarding significant Indigenous heritage at the site.	Medium	Short term	DITRDCA

6.4.6 Policy area 6: Risk management, safety and security

Policy 6.1. Manage hazards and risks to the site and maintain security to protect and minimise impacts on people and on the heritage values, significant fabric, cultural landscape and setting.

Policy 6.1 Actions and implementation.

Actions	Priority	Timing	Responsibility
6.1.1. Undertake risk assessments to understand risks and hazards to the site.	High	As required	DITRDCA
6.1.2. Develop and implement preparation, mitigation and response strategies to minimise potential risks to heritage values, including integration of fire and storm protection measures, addressing water ingress, and identifying and reducing safety hazards such as dying trees. Integrate heritage considerations into any systems or processes for early warning, prevention and management of disasters and risks. When managing risks and hazards, ensure mitigation measures are sympathetic to the heritage values.	High	As required	DITRDCA
6.1.3. Prior to any conservation or maintenance works occurring, check the Asbestos Register for the site, and undertake further HAZMAT audits for buildings if needed.	High	As required	All parties
6.1.4. Ensure that the Jervis Bay Territory Bushfire Risk Management Plan is up to date and integrates heritage best-practice considerations regarding the Christian's Minde Settlement, including recognising the heritage significance as part of Christian's Minde's value as an asset.	Medium	Medium term	DITRDCA
6.1.5. Undertake fire risk minimisation measures, for example hazard reduction clearing, with reference to this HMP and conserve significant landscape elements and cultural plantings.	High	Ongoing	DITRDCA Lessees
6.1.6. Maintain appropriate security measures at the site (e.g. fencing, regular inspections of vacant buildings, security systems) to ensure the	Medium	Ongoing	DITRDCA Lessees

Actions	Priority	Timing	Responsibility
protection of the heritage values and security for residents and site users.			

Policy 6.2. Ensure proposed upgrades for safety or compliance (e.g. building code compliance, fire services) are sympathetic to the heritage values of the Christian’s Minde Settlement and avoid adverse heritage impacts wherever possible.

Policy 6.2 Actions and implementation.

Actions	Priority	Timing	Responsibility
6.2.1. When planning works for code compliance and upgrades, consider all possible approaches and options and, where possible, seek performance solutions to reduce or avoid physical impacts.	High	As required	DITRDSCA Lessees
6.2.2. If making alterations for safety or compliance, prioritise retaining significant fabric in situ and avoiding heritage impacts, unless there is no safe, feasible alternative. Consider adding new materials or features to meet performance requirements rather than removing/altering original materials.	High	As required	DITRDSCA Lessees
6.2.3. Assess the heritage impact of any proposed safety or compliance works and obtain all necessary approvals.	High	As required	DITRDSCA Lessees

6.4.7 Policy area 7: Stakeholder and community consultation

Policy 7.1. Consult with lessees, family members, stakeholders, Traditional Owners and community groups with an interest in the heritage values of the Christian's Minde Settlement as part of managing these values.

Policy 7.1 Actions and implementation.

Actions	Priority	Timing	Responsibility
7.1.1. Consult with all lessees regarding any development or conservation actions being undertaken within the Settlement.	High	As required	DITRDCA
7.1.2. Establish a consultation protocol to identify when and how the community will be consulted on management of the heritage values.	Medium	Short term	DITRDCA
7.1.3. Consult relevant stakeholders about developments with potential to impact on the heritage values of the Christian's Minde Settlement and involve them in decision-making processes as appropriate (e.g. the WBACC in relation to the Indigenous heritage values and the Ellmoos family in relation to Commonwealth Heritage value (h)—association with the Ellmoos family).	Medium	As required	DITRDCA
7.1.4. Provide this draft HMP to key stakeholders and to the general public for comment, in accordance with the EPBC Act.	High	Immediately	DITRDCA

Policy 7.2. Engage and consult with stakeholders about opportunities to promote the heritage values of the Christian's Minde Settlement.

Policy 7.2 Actions and implementation.

Actions	Priority	Timing	Responsibility
7.2.1. Consult and liaise with lessees, the local community, WBACC, local historical organisations, and government agencies (e.g. Parks Australia) to implement opportunities to collaborate on management and promotion of the heritage values at the Christian's Minde Settlement.	Low	Medium term	DITRDCA

Policy 7.3. Consult with the department responsible for the EPBC Act regarding heritage management of the Christian’s Minde Settlement.

Policy 7.3 Actions and implementation.

Actions	Priority	Timing	Responsibility
7.3.1. Maintain regular liaison with the department responsible for the EPBC Act.	Medium	Ongoing	DITRDCA
7.3.2. Seek comment from the department responsible for the EPBC Act as part of the decision-making process to assess proposals that have the potential to impact on the heritage values of the Christian’s Minde Settlement.	Medium	As required	DITRDCA

6.4.8 Policy area 8: Documentation, monitoring and review

Policy 8.1. Monitor the condition of the heritage values of the Christian's Minde Settlement.

Policy 8.1 Actions and implementation.

Actions	Priority	Timing	Responsibility
8.1.1. Establish a regular monitoring program for the condition of the heritage values and attributes of the Christian's Minde Settlement and include monitoring records in a centralised database (refer to Action 8.2.1).	High	Short term	DITRDCA
8.1.2. Ensure all conservation works and major maintenance tasks required that are identified via monitoring are documented and reported to the department annually.	High	Annually	DITRDCA
8.1.3. Prepare an annual report on the condition and management of the Christian's Minde Settlement and implementation of this HMP and provide it to the relevant departmental senior executive.	High	Annually	DITRDCA
8.1.4. Use the annual collation of monitoring data to identify trends and the condition of the heritage values in order to guide the implementation of monitoring and maintenance.	Medium	Ongoing	DITRDCA

Policy 8.2. Keep adequate and accurate records of decision-making, conservation and maintenance works.

Policy 8.2 Actions and implementation.

Actions	Priority	Timing	Responsibility
8.2.1. Develop and maintain a central database and library so all department staff, lessees (current and future) and researchers are up to date and aware of previous decisions and works that have taken place. This database should capture electronic and hard copy records—including reports, maps, plans and historical images.	Medium	Short term and ongoing	DITRDCA

Actions	Priority	Timing	Responsibility
8.2.2. Record the nature and outcomes of works, interventions and maintenance works in the centralised site asset database.	High	As required	DITRDCA Lessees
8.2.3. Undertake archival recording of relevant areas prior to any major works that will alter the site.	High	As required	DITRDCA
8.2.4. Manage any sensitive information held or collected as part of the site management in accordance with the <i>Privacy Act 1988</i> (Cth) and any other relevant regulations or codes of ethics.	Medium	Ongoing	DITRDCA

Policy 8.3. Collect and conserve documents relating to the history, development, management and ongoing use of the Christian's Minde Settlement.

Policy 8.3 Actions and implementation.

Actions	Priority	Timing	Responsibility
8.3.1. Continue to collect records/archives of relevance to the heritage values of the Christian's Minde Settlement, incorporating new material as it becomes available.	Medium	Long term	DITRDCA
8.3.2. Collate historical documents, background information and new research into a comprehensive repository/index to be made available to lessees and other parties as appropriate, in a centralised database (refer to Action 8.2.1).	Low	Long term	DITRDCA

Policy 8.4. Monitor the efficiency and effectiveness of this HMP on an ongoing basis.

Policy 8.4 Actions and implementation.

Actions	Priority	Timing	Responsibility
8.4.1. Regularly review the status of HMP policy implementation and update the HMP and its policies per EPBC Act requirements (Policy 1.5).	Medium	Annually	DITRDCA

Actions	Priority	Timing	Responsibility
Ensure that any review of the HMP responds to and addresses trends revealed in monitoring data by refining processes for management, conservation and maintenance accordingly.			

