Christian’s Minde Settlement, Jervis Bay Territory

Historic Heritage Management Plan—Volume 2 Inventories

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.

GML HERITAGE

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—Volume 2 Inventories	22 May 2025
25-0084	2	Final Draft Report—Volume 2 Inventories	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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1 Introduction

1.1 Background

The Department of Infrastructure, Transport, Regional Development, Communications, Sport and the Arts (the department) commissioned GML Heritage Pty Ltd (GML Heritage) to update the 2015 Historic Heritage Management Plan (HMP) for the Christian's Minde Settlement in the Jervis Bay Territory. The Christian's Minde Settlement is a Commonwealth Heritage place protected under the *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (EPBC Act).

The HMP is prepared in accordance with the EPBC Act, including Schedule 7A of the Environment Protection and Biodiversity Conservation Regulations 2000—Management plans for a Commonwealth Heritage place. The HMP is divided into two volumes.

Volume 1 includes the contextual understanding of the site, the constraints and opportunities, the heritage values assessment and conservation policies, actions and implementation strategy. Volume 2 provides a description of the individual blocks of the Christian's Minde Settlement. The two volumes should be read together.

This volume (Volume 2) covers:

- Part A, General heritage guidelines—for the managers (the department) and lessees of the Christian's Minde Settlement with regard to the conservation, repair and management of the buildings. The guidelines are based on the best-practice heritage conservation methodology of the *Australia ICOMOS Burra Charter 2013*.
- Part B, Inventory forms—prepared for each of the blocks in the Christian's Minde Settlement. They provide a brief description of each element, its condition, tolerance for change and maintenance recommendations, including priorities.

2 Part A—General heritage guidelines

2.1 Introduction

This section provides general guidelines for managers and lessees of the Christian's Minde Settlement regarding the conservation, repair and management of the buildings at the Settlement. Responsibilities for management and maintenance are defined in Volume 1, Section 6.4. Under the EPBC Act the department bears overall responsibility for the site, including for any maintenance works and major works carried out by the lessees. These works should be in accordance with the guidance in this volume. Any major works outside those listed as day-to-day maintenance should generally be delivered by the department and include departmental oversight and approval.

The guidelines are based on best-practice heritage conservation methods and guidelines and have been developed with specific reference to the Christian's Minde Settlement's heritage values. For specific maintenance actions for each block and building refer to the inventory forms in Part B of this volume.

Before undertaking works to any building, it is necessary to:

- have a clear understanding of what building fabric is of heritage value (significant to the place) and what fabric is intrusive or inappropriate; and
- identify the era or style of the building being worked on and develop an understanding of the materials, profiles and details that are appropriate for that style. The buildings of the Christian's Minde Settlement generally date from the 1890–1930 period and have elements of the Federation, Colonial and 1920s Californian Bungalow styles.[1]

2.2 General conservation guidelines for buildings

2.2.1 Cautious approach to conservation maintenance

Every endeavour should be made to repair historically significant original or early historical fabric rather than replacing it. The Burra Charter provides specific guidance on conservation, and all its processes of restoration, reconstruction, repair and maintenance.

Avoid replacing or removing significant historical fabric, such as original or early materials, fixtures and fittings.

If replacement is unavoidable, do so only to the section of the element where it is absolutely necessary. For example, if part of a timber fascia is rotten, replace only the affected part. A visible patch that retains most of the original fabric is a better outcome than replacing the whole part only to make it look tidy.

Replacement fabric should match the characteristics of the original as closely as possible, with regard to what is reasonably available and within current building standards.

For example, asbestos cement sheeting should be replaced with modern fibre cement sheeting but the sheet size and appearance should match as closely as possible. Replacements for traditional timber weatherboard should match the general material, size and profile. If painted, it is usually not necessary to match the exact timber species. New fabric should be recognisable as such on close inspection.

Modern fibre cement weatherboards are generally not appropriate for repairs to heritage buildings. They are too smooth and machined and those with fake timber graining often look highly artificial. These products may, however, be suitable for an adjacent new building that complements the character of the heritage buildings but does not have to be an exact copy.

2.2.2 Subfloor spaces

Adequate subfloor ventilation is paramount. Ensure that ground levels do not build up over time and block air movement under a building. Avoid garden beds around a building and keep the perimeter tidy and free of debris.

To prevent vermin and achieve a satisfactory aesthetic appearance, enclose the subfloor perimeter with a light galvanised square mesh or with horizontal timber slats. Modern lattice products are inappropriate.

2.2.3 Building piers

If new piers are required to replace rotten or structurally unsound piers they should be brick or concrete. Leave any existing timber stumps in place and place the new piers beside them. Use a consistent material throughout the building, for example all brick or all concrete.

2.2.4 Door and window hardware

Retain original hardware wherever possible. This can often be dipped and restored to working order. If new hardware is required, source second-hand items of a similar style or an authentic reproduction that matches existing hardware as closely as possible.

The most common finish on hardware dating from 1890 to 1920 was known as Antique Bronze. A lot of currently available reproduction hardware is polished brass, which is inappropriate.

Double-hung windows generally have a latch between the two sashes and pulls on the bottom rail of the bottom sash. Casement windows generally have a latch between the sashes and stays on the bottom rail of each sash. Transom lights (i.e. a hopper window used for ventilation above a door or window) usually have a lever mechanism.

2.2.5 Original timber door and window joinery

Make every effort to restore original doors and windows, including the whole timber framing and sash joinery. They can often be overhauled and brought back to working order. New double-hung windows need not have sash weights but they should match the general size and appearance of originals as closely as possible. They should be readable as new on close inspection.

Second-hand items can be used as long as they are an authentic match—for example, double-hung to replace double-hung etc.

Several buildings on the site have modern door and window openings that did not exist in the original design. Ideally these should be removed and the openings closed, taking care to match the cladding materials as closely as possible.

2.2.6 Glass replacement

Several buildings have original obscure glazing, the most common of which is a 1920s-era dimpled glass. Several panes require replacement—every effort should be made to source authentic replacements, either new or second-hand. Plain glass is preferable to poorly matched obscure glass.

2.2.7 Verandahs

Many areas require new decking boards; this should be undertaken as consistently as possible by replacing whole sections at a time rather than in a piecemeal fashion. Use c90mm by 20mm hardwood boards with domed galvanised nails or screws and leave natural or apply an oil-based sealer.

Remove later verandah enclosures that are not original and make good the exposed original fabric. Some verandahs were enclosed originally or early in the life of the building and these can be retained or reconstructed as long as the design is based on sound documentary evidence such as old photos or building plans.

2.2.8 Roofs and rainwater goods

The right materials for the roof sheeting, gutters and downpipes should be used or selected for any future replacements so as to avoid galvanic reactions between metals when in contact with water, which can lead to serious and costly repairs.

Galvanic reaction is an electric reaction, i.e. a transfer of electrons due to the presence of water in contact with two different reactive metals. In the case of zincalume/Colorbond it has aluminium (i.e. 'alume') in the product, which reacts with galvanised steel and causes deterioration of the surface (leading to rust, etc).

Roofs

Weather tightness is paramount in preventing deterioration of a heritage building. To ensure weather tightness all roof systems must be intact and functional.