6.4.9 Policy area 9: Interpretation

Policy 9.1. Ensure the key heritage messages arising from the heritage values as detailed in this HMP are conveyed for the site while respecting the privacy of the lessees and supporting the continued use as an accommodation facility.

Policy 9.1 Actions and implementation.

Actions	Priority	Timing	Responsibility
9.1.1. Prepare an interpretation strategy or plan specific to the Christian's Minde Settlement as a means of showcasing all the heritage values. Key themes should be established as part of interpretation, linking with the Australian Historic Themes.	Medium	Medium term	DITRDCA
9.1.2. Consult and involve stakeholders in the development of the interpretation strategy or plan and develop specific interpretation initiatives with some of the stakeholders (eg Ellmoos family descendants, lessees, WBACC and the managers of the Booderee National Park).	Medium	Medium term	DITRDCA
9.1.3. Build on and utilise existing interpretation tools and interpretive material such as the department, Booderee National Park, Christian's Minde and Kullindi accommodation websites and the local historical society's website to interpret the heritage values and themes of the Christian's Minde Settlement.	Low	Long term	DITRDCA
9.1.4. Explore opportunities for interpretive initiatives that transmit the heritage values to the local and wider community, as appropriate (e.g. off-site signage), in light of the constraints around public access to site.	Medium	Medium term	DITRDCA
9.1.5. Investigate opportunities to promote the Christian's Minde Settlement in conjunction with existing events, e.g. Heritage Week or family reunions.	Medium	Medium term	DITRDCA
9.1.6. Ensure interpretation activities respect the ongoing use and privacy needs of lessees and visitors using the tourist accommodation.	High	Ongoing	DITRDCA

6.4.10 Policy area 10: Training and research

Policy 10.1. Develop the capacity of departmental staff and lessees to manage the heritage values of the Christian's Minde Settlement in accordance with heritage best practice.

Policy 10.1 Actions and implementation.

Actions	Priority	Timing	Responsibility
10.1.1. Ensure departmental staff, lessees and contractors have access to the information in this HMP (electronically and hard copy).	High	Immediately	DITRDCA
10.1.2. Develop a heritage training program for departmental staff involved in heritage management, and ensure key decision-making staff attend. Ensure decision-making staff are familiar with the heritage requirements of the Christian's Minde Settlement, the EPBC Act and this HMP, and undertake annual 'refresher' training.	High	Short term	DITRDCA
10.1.3. Undertake a training session with all of the current lessees to build their understanding of the heritage significance and inform them of how the HMP can be used to guide day-to-day maintenance and future larger works.	High	Short term	DITRDCA Lessees
10.1.4. Seek opportunities to deliver ongoing, targeted heritage trades and conservation training for lessees, regular contractors, etc, to build capability to manage the heritage attributes of the site.	Medium	Ongoing	DITRDCA
10.1.5. Incorporate information on the Christian's Minde Settlement's heritage values and significant fabric into the induction program for general staff and contractors. A general heritage-awareness induction should explain the heritage significance of the site, where potential impacts may arise and where further information can be sought. It should be updated as new information comes to light or changes to management structures occur.	High	Ongoing	DITRDCA

Policy 10.2. Continue to foster and promote research on the heritage values of the Christian’s Minde Settlement.

Policy 10.2 Actions and implementation.

Actions	Priority	Timing	Responsibility
10.3.1. Continue to undertake and foster research into the history of the Christian’s Minde Settlement, as a basis for refining future understanding and management for the benefit of lessees, Ellmoos family descendants, department staff and the wider community. Refer to Section 5.3.11 for areas for potential research.	Low	Long term	DITRDCA
10.3.2. Incorporate any new research findings into site management documents and heritage training.	Low	As required	DITRDCA

Appendices

7 Appendices

Appendix A—Commonwealth Heritage citations

Christians Minde Settlement Commonwealth Heritage Citation

Place Name: Christians Minde Settlement, Ellmoos Rd, Sussex Inlet, ACT, Australia

Place ID: 105314

Listed Date: 15/07/2004

Location: Approximately 5ha, located just east of Sussex Inlet in Jervis Bay Territory, comprising Sargood, Ellmoos Settlement and cemetery and the surrounding and intervening area.

Criterion	Values
(a)	The Christian's Minde settlement, including several guest houses, the cemetery and outbuildings including boat sheds and other service buildings located on the waters edge at the eastern edge of Sussex Inlet, is individually significant within the area of Jervis Bay Territory. The six blocks of land comprising the settlement incorporate the following main residential buildings: block 9, Sargood; block 10, Kullindi; block 12, Pamir; and block 14, the Ellmoos Settlement including Christian's Minde, the jetty and boathouse. The settlement is historically significant being built from 1880 on land taken up by the Ellmoos family from Denmark. The death of Christian Ellmoos Jnr in 1888 is reflected in the name Christian's Minde, which means 'To the memory of Christian'. The family opened the first guest house on the south coast between Port Hacking and Twofold Bay in 1896 at Christian's Minde, following the arrival of the railway at Bomaderry in 1893, which made the region more accessible from Sydney. Attributes The whole settlement including the guest houses, the cemetery, outbuildings, boat sheds and other service buildings. The name, plus evidence of the settlement's early use as a guest house, are also important.
(b)	Christian's Minde is important as the first guest house opened on the south coast of New South Wales between Port Hacking and Twofold Bay, firmly identifying the Jervis Bay district as a destination for tourism and recreation. Attributes All of the historic fabric associated with the site.
(d)	The buildings and their setting are important in illustrating the principal characteristics of late nineteenth and early twentieth century guest houses in the Jervis Bay district of the South Coast. These characteristics include the use of domestic scale residential weatherboard buildings employing elements based on local vernacular tradition influenced by the prevailing Federation style of the 1890s and early 1900s. Attributes The buildings and their setting, plus the domestic-scale residential weatherboard buildings and their Federation styling.

Criterion	Values
(e)	The natural setting and close relationship between the essentially vernacular buildings and the foreshore has resulted in a place of considerable charm. Attributes The natural setting, the relationship between buildings, their vernacular characteristics and their proximity to the foreshore.
(h)	The settlement is important for its association with the Ellmoos family which saw the opportunities for recreation and tourism at Sussex Inlet and which is still closely linked to the property through leasehold arrangements with the Commonwealth. Attributes The whole complex, plus the continuity of occupation by the Ellmoos family.

Jervis Bay Territory Commonwealth Heritage Citation

Place Name: Jervis Bay Territory, Jervis Bay Rd, Jervis Bay, ACT, Australia

Place ID: 105394

Listed Date: 15/07/2004

Location: About 7600ha at Jervis Bay, comprising all of the Jervis Bay Territory.