Repair and maintain existing original short length painted corrugated steel sheet roofing and accessories such as cappings and flashings as much as possible. Ideally, new roof sheeting should match the originals; however, there has been a convention across the Christian's Minde Settlement of using Colorbond Manor Red sheeting. This can continue as long as appropriate accessories are used. Use a rolled barge cap or shallow square cap rather than the standard modern deep square cap.

Avoid the use of large panels of Colorbond sheeting to hide defects; instead, repair the underlying fabric.

Gutters

Use quad, or similar, profile gutters rather than modern square line profiles. Ensure the right materials are selected to avoid galvanic reactions.

Downpipes

PVC pipework connected to tanks is acceptable. Take care when locating these to avoid an unsightly appearance. Use one larger pipe rather than several smaller pipes and avoid convoluted runs. If metal pipes are selected, ensure the right materials are selected to avoid galvanic reactions.

2.2.9 Fittings

Avoid using heritage reproduction fittings unless they are an authentic match for the building. The use of off-the-shelf heritage fittings can lead to detrimental outcomes, because the period of the 'heritage fitting' may be inappropriate to the place.

For example, exterior lights, and timber decorations such as brackets and finials can be highly detrimental to an authentic appreciation of the building. If in doubt keep it simple and unobtrusive.

2.2.10 Internal alterations

The general arrangement of the main rooms and their spatial characteristics should be retained. Intrusive fabric, such as partition walls, should be removed where the opportunity arises. Following this, original rooms and fabric should be restored. Main rooms should not be further partitioned in a way that obscures historically significant layouts/functions. There may be scope to alter smaller, ancillary rooms for other purposes—for example, to create new bathrooms.

New internal openings may be possible within reason, but do not remove entire original walls between rooms. New openings should be carefully located with an eye to the symmetry and proportions of a room. They should be no wider than a double doorway and should retain the wall above and at each side. The opening should have a door or neatly trimmed reveal that is sympathetic to the original building but is clearly new.

2.2.11 Services

The buildings can be upgraded to meet modern functional requirements and building regulations for items such as electrical wiring, fire services, heating and cooling.

The visual impact of any new services should be carefully considered. Locate items such as hot water units and solar panels externally in unobtrusive places—not on the main elevations. Locate them with regard to adjacent architectural features, for example evenly on a roofscape, lining up with the edges of openings or centred on wall lengths etc.

Exterior lighting should be simple and unobtrusive. Do not use ‘heritage fittings’ (refer Section 2.2.9, Fittings); use modern fittings in discreet locations that highlight the original architecture. For example, spotlights on the backs of verandah beams etc.

Make every effort to rationalise wiring runs and to locate them as unobtrusively as possible. For example, run several wires bundled together and tucked in beside a roof beam. Avoid having a spaghetti of wires and conduits across the face of a building.

Retain significant existing internal fittings if possible, even if they are no longer operational, as they are a physical demonstration of the historical development and story of the place.

Install new fittings with a minimum of damage to significant fabric. Avoid chasing walls; often architraves and skirtings can be carefully removed and wiring run behind them with switch plates on the architraves and power points on the skirtings. Power can be fed upwards from under the floor, taking care not to disturb shell middens around the site.

Use standard modern fittings that blend with the fabric they are fixed to—for example, use white plastic fittings on painted surfaces, brown plastic on stained timber, etc.

2.3 General conservation guidelines for the grounds and gardens

The special landscape characteristics of the gardens and grounds of the Christian's Minde Settlement need to be properly managed to ensure their distinctive visual values are conserved and protected.

- Retain the elements and landscape character of the Christian's Minde Settlement that contribute to its significance.
- Maintain and enhance an appropriate setting and context for the Christian's Minde Settlement.
- Avoid the removal of important structural plantings (the individual trees and groups of trees with high heritage values) unless they are dead, dying or present an immediate risk.
- Proactively manage and maintain individual trees and groups of trees with high heritage values as well as the gardens and garden landscape relics such as the bulb fields and garden/orchard remnants.
- Significant trees that are removed should be replaced in the same or a similar location.
- Replacement tree planting should seek to maintain the important landscape characteristics of the heritage place.
- A significant tree that is removed should be replaced 'like for like' with the same species of tree to ensure what is significant about the tree, or its contribution to the significant landscape characteristics of the place, is protected in the longer term.
- In some circumstances, it may not be possible or appropriate to replant with the same species. For example, tree species may be:
    - hard to find or unavailable;
    - no longer suited to the microclimate of the particular site;
    - now considered a weed in the local area; or
    - unsuited to current and predicted future environmental conditions (i.e. a changing climate).

- Ensure that where any removal of a significant tree is proposed, replacement is with a suitable species. Selecting a suitable replacement species may need specialist landscape heritage, horticultural or arboricultural advice, and should consider a tree management and replacement strategy prepared for the site (refer to Volume 1, Policy 2.8).

3 Part B—Site and block inventory

An inventory form for each block and heritage element within the boundary of the Christian's Minde Settlement is provided in this section.

Each inventory form provides a description of the building, an outline of each element's condition, options for adaptive re-use of the built elements and their tolerance for change. The forms also provide a comprehensive list of acceptable maintenance actions that should be carried out for each block and the exterior and interior of the main built elements located on it (for the department to monitor and the lessee to implement). For all other buildings and structures refer to the general guidelines in Section 2 of this volume for suggested conservation and maintenance works.

The maintenance works, assigned with time-period priorities, have been developed to ensure the tasks are achievable for the lessees who are responsible for ongoing maintenance of the blocks. The department can monitor this work to ensure the heritage values of the site are being appropriately conserved.

The priorities are classified as one of the following:

- **Urgent:** Actions that should be undertaken immediately (within 12 months) to mitigate key risks to the heritage values and for the safety of the lessees. These actions are an essential component of the HMP and without them the heritage values may suffer adverse impacts.
- **Overdue:** Actions that should be undertaken immediately (within 12 months) to mitigate key risks to the heritage values and for the safety of the lessees. These actions have already been delayed too long and are now a risk to the heritage values and condition of the building.
- **Routine:** Actions to be undertaken on a regular basis to ensure general upkeep and as a preventative measure against further damage. Generally, these tasks should be undertaken annually.
- **Desirable:** Actions that are not urgent; however, if undertaken the work will support the heritage values of the site and their conservation. Where possible resources should be forward-planned to enable these actions to be undertaken.

To avoid confusion when referring to individual buildings across the site, a numbering system for each block and the buildings has been devised. These building numbers and their locations can be seen in Figure 3.1 below.

The photographs included in the inventories were taken by the GML project team as a part of the site inspection/assessment in 2025. In some cases, inventories are supplemented with photos taken for the 2015 HMP in May 2014.

The buildings' plans were drawn by David Hobbes of Philip Leeson Architects, subconsultant to GML, in May 2014, unless otherwise stated.

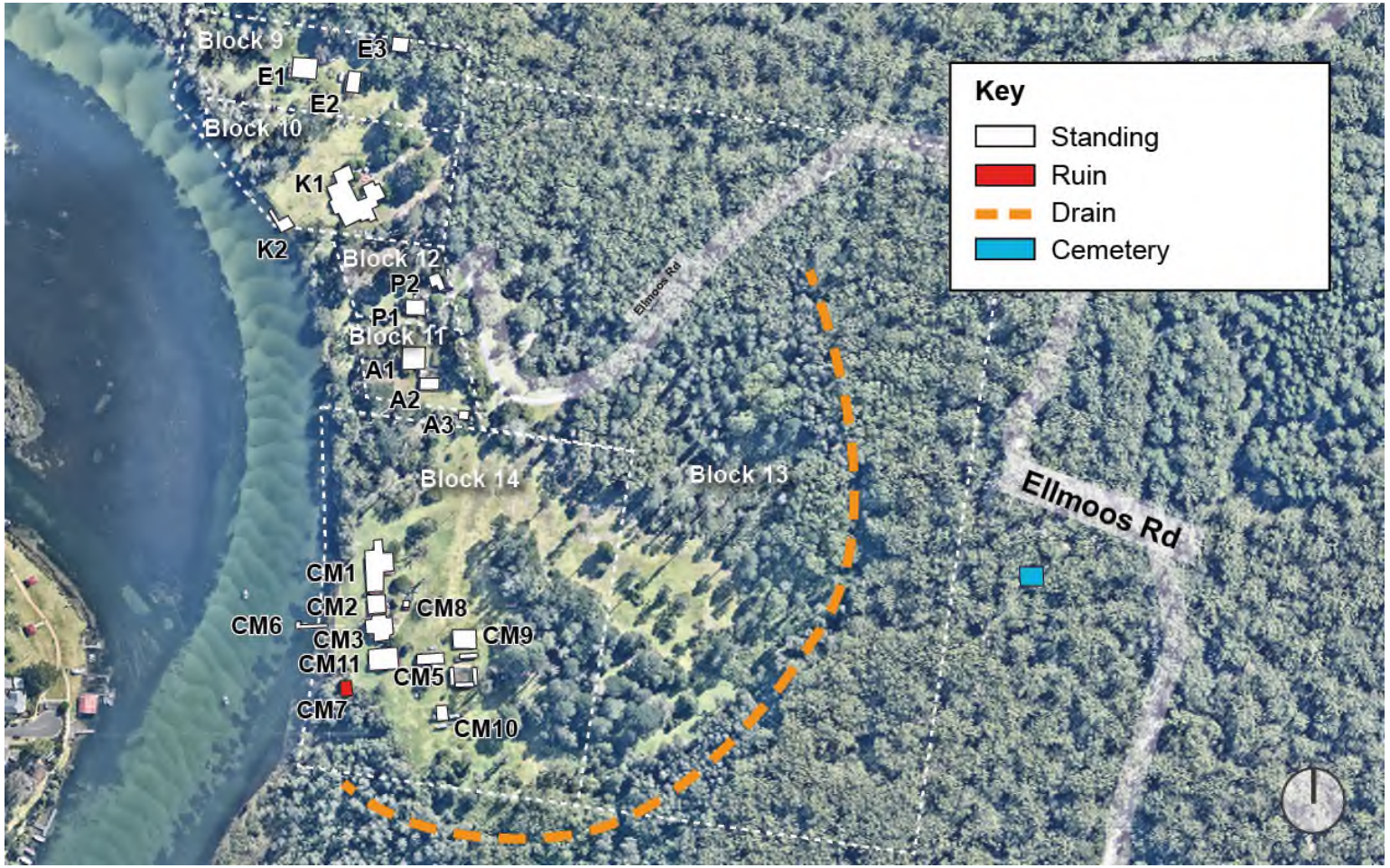
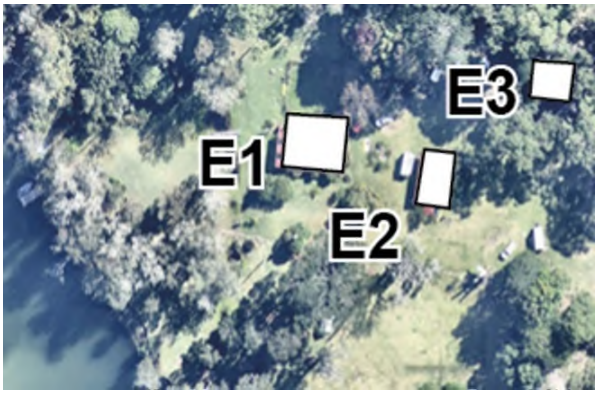


Figure 1 Built elements of the Christian's Minde Settlement. (Source: Nearmap with GML overlay © Nearmap, all rights reserved)

Inventory Form: Block 9—Ellmoos

Block 9—Ellmoos: E1, E2, E3	
Current use: Private residence/dwelling	**Original use:** Dwelling
Element	**Heritage significance ranking**
Building E1—Ellmoos Cottage	High
Building E2—Studio	Moderate
Building E3—Garage	Low
Remnant post and rail fence	Moderate

Ellmoos Cottage (E1).



Block 9—Note the remnant post and rail fence is on the boundary of Blocks 9 and 10. (Source: Nearmap with GML overlay © Nearmap, all rights reserved)

Historical context

The original building, Ellmoos Cottage (E1), dates from c1930s; it has been altered over time c1940s, 1960s and 2012. E2 was constructed c1967, E3 dates to c1980.

Physical description

Building E1—Ellmoos Cottage

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

In the late 1940s a large living room was added to the western side and in 1967 a portion of the south-facing verandah was partly enclosed as a sleep-out.

Extensive renovations were completed c2012 by the current leaseholder. 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 comfortable modern accommodation.

Exterior:

The building form of the cottage is reminiscent of a traditional Australian homestead with a steeply pitched hip roof with a small Dutch gable over the main rooms and shallow pitched skillion roof all round.

A secondary hip roof covers the southern end of the 1940s addition and a painted brick chimney punctuates the form as a vertical element.

The original part of the building is a timber-framed structure supported on brick piers, which have been replaced. The original supports are likely to have been local hardwood stumps. The wall cladding is simple lapped, arrissed weatherboards with 50mm x 50mm corner mouldings. Several original painted timber double-hung windows remain intact as does the multi-paned bubble glazed front door. The roof has been re-sheeted with Manor Red Colorbond, and matching quad profile gutters. PVC pipes convey roof water to adjacent red plastic tanks.

Additions/new work has been done sympathetically. This includes the use of fibre cement weatherboards in a similar profile to the originals, painted timber-framed doors and windows, and timber-framed screen doors in a traditional appearance. The original verandahs have been reconstructed, matching the simple chamfered profile of posts and beams, hardwood decking and exposed hardwood roof framing. New verandahs are similar.

Interior:

The building interior has been extensively modified. Surviving original fabric includes hardwood floors in the living room and bedrooms, fibrous plaster sheet linings in the living room, V-jointed tongue and groove lining boards to bedroom walls and ceilings, splayed skirtings and architraves and panelled timber doors. The plaster ceiling and cornice in the front living room date from the 1940s as do the lining and fitout of the late 1940s living room addition.

The original back-to-back brick fireplaces in the living room and kitchen, and their chimneys are intact.