Criterion	Values
(a)	The Jervis Bay Territory occurs in the transition zone between the warm temperate (or Peronian) and the cool temperate (or Maugean) biogeographic provinces, therefore, many marine species found here are at the northern or southern limit of their distribution range (West 1987). The Jervis Bay Territory occurs near the southern limit of the Hawkesbury Sandstone geological unit. Therefore, many flora species associated with this unit occur at the limit of their distribution. The place represents the southern limit for 29 species, including <i>Acacia elongata</i> var. <i>dilatata</i>, <i>Callistemon linearis</i>, and <i>Melaleuca capitata</i>. The place is the northern limit for four flora species including <i>Atriplex cinerea</i>, and <i>Olearia axillaris</i> (Taws 1997). The place includes several areas of habitat for waterbirds, including sandy beaches, rocky intertidal platforms, mangroves, saltmarshes and two freshwater lakes (NSW Fisheries 1994). The place supports 25 waterbird species listed on international migratory bird agreements (JAMBA, CAMBA and the Bonn Convention). (Booderee National Park bird pamphlet). The clear waters of Jervis Bay Territory support beds of seagrass strapweed (<i>Posidonia australis</i>) west of Bowen Island and along the northern shore of Bherwerre Peninsula. The beds are significant in terms of macroinvertebrate species richness and provide a valuable nursery, spawning ground and feeding ground for many fish species. (Collett <i>et al.</i> 1984; Ferrell <i>et al.</i> 1992; CSIRO Division of Fisheries 1994; NSW Fisheries 1994). Mangrove and saltmarsh communities along Sussex Inlet provide a sheltered nursery for a number of commercial and sport fish species, including bream, whiting, mullet, blackfish, flathead, garfish and trevally (NSW Fisheries 1994).

Criterion	Values
	Rocky reefs occur in patches along the northern coast of Bherwerre Peninsula, and around Bowen Island. This habitat supports a rich fish fauna. Rocky reefs in different areas of Jervis Bay have been identified to fulfil different ecological functions. Therefore, each area of rocky reef is ecologically important (NSW Fisheries 1994). Jervis Bay is an unusual geological formation. It is a syncline that has been flooded, rather than the more usual flooded river valley (Doughton 1973; Breckwoldt 1986). The coastline of Jervis Bay Territory has the highest sea cliffs in New South Wales, up to 135 m at Steamers Beach (Geoscience and Environmental Map of Jervis Bay Territory) The place supports a rich diversity of flora, with 625 indigenous species from 120 different families. Dominant families include the Fabaceae, Poaceae, Cyperaceae, Myrtaceae, Asteraceae and Orchidaceae (Taws 1997). The Jervis Bay Territory supports a variety of plant communities. Bherwerre Peninsula supports 38 communities, including forest, rainforest, woodland, mallee forest and woodland, heathland, shrubland, sedgeland, rushland, herbland, swamps, mangroves and saltmarshes. Bowen Island supports 14 communities, seven of which do not occur on the adjacent mainland. Island communities include forest, rainforest, woodland, shrubland, coastal scrub, heathland, sedgeland, rushland and grassland (Taws 1997). The macroinvertebrate fauna of the <i>Posidonia</i> beds in the whole of Jervis Bay is diverse, with 96 species recorded. The density of individuals is also high, with up to 2941 per square metre recorded. In a study of ten <i>Posidonia</i> beds in New South Wales, the beds in Jervis Bay generally ranked third in terms of species richness and fifth in terms of the numbers of individual animals per square metre (Collett <i>et al.</i> 1984). The waters of the Jervis Bay Territory include several deepwater <i>Posidonia</i> beds (NSW Fisheries 1994). The place contains a large number of prehistoric Aboriginal sites. Rock shelters, stone-flaking sites and axe-sharpening grooves and shell middens demonstrate the length of Aboriginal occupation of the area. There is a concentration of Aboriginal middens towards the eastern end of Wreck Bay. The fish bones and fishing implements in the middens document changing fishing practices over the last 3,000 years (Booderee National Park Board of Management, 2002). The Wreck Bay Settlement demonstrates the way Koori people maintained their culture and developed an economic role following European settlement. It was established by Koori initiatives in the early 1900s. They favoured the area because of strong traditional and cultural ties, its closeness to both the bush and the sea for collection of food and other resources, and its distance from non-Aboriginal settlements (Booderee National Park Board of Management, 2002). Wreck Bay is one of the areas associated with the Aboriginal Land Rights movement in the 1970s and 1980s. It was the scene of protests and blockades to ensure that Wreck Bay remained an Aboriginal community (Booderee National Park Board of Management, 2002). Two flora species occur as outlier populations; <i>Philothea buxifolius</i> subsp. <i>Buxifolius</i> is largely known from the Sydney area, and <i>Leucopogon rodwayi</i> occurs mainly on the northeast coast of New South Wales (Taws 1997). The shrub <i>Leptospermum epacridoideum</i> is restricted to the Jervis Bay region (Taws 1997).

Criterion	Values
	The marine environment of the Jervis Bay Territory includes a variety of habitats. The place includes high sea cliffs pockmarked with vertical gutters and sea caves, intertidal rock platforms, deepwater seagrass beds and sublittoral rocky reefs (West 1987; NSW Fisheries 1994).
(b)	The place includes several flora species of conservation significance. The nationally rare and vulnerable rainforest tree magenta lilly pilli (<i>Syzygium paniculatum</i>) is found in small rainforest pockets between Elmoos Road and St Georges Basin. The place also supports fifteen species that are rare in New South Wales (Taws 1997). The marine environment of the Jervis Bay Territory includes a variety of habitats. The place includes high sea cliffs pockmarked with vertical gutters and sea caves, intertidal rock platforms, deepwater seagrass beds and sublittoral rocky reefs (West 1987; NSW Fisheries 1994). Littoral Rainforests, occurring on coastal headlands, hind dune zones and some coastal lakes, represent one of the most threatened vegetation formations in New South Wales (Adam 1987; Williams 1993; Evans 1993). This community occurs in sheltered gullies at the place, and contains several species at the southern limit of their distribution (Taws 1997) Littoral Rainforests, occurring on coastal headlands, hind dune zones and some coastal lakes, represent one of the most threatened vegetation formations in New South Wales (Adam 1987; Williams 1993; Evans 1993). This community occurs in sheltered gullies at the place, and contains several species at the southern limit of their distribution (Taws 1997).
(c)	The place is a valuable research site for ecological and paleoecological studies. The University of Canberra has a field station at the place and regularly uses this resource for research and teaching. (Cho 1995).
(g)	The place is home to the Koori people of Wreck Bay who have always lived in, and have strong cultural ties to, the area. These cultural ties are evidenced today through oral traditions, the knowledge and practice of the use of natural resources for food and the making of utensils and crafts, and in the respect for country. Through strong family ties, Koori people of Wreck Bay have maintained their traditional association with the area by passing on the ancestral stories and creation stories relating to the area. Parents recite such stories today to their children (Booderee National Park Board of Management, 2002). The high density of midden sites towards the eastern end of Wreck Bay reflects the preferred fishing zones of the present Wreck Bay Community demonstrating a continuity of use despite changing lifestyles. (Booderee National Park Board of Management, 2002). The settlement, the graveyard and other Aboriginal graves on the peninsula are highly significant to the Wreck Bay Community (Egloff, Navin & Officer, 1981).
(i)	Ceremonial BUNAN or BORA grounds, used for initiation, are known only from the immediate hinterland of Wreck Bay, and nearly all known grinding groove sites are in the catchments of Mary and Summercloud Bays (Booderee National Park Board of Management, 2002). These sites demonstrate past cultural practices and the BUNAN are spiritually important to the Wreck Bay community.

Appendix B—EPBC Act compliance table

Commonwealth Heritage Management Plan requirements

The Environment Protection and Biodiversity Conservation Regulations 2000 (EPBC Regulations) also set out additional requirements for heritage management plans for Commonwealth Heritage places to address at Schedule 7A. The compliance of the HMP with these requirements is addressed at Table B1.

Table B1 Requirements for Commonwealth Heritage management plans—EPBC Regulations Schedule 7A.