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

Outbuildings

Building E2—Studio is a separate structure from the main cottage, and used for self-contained accommodation. The original structure was constructed in c1967 as one rectangular room with a verandah on two sides and a low-pitched gable roof. This structure was refurbished during renovations in c2012. It was stripped back to its timber frame and reclad with fibre cement weatherboards, Colorbond roof sheeting and quad gutters, timber windows and sliding doors. The interior retains the original cypress pine floorboards and is lined with plasterboard and simple splayed trims. The roof was re-pitched as a shallow hip with Dutch gables at each end and extends over a three-sided verandah. This reflects the roof form of the main house. Although this building has low individual significance due to the substantial alterations over time, it is part of the history of the site and is sympathetic to the main house in its form and materials and can be considered an exemplar for renovation of similar outbuildings on the site.

Building E3—Garage was constructed c1980. It has a concrete slab floor, steel frame, fibre cement weatherboards (likely to contain asbestos), a corrugated steel roof, sliding steel-framed and clad doors and double-hung timber windows reclaimed from another building, which are missing their glazing.

Remnant post and rail fence

The remnants of a historical timber split post and rail fence divide Blocks 9—Ellmoos and 10—Kullindi. The fence distinguishes the site boundaries. The timber fence has degraded over time and only a small section remains; it was noted in the 1988 Draft CMP that the fence was in danger of increasing deterioration and the limited amount of fence left supports this.[1] The original location of the fence is unknown and appears to have been relocated in the last several decades.

The 1988 Draft CMP states that the original fence was built c1907 and that the remains of a cattle pen (or similar structure) and sulky were also attached to the fence.[2] Evidence of these structures was not seen during the inspection.

A wire mesh fence was installed between Block 9 and 10 to delineate the boundary. The new fence is positioned parallel and very close to the remnant fence.

Condition and integrity

Building E1—Ellmoos Cottage

The original cottage is intact and in an excellent condition, with some more recent changes altering the integrity of the historical fabric. The additions are also in good condition.

Building E2—Studio

The studio is in reasonable condition. There is an accumulation of rubbish on the verandahs and the garden enclosure is a rough installation.

Building E3—Garage

The garage is in poor condition. The gutters are missing, the asbestos cladding is failing and some windows are broken.

Remnant post and rail fence

The short section of the post and rail fence is in poor condition and collapsing.

Access road and grounds

The road to Block 9 and driveway are in very poor condition. Weeds are taking over in parts of the grounds, especially around old greenhouse structures.

A remnant tree with an old treehouse is in reasonable condition.

Significant elements

Building E1: Significant elements of Ellmoos Cottage are as follows. Significant historical fabric, including original and early building materials, should be retained and conserved in situ. Intrusive fabric should be removed when the opportunity arises.

Exterior:

- The original form of the house, as viewed from the south and east, and characterised by the steeply pitched roof and low-pitched skillion over return verandahs.
- Elevated structure, with piers supporting it above the ground.
- Significant historical fabric, including original and early materials, including:
  - painted lapped, arrissed weatherboard cladding;
  - painted timber double-hung windows and mouldings;
  - painted multi-paned front door;
  - verandah details including hardwood boards mitred at the corners, chamfered posts and beams and unlined soffit with exposed timber structure;
  - painted timber fascias, bargeboards and finials;
  - corrugated steel roof sheeting;
  - painted steel quad profile gutters; and
  - brick chimney.

Interior:

- Hardwood floorboards to front rooms.
- Fibrous plaster wall linings and trims to living rooms.
- V-jointed tongue and groove lining in bedrooms.
- Panelled timber doors to bedrooms.
- Back-to-back brick fireplaces.

Modifications to original fabric

Building E1: Modifications to original fabric/materials that have occurred are as follows:

Exterior:

- Living room ceiling replaced c1940s.
- Western living room added c1948.
- Sleep-out added to the south c1967, fully enclosed 2012.
- Alterations and additions made c2012, including:
  - enclosure of northern verandah, reconstruction of existing verandahs;
  - new verandah to west and new decks;
  - timber stumps replaced with brick piers;
  - casement window to living room (west side) replaced with large 1980s style window wall and retractable canvas awning over;
  - roof re-sheeted in corrugated Colorbond and new Colorbond quad gutters;
  - a new kitchen, bathroom and laundry; and
  - new cypress pine flooring to the kitchen and meals area.
- River-side verandah was partially enclosed in 2019.

Outbuildings:

- Studio built c1967 was extensively altered and added to c2012.
- Garage built c1980.
- Various services added, including water tanks.

Opportunities for change

Building E1:

- The building should continue to be used as a residence.
- The external form of the building, under the main pitched roof, should be retained and conserved.
- The general arrangement of main rooms should be retained and conserved.
- The original fabric in the living rooms and bedrooms should be retained and conserved.
- The kitchen, bathroom and laundry can be refurbished to suit changing functional requirements.
- Surviving original internal fabric should be conserved and maintained. Otherwise, the building can be modified internally to suit changing functional requirements. This includes new kitchen and bathroom fitouts, linings, fittings and services.
- New buildings and structures:
  - There is potential for additions to the northern or western side, if they are well-designed, complement the historical structures on site, and do not dominate the form of the original building.
  - Additions should be sympathetic to the existing scale and materials. A pitched roof over a separate linked pavilion would be the most appropriate form.

Building E3:

- The garage should be reclad or rebuilt if required.

Remnant post and rail fence:

- The historical timber should be checked regularly and maintained, using props and removing weeds.

Other recommendations

The block should:

- be tidied up by reducing the number of caravans on the site and redundant garden structures;
- keeping ad hoc structures to a minimum and located in a planned way—for example, at a distance from E1—Ellmoos Cottage, or in areas that do not detract from the historic, architectural character and visual presence of the cottage; and
- ad hoc structures should not be publicly visible from the public road, or from Block 10—Kullindi.

The access road to Block 9 should be upgraded and maintained by the department.

The department will manage asbestos according to the requirements of the relevant Asbestos Management Plan.

Maintenance recommendations

Block 9—Ellmoos			
Element	**Works**	**Location**	**Priority**
Pest inspection	Commission an annual pest inspection by an accredited pest controller.	All buildings	Routine
Gardens, vegetation and grassed areas	Keep a well-maintained garden, and remove invasive weeds and vegetation from the perimeter of the buildings and around the block. Keep grassed areas neatly cut.	Whole block	Routine
Building perimeter	Inspect every two years to ensure that ground levels do not build up and limit subfloor ventilation.	All buildings	Routine
Support piers	Carry out an annual inspection of the piers to detect damage or loss of structural integrity. Repair or replace with matching brick piers.	E1	Routine
Structural	Carry out an annual inspection of the structural framing. Address any structural issues noted, taking care not to damage significant fabric.	E1	Routine
	Carry out an annual inspection of the building's structural integrity. Ensure that interior changes do not have a detrimental impact on the external building form.	E1 and E2	Routine
Building envelope and roof space	Check annually for rodent activity. Block entry points as required, taking care not to damage significant fabric.	E1 and E2	Routine
All timber elements	Check timber elements annually for rot, termite or borer attack. Repair as required.	E1 and E2	Routine
Timber cladding	Clean walls of dirt and cobwebs annually.	E1 and E2	Routine
Fibre cement sheet cladding	Replace asbestos weatherboard cladding on garage with fibre cement sheet weatherboards.	Garage	Desirable
Windows	Check windows annually to ensure they are intact and operate freely. Repair as required.	All buildings	Routine
Doors	Check doors annually to ensure they are intact and operate freely. Repair as required.	All buildings	Routine
Roof	Clean roof and valleys every six months of leaf litter and other debris.	E1 and E2	Routine