Regulation reference	Requirement	HMP section
Schedule 7A (a)	Establish objectives for the identification, protection, conservation, presentation and transmission of the Commonwealth Heritage values of the place.	Section 1.2
Schedule 7A (b)	Provide a management framework that includes reference to any statutory requirements and agency mechanisms for the protection of the Commonwealth Heritage values of the place.	Section 1.4, Section 5.2
Schedule 7A (c)	Provide a comprehensive description of the place, including information about its location, physical features, condition, historical context and current uses.	Section 2, Section 3
Schedule 7A (d)	Provide a description of the Commonwealth Heritage values and any other heritage values of the place.	Section 4
Schedule 7A (e)	Describe the condition of the Commonwealth Heritage values of the place.	Section 4.5
Schedule 7A (f)	Describe the method used to assess the Commonwealth Heritage values of the place.	Section 4.4
Schedule 7A (g)	Describe the current management requirements and goals, including proposals for change and any potential pressures on the Commonwealth Heritage values of the place.	Section 5
Schedule 7A (h)	Have policies to manage the Commonwealth Heritage values of a place, and include in those policies guidance in relation to the following:	
	(i). management and conservation processes to be used:	Policy areas 1, 2
	(ii). the access and security arrangements, including access to the area for Indigenous people to maintain cultural traditions;	Policy area 5

Regulation reference	Requirement	HMP section
	(iii). the stakeholder and community consultation and liaison arrangements;	Policy area 7
	(iv). the policies and protocols to ensure that Indigenous people participate in the management process;	Policy areas 5, 7
	(v). the protocols for the management of sensitive information;	Policy area 8
	(vi). the planning and management of works, development, adaptive re-use and property divestment proposals;	Policy areas 2, 3
	(vii). how unforeseen discoveries or disturbance of heritage are to be managed;	Policy area 4, Appendix F
	(viii). how, and under what circumstances, heritage advice is to be obtained;	Policy area 2
	(ix). how the condition of Commonwealth Heritage values is to be monitored and reported;	Policy area 8
	(x). how records of intervention and maintenance of a heritage places register are kept;	Policy areas 2, 8
	(xi). the research, training and resources needed to improve management; and	Policy areas 1, 10
	(xii). how heritage values are to be interpreted and promoted.	Policy area 9
Schedule 7A (i)	Include an implementation plan.	Section 6
Schedule 7A (j)	Show how the implementation of policies will be monitored.	Policy areas 1, 8
Schedule 7A (k)	Show how the management plan will be reviewed.	Policy area 1

Commonwealth Heritage management principles

The following table sets out the Commonwealth Heritage management principles contained in Schedule 7B of the EPBC Regulations, and the relevant sections of the HMP that demonstrate consistency with the principles.

Table B2 Commonwealth Heritage management principles—EPBC Regulations Schedule 7B.

Regulation reference	Management principle	HMP section
Schedule 5B (1)	The objective in managing Commonwealth Heritage places is to identify, protect, conserve, present and transmit, to all generations, their Commonwealth Heritage values.	Section 1.2
Schedule 7B (2)	The management of Commonwealth Heritage places should use the best available knowledge, skills and standards for those places, and include ongoing technical and community input to decisions and actions that may have a significant impact on their Commonwealth Heritage values.	Section 5.3, Policy areas 2, 7
Schedule 7B (3)	The management of Commonwealth Heritage places should respect all heritage values of the place and seek to integrate, where appropriate, any Commonwealth, State, Territory and local government responsibilities for those places.	Section 5.3, Section 4, Policy area 2
Schedule 7B (4)	The management of Commonwealth Heritage places should ensure that their use and presentation is consistent with the conservation of their Commonwealth Heritage values.	Sections 5.3.6, 5.3.10, Policy areas 5, 9
Schedule 7B (5)	The management of Commonwealth Heritage places should make timely and appropriate provision for community involvement, especially by people who: a) have a particular interest in, or associations with, the place; and b) may be affected by the management of the place.	Section 5.4.6, Policy area 7
Schedule 7B (6)	Indigenous people are the primary source of information on the value of their heritage and that the active participation of Indigenous people in identification, assessment and management is integral to the effective protection of Indigenous heritage values.	Section 5.3, Policy area 7
Schedule 5B (7)	The management of Commonwealth Heritage places should provide for regular monitoring, review and reporting on the conservation of Commonwealth Heritage values.	Section 5.3.8, Policy area 8

Appendix C—Comparative analysis for the Christian’s Minde Settlement

Introduction

In conjunction with an understanding of the site’s natural and historical development, a comparative analysis of the Christian’s Minde Settlement against similar places assists in the preparation of the heritage values assessment. The analysis provides an understanding of the broader site context, its heritage values and whether the site is considered rare or representative.

The Seahorse Inn, Eden, NSW

The township of Boydtown was established in 1843 by Scottish entrepreneur Benjamin Boyd, who had purchased a large portion of land to the south of Twofold Bay. He proposed to base his steamship company there, with his paddle-steamers travelling between Sydney, Twofold Bay and Hobart. The Seahorse Inn was the first building constructed in Boydtown, named after one of the steamboats. Built by convict labour, the hotel was constructed from Sydney sandstone, locally made bricks and hardwood, and cedar and oak fixtures imported from England. The grand style of Boydtown is evident in the design of the Seahorse Inn. Other buildings constructed include brick houses, a store, woolshed and jetty, and a miniature of the lookout known as Boyd’s Tower located at East Boyd near the whaling station. The inn building was never fully finished, and the depression of the 1840s contributed to Boyd’s bankruptcy in 1848. By 1883, with the exception of the hotel, which was then the private residence of Mr Flavelle, Boydtown was in ruins and ‘a town of the past.’¹

By 1936 the Seahorse Inn was so neglected and vandalised it had been reduced to a shell. Mr Whiter and his two sons purchased the inn that year, restored the building and added an extra storey. With a delay due to World War II, the restoration was not completed until 1957, when the Whiters sold the property and moved to Eden.² Today the Seahorse Inn retains its original function as tourist accommodation. It underwent a \$4 million renovation completed in 2006.

The Seahorse Inn was constructed specifically to provide accommodation to travellers; however, unlike the Christian’s Minde Settlement site, it was used as a private residence and then remained unused for some time and was completely reconstructed and modified several times. The inn, as part of the ‘Boydtown Group’, is included on the former Register of the National Estate (RNE).³



Figures 1–3 The Seahorse Inn in various stages of its construction and evolution. (Source: Eden Community Site, via website <<http://www.eden.nsw.au>>)

Guesthouses in NSW

Guesthouses were established throughout NSW in the early 1900s, as a retreat from the city in the summer heat, and for travellers to take in fresh air. Many of the houses were converted from private family homes, though some were purpose-built to provide accommodation to visitors to the area. The following examples are a selection of some of the more well-known purpose-built properties, and offer a comparison to the Christian's Minde Settlement. Although many of the properties listed below have been 'modernised' to an extent—to construct additional wings or buildings, increase the size of rooms, upgrade bathrooms/ensuites or include modern conveniences such as TVs—most still aim to offer an 'old world charm' or 'historic feel'. This is indicated in their marketing today.

Kurrara Historic Guest House, Katoomba, NSW

Kurrara Historic Guest House was built in 1902, and was the third guesthouse constructed in Katoomba. Advertised as a 'first class boarding establishment', it offered rest and comfort, with features including a tennis court, croquet lawn, and hot and cold baths. Kurrara 'sparked the heyday of guest houses and assorted accommodation to the Blue Mountains for visitors to take in the fresh air, scenic views, peace and tranquillity and for some the vibrant social life'.⁴ The simple design of the weatherboard building with gable roof and dormer window has been retained; however, the open timber verandah was enclosed at some time.

The property has operated as a guesthouse by numerous owners over time, and once functioned as a restaurant. It has recently undergone substantial renovation to modernise the facilities since its most recent purchase in 2012.



Figures 4 and 5 Advertisement for the guesthouse (left); the earliest known photograph of Kurrara (right), showing guests and Mrs Wilkins, the proprietor (dressed in black), on the front verandah, circa turn of the century. (Source: Blue Mountains Historical Society, via website <<https://www.kurraraguesthouse.com.au/aboutkurrarahistoricguesthouse.html>>)

The White House, Nowra, NSW

The White House was built in 1921 to provide accommodation for travellers to the area.⁵ The two-storey timber guesthouse has a half-hip or jerkinhead roof design, is weatherboard clad and has a timber wraparound verandah. Until recently it continued to offer accommodation to visitors to Nowra and though it was refurbished in 2008 to provide modern comforts, it retained early features and its external appearance. It is currently used as crisis and transitional accommodation. The house is listed as a local heritage item in Schedule 5 of the *Shoalhaven Local Environmental Plan 2014*.

Southern Highlands

During the mid to late nineteenth century, the population and popularity of the towns in the Southern Highlands of NSW grew, largely due to the location and introduction of the railway line between Sydney and Melbourne.

By the 1880s, towns such as Bowral and Bundanoon had become fashionable retreats for the 'gentry' of Sydney, and many summer/country houses were established (after the NSW Governor, who had made Sutton Forest a summer retreat). A number of hotels, guesthouses and boarding houses were also constructed to accommodate the increased tourism to the area.⁶

In the early twentieth century, approximately 60 guesthouses were located in historic Bundanoon. The following former guesthouses have now been completely restored: Idle a Wile—a well-known 1920s guest house; Mildenhall—a 1930s country guesthouse; and Treetops Country Guest House—c1910 original guesthouse.⁷

Many privately owned houses were converted to use as tourist guesthouses, including an 1886 property known originally as Doone Vale, which was converted to a country retreat and guesthouse in 1909; and Milton Park Country House, a family mansion built at the turn of the century. Both are still in use today.



Figure 6 The White House, Nowra. (Source: White House, Nowra, website <https://scch.org.au/portfolio/white_house/>, all rights reserved)



Figure 7 Mildenhall Guest House, Bundanoon. (Source: Mildenhall Guest House Facebook <<https://www.facebook.com/photo/?fbid=895079189287487&set=ecnf.100063562420135>>, all rights reserved)

Guesthouses in Victoria

Like in NSW, a number of guesthouses were established in Victoria to provide accommodation for travellers in the region. The following sample provides comparable examples of purpose-built accommodation.

Lake Tyers Guest House, Lake Tyers Beach, Victoria

By the 1870s a number of establishments (including the Lake Tyers Guest House) in the coastal region of East Gippsland, Victoria, provided accommodation for visitors. This area was a popular holiday destination in the later nineteenth century. The often rough condition of roads in the area also meant that longer journeys could not be completed in one day, and the accommodation houses were often conveniently located at the end of a day's ride or coach journey. 'Guest houses then were a by-product of pathways: not built before the roads they are situated on, but rather at the same time as the roads or at a later date.'⁸

Lake Tyers Guest House is a notable, well-known example of a guesthouse in the East Gippsland region, built in 1886. It is located on a prominent headland on the southeastern shore of Lake Tyers, with views over the lake and south to the ocean.

A steamboat from the site took visitors up to Nowa Nowa. It is a large timber house, Victorian Italianate in style with two projecting faceted bay windows, decorative gable detailing and a central entry.⁹

A rear wing contained a kitchen, and the site includes remnant garden plantings, outbuildings and evidence of a derelict wharf. The house was originally operated by the sisters of Mr Morris, a teacher at the nearby mission, who had been accommodating paying guests at his homestead nearby.

It could not be determined whether the Lake Tyers Guest House is still operating or for how long it functioned. It is included as an indicative place on the RNE.

Whitehall Guest House, Sorrento, Victoria

Whitehall Guest House in Sorrento is one of only three remaining examples of a large successful guesthouse operating in the area, and one of Victoria's most popular and important tourist and resort centres.¹⁰

Built in 1903–1904, Whitehall was built as a guesthouse for the proprietor of a nearby coffee store, and aside from a brief interval as accommodation for service personnel, it continuously functioned as a guesthouse for most of the twentieth century. It is the largest and the longest-operating guesthouse in the area.¹¹

The building has been updated internally and extended; however, the street frontage of Whitehall remains intact. The design reflects the regional style of limestone construction with red brick quoins to the corners and openings. The main façade of the building features a well-proportioned, double-storey timber verandah, retaining fine detailing including turned timber columns, archwork and balustrades.

Whitehall continues to provide accommodation to visitors, and is included as an indicative place on the RNE.

Victoria Guest House, Portland, Victoria

Victoria Guest House is one of the earliest hotels constructed in Portland, Victoria, and is typical of the Colonial Georgian style seen in the early settlement years in Victoria. A two-storey bluestone building with regular windows, modest design and a central entrance, the structure has little adornment or decoration.¹² First built in 1853 it opened shortly after as the Family Hotel in 1856, and then became a boarding house in 1864.

Like other early guesthouses, it has undergone restoration and internal modernisation to continue its ongoing function of providing accommodation. The place is included in the RNE.



Figure 8 Steamboat owned by Lake Tyers Guest House. (Source: Lake Tyers Beach website
<<http://www.laketyersbeach.net.au/laketyershouse.html>>)



Figure 9 On the front steps of Lake Tyers Guest House. (Source: Lake Tyers Beach website
<<http://www.laketyersbeach.net.au/laketyershouse.html>>)



Figure 10 Whitehall Guest House, Sorrento, Victoria. (Source: TripAdvisor website, all rights reserved)



Figure 11 Victoria Guest House, Portland, Victoria. (Source: Australian Heritage Database, all rights reserved)

Accommodation in NSW national parks

Much of the other accommodation located in NSW national parks originally built in the late nineteenth to early twentieth century includes repurposed buildings and country homesteads. Many of these properties maintain a 'pioneering era' feel. The snowfields in southeastern NSW were also a popular vacation destination, as was the Blue Mountains region west of Sydney. Some notable guesthouses were built during the late nineteenth to early twentieth century to accommodate the influx of vacationers.

Yarrangobilly Caves House

Yarrangobilly Caves House, located in Kosciuszko National Park, is a large guesthouse containing two separate wings providing holiday accommodation for visitors to the snowfields and the nearby Yarrangobilly Caves.¹³

Purpose-built for accommodation, the single-storey section of the buildings was constructed in 1901, at a time when Yarrangobilly Caves was the most popular resort in southern NSW. The later, two-storey section was constructed in 1917. The building has been restored and continues to provide accommodation to visitors to the area.

Currango Homestead

Located in the high plains of Kosciuszko National Park, Currango Homestead was built c1895 and following conservation works in the 1980–90s it was converted into accommodation run by National Parks staff. The homestead exemplifies the ‘pioneer style’ of life in the Australian Alps. The Currango Homestead Group is included on the (former) RNE, identified as:

the largest and most intact example of permanent settlement above the snow line in Australia, with more than twenty five remaining buildings and ruins spanning 150 years of settlement, reflecting the evolution of the place.¹⁴

East Kunderang Homestead

East Kunderang Homestead is another notable example of the type of homestead accommodation found in NSW national parks. The homestead is a cedar slab style building, originally built in the 1890s to support a grazing property and pastoral station. Restored to provide accommodation, the historic homestead, located in the rural valley setting of the Oxley Wild Rivers National Park, is evidence of early European occupation and ‘pioneer life’ in an isolated, rural pastoral setting.¹⁵

Blue Mountains National Park

The development of the Great Western Railway in 1868 made the mountains more accessible for Sydneysiders in the mid to late nineteenth century. Improved transportation links and increased popularity of destinations offering rest and recuperation in the ‘fresh mountain air’ saw the establishment of many guesthouses and private holiday (summer) residences in the Blue Mountains. By 1917 there were around 60 guesthouses in Katoomba alone, and it was considered the holiday capital of New South Wales.¹⁶

One particularly noteworthy example is the grand Hydro Majestic in Medlow Bath, built c1904 and designed as a recuperative spa facility. The Hydro Majestic has been continuously used as a visitor retreat, aside from a short period of use in 1942 as a hospital by the US Defence Department.