Block 9—Ellmoos			
	Check roof annually for structural soundness, and ensure it is waterproof, vermin proof and free from rust. Repair as required, taking care to minimise damage to original fabric.		
Post and rail fence	Maintain to prevent further deterioration. Active restoration is unnecessary.	Grounds	Routine
Rainwater goods	Clean out gutters and downpipes every six months and ensure that the building is waterproof and rainwater is effectively discharged away from the building. Replace the missing gutters on the garage with plain galvanised quad profiles.	E1 and E2	Routine
Exterior painted finishes	Clean all surfaces annually of dirt and cobwebs. Check every five years for paint splitting, peeling or cracking. If required, paint with an appropriate paint system for exterior timberwork. Coating products and colours are to be confirmed before proceeding.	E1 and E2	Routine
Electrical fitouts	Check annually for faults and repairs that may be required.	E1 and E2	Routine
Heating and cooling systems	New mechanical systems should be introduced carefully so as not to damage significant fabric.	E1 and E2	Routine
Plumbing and drainage	Check annually for faults and repairs that may be required.	E1 and E2	Routine

Photographic record

Note: GML was unable to access the interiors of E1 and E2 during the 2025 site inspection. Photographs from 2014 are included for the interior.

Block 9—Ellmoos

Figure 2 Eastern elevation of E1.

Figure 3 Southeastern corner of E1.

Figure 4 Southern elevation of E1.

Figure 5 Detail of original timber-framed windows of E1.

Figure 6 Southern elevation of E1.

Figure 7 Western elevation of E1.

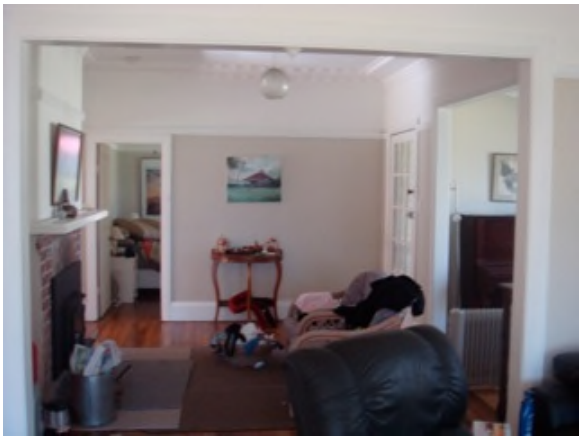


Figure 8 Ellmoos Cottage living room, May 2014.

Figure 9 Ellmoos Cottage living room fireplace, May 2014.

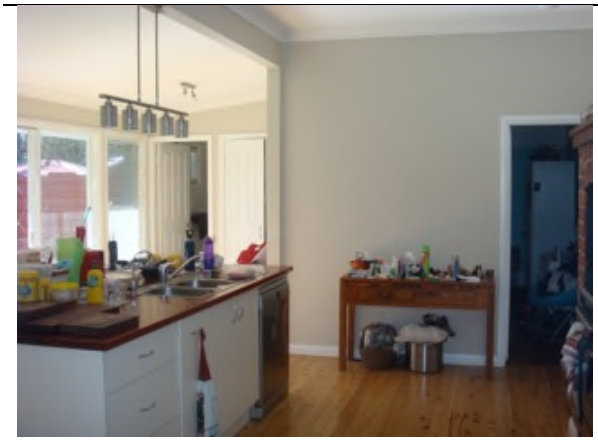


Figure 10 Ellmoos Cottage kitchen, May 2014.

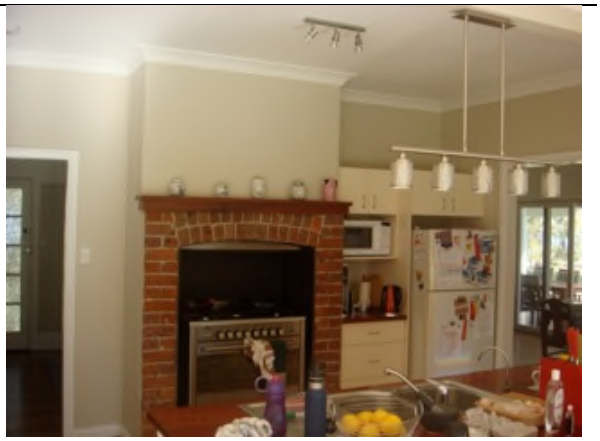


Figure 11 Ellmoos Cottage kitchen fireplace, May 2014.

Figure 12 Post and rail fence on southern boundary of Block 9.

Figure 13 Jetty, Block 9.

Figure 14 E2, viewed from southeastern corner.

Figure 15 Eastern elevation of E2.

Figure 16 E2, viewed from northwest.

Figure 17 E3, viewed from southwest.

Figure 18 E3 in the distance and grounds of Block 9.

Figure 19 View to Block 10—Kullindi, from Block 9.

Figure 20 Grounds of Block 9, and view to inlet from E1.

Figure 21 Treehouse at Block 9 on the boundary of Block 10.