Additions, upgrades and renovations have been undertaken, and it underwent a major refurbishment in 2014; however, the intention is to maintain the original feel of the site and respect its social history and heritage.

Other similar repurposed buildings (cottages and accommodation)

Aside from the purpose-built cottages, guesthouses and residential accommodation, other historical nineteenth and twentieth century accommodation offerings in national parks generally include buildings repurposed from their original use such as the Bank Room (Yerranderie Regional Park¹⁷), lighthouses (Montague Island Assistant Lighthouse Keeper's cottage in Montague Island Nature Reserve;¹⁸ Green Cape Lightstation Keepers' Cottages in Beowa National Park¹⁹) or shearers' quarters (Mungo Shearers' Quarters, Mungo National Park;²⁰ Mount Wood Shearers' Quarters, Sturt National Park).



Figure 12 Yarrangobilly Caves House, Kosciuszko National Park. (Source: NSW Government Environment and Heritage website, all rights reserved)



Figure 13 Currango Homestead, Kosciuszko National Park. (Source: NSW Government Environment and Heritage website, all rights reserved)



Figure 14 East Kunderang Homestead, Oxley Wild Rivers National Park. (Source: NSW National Parks and Wildlife Service website <<http://www.nationalparks.nsw.gov.au/oxley-wild-rivers-national-park/east-kunderang-homestead/accommodation>>, all rights reserved)



Figure 15 Hydro Majestic, Medlow Bath, Blue Mountains. (Source: *Sydney Morning Herald* website, all rights reserved)

Summary

Comparison of the Christian's Minde Settlement to other guesthouses and accommodation properties provides an understanding of the representative nature of the site in a broader context.

The designs of various types of accommodation throughout NSW and Victoria reflect the architectural styles at the time of construction, around the turn of the century. The Australian vernacular architecture of some of the buildings is highly evident, whereas others are influenced by international designs and the culture and heritage of the respective owners/builders. The original intent of the buildings is also revealed in the design, whether they were converted from early rural homesteads or were purpose-built structures.

The Christian's Minde Settlement differs as a complex of buildings as it displays the development of the site as a remote and self-sufficient settlement alongside its development as a tourist destination. The remote location and fact that the Settlement is a contained and isolated site mean it has not been built up or overdeveloped, as is the case with many other purpose-built guesthouses that serviced the 'pioneering' settlements. The contained nature of the site ensures its setting and character have been retained and lead to a deeper appreciation and understanding of the site.

The continuous running of the Christian's Minde guesthouse by the Ellmoos family from 1880 to 2005, and the family's continued association with and use of the site today, is a rare association not seen elsewhere in similar guesthouse operations.

Unlike many other historic guesthouses that have undergone substantial renovations, altering their original form and character, the guesthouses on Block 14—Christian’s Minde and Block 10—Kullindi essentially retain the form and character of the original buildings. Even though they have undergone renovations and extensions to suit the changing needs of the site and expanding guesthouse operations, these changes serve as an indication of the site’s evolution across different phases.

Overall the Christian’s Minde Settlement is a good example of a settlement providing purpose-built accommodation, which has maintained its continuous function of providing lodging to visitors to the area since the establishment of its first guesthouse in 1896. It displays rarity as the first guesthouse to open in the area, and for the continued family associations with the site—a unique aspect when compared with other early guesthouses and repurposed tourist accommodation sites.

Endnotes

- ¹ Eden Community Site, The Seahorse Inn and Ben Boyd, viewed 17 June 2014, <<http://eden.nsw.au/~edennswa/index.php/historical-eden/historic-sites61/the-seahorse-inn-ben-boyd>>
- ² Eden Community Site, The Seahorse Inn and Ben Boyd, viewed 17 June 2014, <<http://eden.nsw.au/~edennswa/index.php/historical-eden/historic-sites61/the-seahorse-inn-ben-boyd>>
- ³ Australian Heritage Database, Boydtown Group, viewed 18 June 2014 <http://www.environment.gov.au/cgi-bin/ahdb/search.pl?mode=place_detail;place_id=1021>
- ⁴ Kurrara, viewed 17 June 2014 <<http://www.kurraraguesthouse.com.au/about-us.html>>
- ⁵ White House Heritage Guesthouse, viewed 18 June 2014 <<http://www.whitehouseguesthouse.com/description/index.html>>
- ⁶ Southern Highlands of NSW, viewed 17 June 2014 <http://www.highlandsnsw.com.au/past_present/>
- ⁷ Sothern Highlands of NSW, viewed 18 June 2014 <http://www.highlandsnsw.com.au/accommodation/accom_guesthouses.html>
- ⁸ Australian Heritage Database, Lake Tyers Guest House, Victoria viewed 18 June 2014 <http://www.environment.gov.au/cgi-bin/ahdb/search.pl?mode=place_detail;place_id=102042>
- ⁹ Australian Heritage Database, Lake Tyers Guest House, Victoria viewed 18 June 2014 <http://www.environment.gov.au/cgi-bin/ahdb/search.pl?mode=place_detail;place_id=102042>
- ¹⁰ Australian Heritage Database, Whitehall Guest House, Victoria, viewed 17 June 2014 <http://www.environment.gov.au/cgi-bin/ahdb/search.pl?mode=place_detail;place_id=103101>
- ¹¹ Oceanic Sorrento, History, viewed 18 June 2014 <<http://www.oceanicgroup.com.au/index/History.html>>
- ¹² Australian Heritage Database, Victoria Guest House, Portland, Victoria viewed 18 June 2014 <http://www.environment.gov.au/cgi-bin/ahdb/search.pl?mode=place_detail;place_id=3860>

- ¹³ Yarrangobilly Caves House – Kosciuszko, viewed 17 June 2014
<<http://www.visitnsw.com/destinations/snowy-mountains/kosciuszko-national-park/kosciuszko/accommodation/yarrangobilly-caves-house>>
- ¹⁴ Australian Heritage Database, Currango Homestead Group, viewed 17 June 2014
<http://www.environment.gov.au/cgi-bin/ahdb/search.pl?mode=place_detail;place_id=19426>
- ¹⁵ East Kunderang Homestead, viewed 17 June 2014,
<<http://www.nationalparks.nsw.gov.au/oxley-wild-rivers-national-park/east-kunderang-homestead/accommodation>>
- ¹⁶ <<http://www.environment.nsw.gov.au/NationalParks/parkHistory.aspx?id=N0004>>
- ¹⁷ <<http://www.nationalparks.nsw.gov.au/yerranderie-regional-park/the-bank-room/accommodation>>
- ¹⁸ <<http://www.nationalparks.nsw.gov.au/montague-island-nature-reserve/assistant-lighthouse-keepers-cottage/accommodation>>
- ¹⁹ <<http://www.nationalparks.nsw.gov.au/ben-boyd-national-park/green-cape-lightstation/accommodation>>
- ²⁰ <<http://www.nationalparks.nsw.gov.au/mungo-national-park/shearers-quarters/accommodation>>

Appendix D—Guide to the EPBC Act self-assessment process

When undertaking works or a proposed action at the Christian's Minde Settlement, the following guide summarises the process that should be taken to assess likely impacts on heritage values.

A heritage impact assessment should be prepared, documenting the self-assessment of heritage impacts that has been undertaken for each proposed action.

The party undertaking the proposed action should also refer to the EPBC Act policy statements [*Significant Impact Guidelines 1.2—Actions on, or Impacting upon, Commonwealth Land and Actions by Commonwealth Agencies*](#) (2013, Department of Sustainability, Environment, Water, Population and Communities) and [*EPBC Act Self-Assessment Guidelines—World Heritage Properties and National and Commonwealth Heritage Places*](#) (2024, Department of Climate Change, Energy, the Environment and Water) in undertaking the self-assessment and preparing the heritage impact assessment. Though not directly relevant, the [*Significant Impact Guidelines 1.1—Matters of National Environmental Significance*](#) (2013, Department of the Environment, Water, Heritage and the Arts) are also a valuable resource.

Actions that are likely to have a significant impact on the Christian's Minde Settlement's heritage values must be referred to the Minister responsible for the EPBC Act. They may also require state and local government permits and consents.

Further guidance on the EPBC Act assessment and approval process is available on the Department of Climate Change, Energy, the Environment and Water's website: <https://www.dcceew.gov.au/environment/epbc>.

Guide to heritage significant impact self-assessment process¹

Step 1: Understanding heritage context

- What are the heritage values and attributes in the area where the action will take place? (See Volume 1, Section 4.)
- Which components of the heritage values and attributes are likely to be impacted?
- Are the heritage values/attributes that are likely to be impacted sensitive or vulnerable to impacts?
- What is the history, current use and condition of the heritage values/attributes that are likely to be impacted?

Step 2: Understanding potential impacts

- What are the components of the action?
- What are the predicted adverse impacts associated with the action, including indirect consequences?
- How severe are the potential impacts?
 - What are the scale, duration, intensity and frequency of the impacts?
- What is the extent of uncertainty about potential impacts?
- How do the HMP policies and guidelines apply to the proposed action?

Step 3: Impact avoidance and mitigation

- Will any measures to avoid or mitigate impacts ensure, with a high degree of certainty, that impacts are not significant?
 - Have all alternatives (e.g. different locations, design options and materials) that avoid impacts been genuinely considered?
 - Has avoiding impacts been prioritised over mitigating impacts?
 - What suggestions does the HMP make for avoiding and mitigating impacts?

¹ This guide has been adapted from 'Figure 1: The self-assessment process' in *Significant Impact Guidelines 1.2—Actions on or impacting upon, Commonwealth Land and Actions by Commonwealth Agencies*, Department of Sustainability, Environment, Water, Population and Communities, 2013, p 6.

Step 4: Are the impacts significant?

- Considering the matters in steps 1–3 above, is the action likely to have a significant impact on the heritage values/attributes?
 - Is there a real chance or possibility the action will cause one or more Commonwealth Heritage values to be lost, degraded or damaged, or notably altered, modified, obscured or diminished?
 - Has the finding of the impact assessment been confirmed against the Significant Impact Guidelines 1.2?

Yes, or still unsure

A referral should be submitted to the Minister responsible for the EPBC Act.

The Minister will determine whether the action is:

- a controlled action—requires further assessment before receiving approval;
- not a controlled action in a particular manner—may not require further assessment and approval, if undertaken in a particular manner; or
- not a controlled action—no further assessment and approval required.

No

Referral is not necessary.

Appendix E—Glossary, abbreviations and definitions

Table E1 Abbreviations.

Term	Definition/explanation
AHC	Australian Heritage Council
AHDB	Australian Heritage Database
BNP	Booderee National Park
CHL	Commonwealth Heritage List
Cth	Commonwealth
DO	Departmental Officer
DCCEEW	Department of Climate Change, Energy, the Environment and Water
DITRDCSA	Department of Infrastructure, Transport, Regional Development, Communications, Sport and the Arts
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cth)
EPBC Act Self-Assessment Guidelines	EPBC Act Self-Assessment Guidelines—World Heritage Properties and National and Commonwealth Heritage Places
GML	GML Heritage Pty Ltd
HIA	Heritage Impact Assessment
HMP	Heritage Management Plan
ICOMOS	International Council on Monuments and Sites
IHMP	<i>Jervis Bay Territory, Indigenous Heritage Management Plan</i>
MNES	Matter of National Environmental Significance
NAA	National Archives of Australia
NLA	National Library of Australia
NSW	New South Wales
RNE	Register of the National Estate
Significant Impact Guidelines 1.2	<i>Significant Impact Guidelines 1.2: Actions on, or Impacting upon, Commonwealth Land and Actions by Commonwealth Agencies</i>
SULE	Safe and Useful Life Expectancy
WBACC	Wreck Bay Aboriginal Community Council

This HMP is informed by the Burra Charter in its use of key heritage terms and definitions, as well as other key documents including the EPBC Act. Technical terminology is outlined below.

Table E2 Glossary of technical terms.

Term	Definition/explanation
Aboriginal cultural values/Aboriginal community	Many Aboriginal communities prefer the use of the term 'Aboriginal' to the use of the term 'Indigenous'. This HMP uses the term 'Aboriginal' in reference to the Aboriginal community but maintains the term 'Indigenous' where it is defined by legislative requirements in regard to the assessment of heritage values.
Indigenous heritage value	A heritage value of a place that is of significance to Indigenous persons in accordance with their practices, observances, customs, traditions, beliefs or history, as defined in the EPBC Act.
Adaptation	Modifying a place to suit proposed compatible uses.
Commonwealth Heritage List	The CHL is a list of heritage places owned or controlled by the Australian Government. Places in the list can have natural, Indigenous and/or built heritage values, or a combination of these. Places included in the list have been found to be significant for one or more of the nine criteria for the CHL. Places included in the list range from local through to World heritage levels of significance.
Commonwealth Heritage value	The values for which a place is included in the Commonwealth Heritage List (CHL). Commonwealth Heritage values are significant heritage values for reasons such as historical, research, aesthetic or social importance, or due to a place's significant rarity, creative or technical achievement, characteristic features of a class of place, association with important people or importance as part of Indigenous tradition.
Compatible use	A use which respects the cultural significance of a place. Such a use involves no, or minimal, impact on cultural significance.
Conservation	All the processes of looking after a place so as to retain its cultural significance. It includes maintenance and may—according to circumstance—include preservation, restoration, reconstruction and adaptation and will commonly be a combination of more than one of these.
Cultural significance	Aesthetic, historic, scientific, social, spiritual or other value for past, present or future generations. Cultural significance can include Indigenous heritage values.
Cultural planting	Vegetation planted by humans, or self-propagated from human plantings, or specific naturally grown plants that have been attributed with cultural value by people.
Cumulative impact	The impacts arising from a range of past, present and future projects and activities in an area that, in combination, may have an overall significant effect on a single heritage asset.
Fabric	All the physical material of the place.