Floor plan

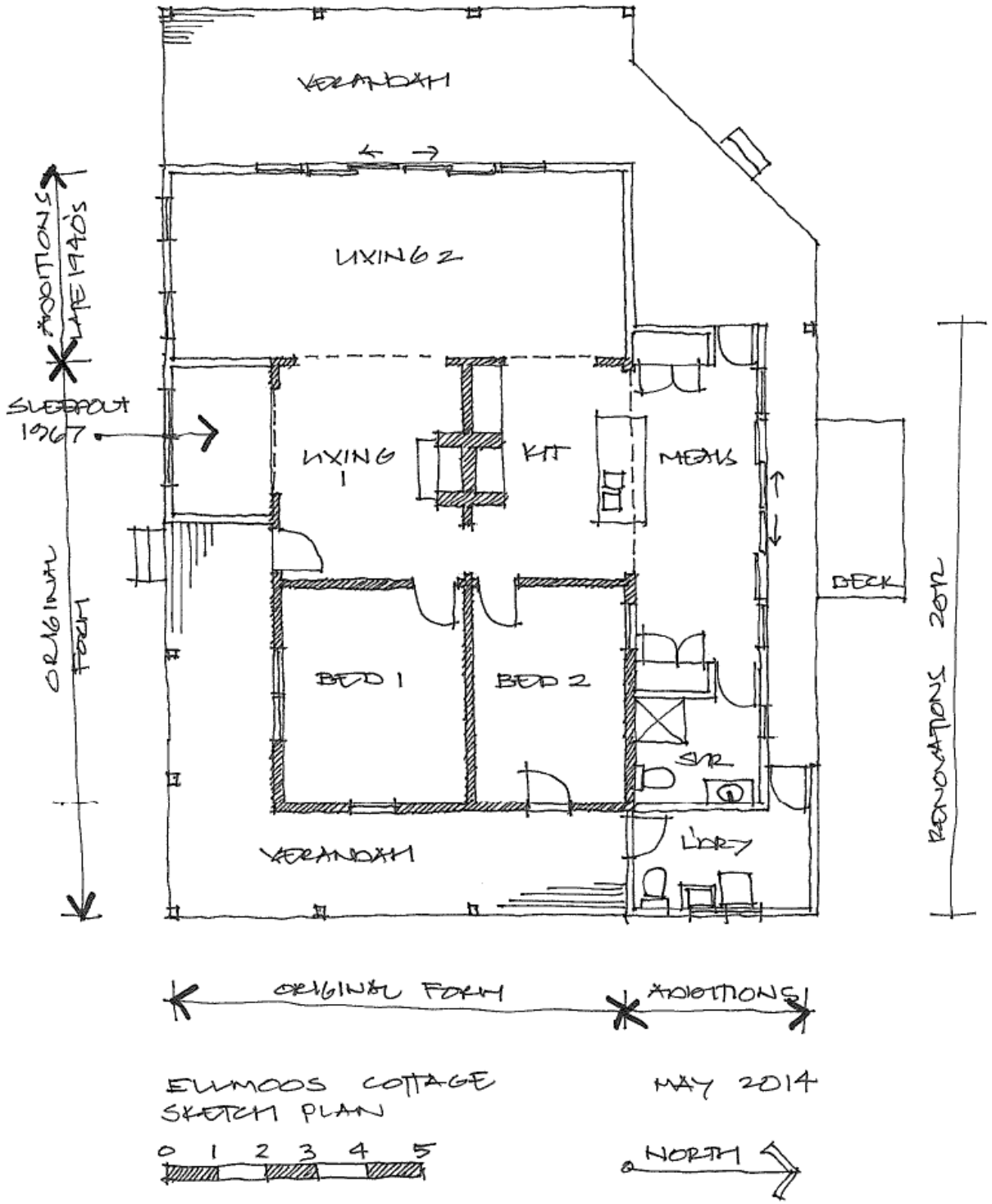


Figure 22 Sketch plan of Ellmoos Cottage. (Source: David Hobbes of Philip Leeson Architects, May 2014)

Inventory Form: Block 10—Kullindi

Block 10—Kullindi: K1, K2	
Current use: Dwelling and occasional holiday accommodation	**Original use:** Dwelling/holiday accommodation/restaurant and function centre

Element	Heritage significance ranking
Building K1—Kullindi Homestead	Exceptional
Building K2—Boatshed and jetty	High

Kullindi Homestead (K1).

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

Historical context

The original building, the homestead, dates from c1909. It was divided into flats in 1939 and in 1986 it was converted, in part, to a restaurant and function centre, with rooms for accommodation. Two annexes were added at unknown later dates.

Physical description

Building K1—Kullindi Homestead

Building K1—Kullindi Homestead is a large and architecturally distinguished building. The homestead has three distinct construction phases:

1. The original nine-room homestead is at the core.
2. A northern annexe, which is a three-roomed building to the northern side.
3. An eastern annexe, which is a four-roomed building to the east.

The original building was constructed c1909 in a typical Australian Homestead style. It is a single-storey building with steeply pitched hipped roofs punctuated by chimneys and feature gables and with lower pitched wraparound verandahs.

Over time, all additions and the core building have been adapted and altered.

Exterior:

The original timber stumps have been replaced with brick piers.

The building is timber-framed with splayed and arrissed weatherboard cladding and square corner mouldings. Very few original windows and external doors survive. Windows are of double-hung timber and doors are timber-framed with two glazed panels to the top and two solid panels below. In many cases the original external architraves remain but new fixed glazing has been introduced. Other areas have 1980s-era timber awning windows or brown aluminium sliding doors and windows.

The original painted galvanised steel roof has been re-sheeted with a Eucalypt Green Colorbond steel sheeting and flashings. The timber fascias are painted a pinkish-red colour, faded to white. The original verandahs have chamfered posts and beams and decorative brackets and exposed roof framing. The main western verandah is distinguished by a pair of gables with bellcast timber shingling. Other notable design features include timber louvred gablets and roughcast rendered chimneys.

The building consists of three distinct structures: the original nine-room homestead, a three-roomed building to the north (northern annexe) and a four-roomed 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 (BBQs) installed for use as an outdoor dining area by guests.

Some unsympathetic elements have been introduced, including artificial 'iron lacework' between the verandah posts, modern reproductions of carriage lamps with surface wiring on the exterior walls, timber finials on the gable apexes and the extensive use of treated pine lattice to the open subfloor perimeter and as gates and panels around the verandahs.

The eastern side of the complex has been enclosed to form a garden courtyard, including a gazebo, brick paving, raised planters made of treated pine logs, a BBQ area and various outdoor tables.

Interior:

The interior has been altered over the years—namely a c1939 conversion into four flats and a c1986 conversion into a restaurant, with a large kitchen, bar and dining area, that opens out to the western verandah.

A range of alterations has included the removal and addition of walls, changes to window and door openings, toilet facilities and creation of guest suites. The interior of the dining area is V-jointed pine boarding to walls and ceilings, with c1980s carpet, floor coverings, trims and services.

Outbuildings

There is an extensive number of outbuildings to the south of Building K1, including a laundry shed, animal pens and carports; these are not numbered. Their construction dates are more recent. These outbuildings include treated pine framing, corrugated Colorbond roofing and weatherboard cladding. They do not have heritage value.

Building K2—Boatshed

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 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 steel to match the house, with Colorbond quad profile gutters that discharge via short spitters. On the eastern side there is a planked timber door and framed window opening that has a fixed timber panel. There are hinged steel doors facing the water on the western side.

There is overhead power running from the house. The Boatshed has a treated pine decking on three sides.

Grounds

The grounds of Kullindi include areas of open space around the homestead, with some significant cultural plantings and larger groups of vegetation dividing the block from Block 9 to the north and Block 11 to the south.

A large *Pinus radiata* to the west of the homestead, between the verandah and the inlet, is particularly notable.

More information on cultural plantings is in the Cultural Plantings inventory sheet.

Condition and integrity

Building K1—Kullindi Homestead: The original exterior form of Kullindi Homestead remains intact, although the integrity is impacted by various additions and extensive changes over the years, including new joinery (windows and doors, etc). The buildings are in fair to poor condition, mainly due to a lack of regular and cyclical maintenance.

Exterior:

- Roofs:
  - Misaligned fascias and (reproduction) gable finials are loose. In one case they have fallen off.
  - Many areas have missing gutters.
- External façades/weatherboards:
  - Missing weatherboards to upper walls on the western side, allowing water and rodent entry into the roof space.
  - Most façades and fascias are weathered and decaying.
  - Damaged weatherboards to the northern annexe and around the eastern corner of the main house.
- Verandahs:
  - Many floorboards are mismatched and weathered, and some have severe water damage.
  - Several areas are missing gutters, resulting in damage to walls and ground erosion.
  - In places, drainpipes drain directly to soil.
  - Poorly finished roof edge to the verandah on the northern side of the northern annexe.
  - Poorly detailed box gutter between the main building and northern annexe.
- Services:
  - Extensive unsympathetic service runs in surface conduits.

Interior:

The condition of most rooms is in fair to poor condition, noting that there is little surviving historical fabric or arrangement of rooms in the core part of the homestead.

Building K2—Boatshed and jetty:

The Boatshed and jetty were rebuilt since 1983 and are in good condition. The overall form of the Boatshed is sympathetic to the original, and the architectural character of Kullindi Homestead.

Recent dredging in Sussex Inlet has reportedly changed the pattern of the water flow and in turn causes degradation of the foreshore and instability of trees on the foreshore edge.

Grounds:

The grounds and historical plantings are in generally fair condition, but some cultural plantings have been removed over time, and some trees are reaching the end of their life. Refer to the Cultural Plantings inventory sheet for more information.

Significant elements

Building K1: The original form and materials of Kullindi Homestead should be retained and conserved. This includes the following items.

Exterior:

- The form of the original, elevated structure, with pitched roof and wraparound verandahs and raised on piers.
- The form of the northern and eastern annexes and verandahs. Note: Some of the later linking elements between these and the main building are unsympathetic.
- Splayed and arrissed painted timber weatherboard cladding.
- Original/early timber-framed windows and doors with decorative timber mouldings, window sashes and panelled doors. Note: there are relatively few of these.
- Roughcast rendered chimneys with brown face brick banding.
- Verandah details including hardwood boards, chamfered posts and beams, brackets and unlined soffit with exposed timber structure.
- Bellcast timber shingles to front gables with boarded soffits and exposed purlins.
- Painted timber louvres and chamfered bargeboards to roof gables.
- Painted timber fascias and bargeboards.
- Corrugated steel roof sheeting.
- Steel quad profile gutters.

Interior:

There is little surviving original fabric or layout of rooms.

Grounds:

The open grounds, views to the inlet and historical mature plantings.

Building K2—Boatshed and jetty

- The form and scale of the Boatshed.
- The use of timber frame, painted weatherboard cladding, corrugated steel roof sheeting and quad profile gutter.
- Colour scheme that matches the homestead.
- Presence of the timber jetty.

Modifications to original fabric

Building K1: Modifications of the homestead, primarily undertaken in the 1980s, are listed below:

Exterior:

- New brick piers, replacing timber stumps.
- Changes and additions including door and window openings, fitted with brown aluminium and fixed timber-framed glazing.
- Enclosure of formerly open-sided verandah between the original homestead building and the eastern annexe.
- Additions to the southern side and a verandah to the southwestern corner of the homestead, with wood heater and flue.
- New verandah around the northern annexe, changes to cladding and a bathroom addition.
- Roofing: Colorbond roof sheeting, flashings and gutters.

- Verandahs:
  - extensive areas of new floorboards to the verandahs;
  - artificial plastic lacework apron to front verandah beam;
  - treated pine lattice to subfloor perimeter and panels around the verandahs;
  - various generations of services (lights, surface conduits, TV aerials etc); and
  - base of western verandah posts replaced.
- Garden and courtyards:
  - treated pine lattice subfloor infill, gates and partitions;
  - BBQ area on eastern verandah; and
  - enclosed garden courtyard and gazebo on eastern side including treated pine log planters adjacent to building.

Interior:

- Multiple alterations and additions at various times.

Building K2: Boatshed

- Original corrugated painted galvanised steel roof sheeting and gutter replaced with Colorbond materials.
- Original timber weatherboards replaced and floor joists replaced.
- Power connected.
- Jetty timbers replaced.

Opportunities for change

Restoration:

There is an opportunity to restore Kullindi Homestead. Advice from an architect with heritage qualifications should be sought to advise on restoration, involving stripping back unsympathetic, non-historical materials and additions to the exterior and interiors.

Restoration and adaptation of the original homestead building (its exterior and interiors) should be complementary to its 1900–1920s period of construction. The following items should be considered:

- The building form, including the original main building, northern and eastern annexes and associated verandahs should be retained. Poor-quality connections between the buildings should be improved to enable reading the original homestand structure.
- The building should be returned to its earlier red and white colour scheme.
- Unsympathetic additions to the southern side of the main building could be demolished and the original façades reconstructed.
- Unsympathetic weatherboard cladding should be replaced with a profile that more closely matches the original weatherboards.
- Reconstruction of the original door and window openings should be undertaken.
- The brown aluminium windows, timber awning windows and fixed glazing are unsympathetic and should be removed.
- New doors and windows should be complementary in style to the original architectural character of the building, including in panel arrangements, scale and proportions.
- The verandahs should be restored including new uniform hardwood decking.
- Unsympathetic external elements should be removed including artificial lace aprons, lattice panels, the maze of surface conduits and fake carriage lamps.

- The eastern garden courtyard, including paving, a BBQ gazebo and raised planters should be removed.
- The BBQ area attached to the eastern verandah should be removed and relocated.
- Any surviving original interior fabric should be retained and restored.
- Unsympathetic interior fitouts should be demolished and re-fitted in simple, unobtrusive materials that do not detract from the original character of the building.

New buildings:

Additional buildings may be possible if built as separate pavilions. The most suitable location would be to the northeast of the existing complex, to minimise visual impacts.

New buildings should not obscure the view of the original building; they should be detached and at a minimum distance of 10m. They should have a form, scale and materials that complement the original building—for example, timber-framed, pitched steel roof, weatherboard cladding—but need not be a slavish copy.

Other recommendations

The access road to Block 10 should be upgraded and maintained by the department.

The department will manage asbestos according to the requirements of the relevant Asbestos Management Plan.

A detailed building audit should be completed that assesses compliance with standards and codes for access and egress, fire safety, energy efficiency, balustrade design etc.

Extreme weather events or changes to Sussex Inlet can affect the overall condition of the foreshore, which in turn can impact the Boatshed and jetty. Local council coastal management involves occasional dredging of the inlet to maintain the health of natural waterways. It is recommended that caution be applied by planners and regulators to avoid impacting the physical integrity of the foreshore and structures such as boatsheds and jetties.

Maintenance recommendations

Block 10—Kullindi			
Element	**Works**	**Location**	**Priority**
Pest inspection	Commission an annual pest inspection by an accredited pest controller.	Building	Routine
Gardens, vegetation and grassed areas	Keep a well-maintained garden, and remove invasive weeds and vegetation from the perimeter of the buildings and around the block. Keep grassed areas neatly cut.	Whole block	Routine
Building perimeter	Remove rubbish and debris, particularly from the southern side.	Whole block	Routine
	Inspect every two years to ensure that ground levels do not build up and limit subfloor ventilation. Keep clear of rubbish.	Whole building	Routine
	Replace timber lattice subfloor infill on the verandahs with a higher quality lattice material or galvanised steel mesh.	Various locations	Routine
Support piers	Carry out an annual inspection of the piers to detect damage or loss of structural	Whole building	Routine