Term	Definition/explanation
Heritage values	A place's natural and cultural environment having aesthetic, historic, scientific or social significance, or other significance, for current and future generations of Australians. Heritage values may be tangible or intangible, and are embedded in the attributes of a place such as setting, function, form, fabric, use, associations, access, traditions, cultural practices and experiential responses. Heritage values may be formalised through assessment or inclusion on heritage registers or lists, but may also be present outside formal frameworks. See also: cultural significance.
Heritage impact assessment	A heritage impact assessment (HIA) is a report that analyses the potential impacts of a proposal on the heritage values of a place. A HIA also identifies mitigation and management measures to reduce the severity of impacts, where possible. Key inputs to a HIA include the alternatives considered in the planning process for the proposal. A HIA assists with deciding whether a proposal needs to be referred under the EPBC Act. HIAs need to be prepared using the EPBC Act Significant Impact Guidelines 1.1 and 1.2.
Interpretation	All the ways of presenting the cultural significance of a place. Interpretation may be a combination of the treatment of the fabric (e.g. maintenance, restoration, reconstruction); the use of and activities at the place; and the use of introduced explanatory material.
Maintenance	The continuous protective care of the fabric, contents and setting of a place, and is to be distinguished from repair. Repair involves restoration or reconstruction, and it should be treated accordingly.
Natural heritage value	As per the Australian Natural Heritage Charter (second edition, 2002, Commonwealth of Australia, pp 8–9): Natural heritage means: • natural features consisting of physical and biological formations or groups of such formations, which demonstrate natural significance • geological and physiographical formations and precisely delineated areas that constitute the habitat of indigenous species of animals and plants, which demonstrate natural significance, and/or • natural sites or precisely-delineated natural areas which demonstrate natural significance from the point of view of science, conservation or natural beauty. Natural significance means the importance of ecosystems, biodiversity and geodiversity for their existence value or for present or future generations, in terms of their scientific, social, aesthetic and life-support value.
Place	A site, area, building or other work, group of buildings or other works together with associated contents and surroundings.
Preservation	Maintaining the fabric of a place in its existing state and retarding deterioration.

Term	Definition/explanation
Reconstruction	Returning a place as nearly as possible to a known earlier state. It is distinguished by the introduction of materials (new or old) into the fabric. This is not to be confused with either re-creation or conjectural reconstruction.
Restoration	Returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

Appendix F—Unanticipated finds protocol

This protocol is to be followed in the event that previously unrecorded or unanticipated archaeological material (objects, artefacts, deposits or relics) are encountered.

If the find is a suspected Aboriginal artefact:

- 1 All ground surface disturbance in the area of the find(s) should cease immediately when unanticipated archaeological material is uncovered. The discoverer of the find will notify machinery operators in the immediate vicinity of the find so that work can be halted.
- 2 All work in the vicinity of the discovery will cease.
- 3 Contact the local departmental office (02 4442 2220).
- 4 If the find is a potential Aboriginal archaeological artefact, departmental officer (DO) will advise the WBACC.
- 5 The discoverer should photograph the item in situ, or wait until the DO can arrange to photograph the item.
- 6 The DO may seek advice from an archaeologist to confirm the nature and potential significance of the find.
- 7 The DO (and project archaeologist if relevant) will meet on site with WBACC and the project manager/person undertaking works, to determine a strategy for managing the artefact(s) and the site area.
- 8 If the item cannot be moved without further archaeological excavation and recording, engage a suitably qualified archaeologist (if not already engaged) to record the item and assess its significance. Determine whether adjacent works need to be amended to protect the item in consultation with the archaeologist and input from the department responsible for the EPBC Act.
- 9 After a strategy is determined, the DO/archaeologist will record the artefact(s) and the site context and make recommendations for management and future storage.
- 10 Work can recommence once management strategies have been enacted, and once the site has been recorded as per standard practice.

If the find is a suspected historical archaeological artefact:

- 1 All ground surface disturbance in the area of the find(s) should cease immediately when unanticipated archaeological material is uncovered. The discoverer of the find will notify machinery operators in the immediate vicinity of the find so that work can be halted.
- 2 All work in the vicinity of the discovery will cease.

- 3 Contact the local departmental office (02 4442 2220).
- 4 The discoverer should photograph the item in situ, or wait until the DO can arrange to photograph the item.
- 5 The DO may seek advice from an archaeologist to confirm the nature and potential significance of the find.
- 6 The DO (and project archaeologist if relevant) will attend the site, view the artefacts and discuss management options with the site project manager. They will assess the nature, extent and significance of the finds and their context.
- 7 If the item cannot be moved without further archaeological excavation and recording, engage a suitably qualified archaeologist (if not already engaged) to record the item and assess significance. Determine whether adjacent works need to be amended to protect the item in consultation with the archaeologist and input from the department responsible for the EPBC Act.
- 8 After a strategy is determined, the DO/archaeologist will record the artefact(s) and the site context and make recommendations for management and future storage.
- 9 Work can recommence once management strategies have been enacted, and once the site has been recorded as per standard practice.

If suspected human remains are encountered:

- 1 All ground surface disturbance in the area of the suspected remains should cease immediately.
 - The discoverer of the remains will notify machinery operators in the immediate vicinity so that work can be temporarily halted.
 - The site supervisor will be informed of the remains. If there is substantial doubt regarding a human origin for the remains, consider whether it is possible to gain a qualified opinion within a short period of time. If feasible, gain a qualified opinion (this can avoid proceeding further along the protocol for remains that turn out to be non-human). This opinion must be gained without further disturbance to any remaining skeletal material and its context (be aware that the site may be considered a crime scene containing forensic evidence). If a quick opinion cannot be gained, or the identification is positive, proceed to the next step.
- 2 Immediately notify the following people of the discovery:
 - police (this is required by law);
 - departmental officer;
 - representatives from the WBACC (where appropriate); and
 - the project archaeologist (if relevant).

- 3 Facilitate the evaluation of the remains by the statutory authorities and comply with any stated requirements. Depending on this evaluation, the management of the remains and their location may become a matter for the police and/or coroner.
- 4 Construction related works in the area of the remains may not resume until the project manager receives written approval from the relevant statutory authority: from the police or coroner in the event of an investigation; and/or from the department in the case of human remains outside of the jurisdiction of the police or coroner. The department may seek input from the WBACC and project archaeologist.
- 5 Facilitate, in cooperation with the appropriate authorities, the definitive identification of the skeletal material by a specialist (if not already completed). This must be done with as little further disturbance to any remaining skeletal material and its context as possible.
- 6 If the specialist identifies the bone as non-human then, where appropriate, the protocol for the discovery of historical or Aboriginal artefacts (above) should be followed.
- 7 If the specialist determines that the bone material is human, the proceeding course of action may be of three types:
 - The bone(s) are of an Aboriginal or non-Aboriginal person who died less than 100 years ago and where traumatic death is suspected. Such remains come under the jurisdiction of the police.
 - The bone(s) are of a non-Aboriginal person who died more than 100 years ago. In this case, and where the police have indicated that they have no interest in the remains, the remains should be managed in line with the above protocols for historical archaeological finds. Possible strategies could include one or more of the following:
 - o avoiding further disturbance and conserving the remains in situ (this option may require relocating the development and this may not be possible in some contexts);
 - o conducting (or continuing) archaeological salvage of the remains following receipt of any required statutory approvals;
 - o scientific description (including excavation where necessary), and possibly also analysis of the remains prior to reburial;
 - o recovering samples for dating and other analyses; and/or
 - o subsequent reburial at another place and in an appropriate manner determined in consultation with other relevant stakeholders.

- o The bone(s) are of an Aboriginal person who died more than 100 years ago. In this case the following steps may be followed:
 - Ascertain the requirements of the WBACC, the project archaeologist, the department, and the department responsible for the EPBC Act.
 - Based on the above, determine and conduct an appropriate course of action. Possible strategies could include one or more of the following:
 - avoiding further disturbance and conserving the remains in situ (this option may require relocating the development and this may not be possible in some contexts);
 - conducting (or continuing) archaeological salvage of the remains following receipt of any required statutory approvals;
 - scientific description (including excavation where necessary), and possibly also analysis of the remains prior to reburial;
 - recovering samples for dating and other analyses; and/or
 - subsequent reburial at another place and in an appropriate manner determined by the WBACC and in consultation with other stakeholders.

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