Block 10—Kullindi			
	integrity. Repair or replace as required, taking care not to damage significant fabric.		
Structural	Carry out an annual inspection of the structural framing. Address any structural issues noted, taking care not to damage significant fabric.	Whole building	Routine
Building envelope and roof space	Check annually for rodent activity. Block entry points as required, taking care not to damage significant fabric.	Whole building	Routine
All timber elements	Replace rotten fascias.	Various locations	Overdue
	Replace rotten ends of exposed timber framing.	Various locations	Overdue
	Repair areas of misaligned fascias.	Various locations	Desirable
	Remove unsympathetic cheap gable finials.	Gables	Desirable
	Demolish the BBQ gazebo, the BBQ area attached to the eastern verandah and the pine log planters.	Eastern side	Desirable
Timber cladding	Clean walls of dirt and cobwebs annually.	Whole building	Routine
	Repair areas of split or damaged boards where possible and patch holes left by former penetrations. If replacement is necessary, match the particular board profile and material as closely as possible.	Various locations	Overdue
Fibre cement cladding	Demolish the annexe enclosure and reinstate an open verandah. Comply with the asbestos removal regulations. Remove the timber ramp.	Annexes	Desirable
Eaves soffit linings	Reconstruct timber V-jointed tongue and groove linings to match existing.	Southern side	Desirable
Verandahs	Repair structural timber as required to address bouncy floors. Replace boards with new gapped hardwood c100mm x 20mm. Apply an oiled finish.	All verandahs	Overdue
	Remove unsympathetic artificial lacework to the western verandah.	Western verandah	Desirable
Windows	Check windows annually to ensure they are intact and operate freely. Repair as required.	All exterior windows	Routine
	Replace unsympathetic aluminium doors and windows with timber-framed double-hung windows and French doors. Consult	Various locations	Desirable

Block 10—Kullindi			
	measured drawings and early photographs to determine original window locations and configurations.		
	Replace unsympathetic timber awning windows. Consult measured drawings and early photographs to determine original window locations and configurations.	Various locations	Desirable
Doors	Replace broken or missing glass panes to match existing glass type as closely as possible.	Various locations	Desirable
	Check doors annually to ensure they are intact and operate freely. Repair as required.	All exterior doors	Routine
	Restore original exterior door locations by consulting measured drawings and early photographs to determine original locations and configurations.	Various locations	Desirable
Roof	Fit rolled or square profile Colorbond barge cappings where missing.	Gables	Desirable
	Clean roof and valleys every six months of leaf litter and other debris.	Whole building	Routine
	Check roof annually for structural soundness, and ensure it is waterproof, vermin proof and free from rust. Repair as required, taking care to minimise damage to original fabric.	Whole building	Routine
	Fit proper barge capping to verandah roof edge on the northern side of the northern annexe.	Northern annexe verandah	Overdue
Rainwater goods	Replace areas with rusted, damaged or missing gutters with new Colorbond quad profile.	Various locations	Overdue
	Remove ineffective box gutter between the main building and northern annexe. Fit separate gutters to each roof edge.	Northern annexe	Overdue
	Check PVC downpipes for effectiveness. Rationalise where possible to minimise the visual impact on the building.	Whole building	Routine
	Clean out gutters and downpipes every six months.	Whole building	Routine
	Where rainwater goods and downpipes are draining directly to the soil, upgrade them to redirect water flow away from the building.	Whole building	Overdue

Block 10—Kullindi			
Exterior painted finishes	The entire building should be repainted in the established red and white colour scheme.	Whole building	Desirable
	Clean all surfaces annually of dirt and cobwebs. Check every five years for paint splitting, peeling or cracking. If required, paint with an appropriate paint system for exterior timberwork.	Whole building	Routine
Services	Rationalise the maze of surface mounted exterior wiring and run in neat groups concealed where possible. Locate new switches and meters in unobtrusive locations.	Various locations	Desirable
	Replace cheap heritage reproduction exterior lights with simple modern fittings that are carefully located so as not to detract from the architectural details. Conceal the lights where possible and locate them to illuminate the architecture, not as features in their own right.	Various locations	Desirable
Heating and cooling systems	New mechanical systems should be introduced carefully so as not to damage significant fabric.	Whole building	Desirable
Plumbing and drainage	Check annually for faults and repairs that may be required.	Whole building	Routine

Photographic record

Block 10—Kullindi

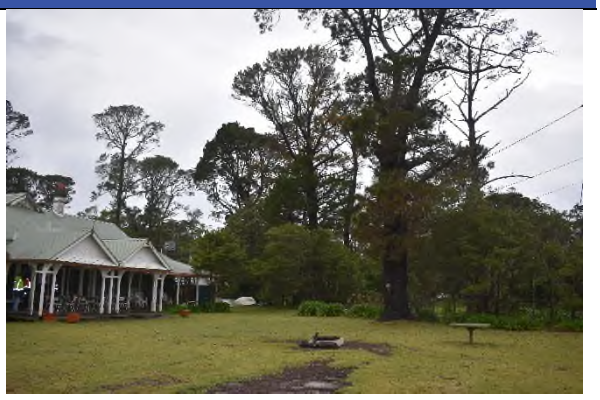


Figure 23 Southwestern elevation, K1 (Kullindi Homestead).

Figure 24 Kullindi Homestead looking from the northwest. Note large *Pinus radiata* to the south of the building.

Figure 25 Southwestern verandah, K1.

Figure 26 Southwestern verandah, K1.

Figure 27 Southern corner, K1.

Figure 28 Southern elevation, K1.

Figure 29 Southern elevation, showing eastern annexe on right, K1.

Figure 30 Northeastern elevation, K1.

Figure 31 Northeastern elevation showing eastern annexe, K1.

Figure 32 BBQ area, eastern elevation.

Figure 33 BBQ area, looking south at eastern elevation's northern side.

Figure 34 BBQ area courtyard.

Figure 35 Northern elevation, looking at the northern annexe of K1.

Figure 36 Northwestern corner of K1.

Figure 37 Interior of accommodation area in K1.

Figure 38 Fireplace in accommodation areas in K1.

Figure 39 Typical example of accommodation areas in K1.

Figure 40 Non-original decorative finial has fallen from the roof.

Figure 41 Timber in poor condition, southwestern elevation.

Figure 42 Shingled gable end, southwestern elevation.

Figure 43 Detail of chimney.

Figure 44 Example of rain around verandah boards and moss growth.

Figure 45 Loose fascia on southern elevation.

Figure 46 Weatherboards in poor condition on southern elevation.

Figure 47 Missing soffit board on southern elevation.

Figure 48 Northern annexe with unfinished verandah frame.

Figure 49 Misaligned fascia and plastic decorative lace work.

Figure 50 Previous repairs to verandah posts.

Figure 51 Plaque celebrating the centenary of the Ellmoos family's arrival at the Settlement.

Figure 52 Missing external weatherboard.

Figure 53 Downpipes draining directly to soil and building foundations.

Figure 54 Missing external weatherboards.

Figure 55 Outbuildings to south of K1.

Figure 56 Outbuildings.

Figure 57 Children's playhouse and view north to Ellmoos Cottage.

Figure 58 Entrance to Block 10.

Figure 59 K2 (boatshed), northern elevation.

Figure 60 Boatshed and jetty.

Figure 61 Boatshed, southern elevation.

Figure 62 View of the Boatshed and Sussex Inlet from the Kullindi Homestead verandah.

Floor plan

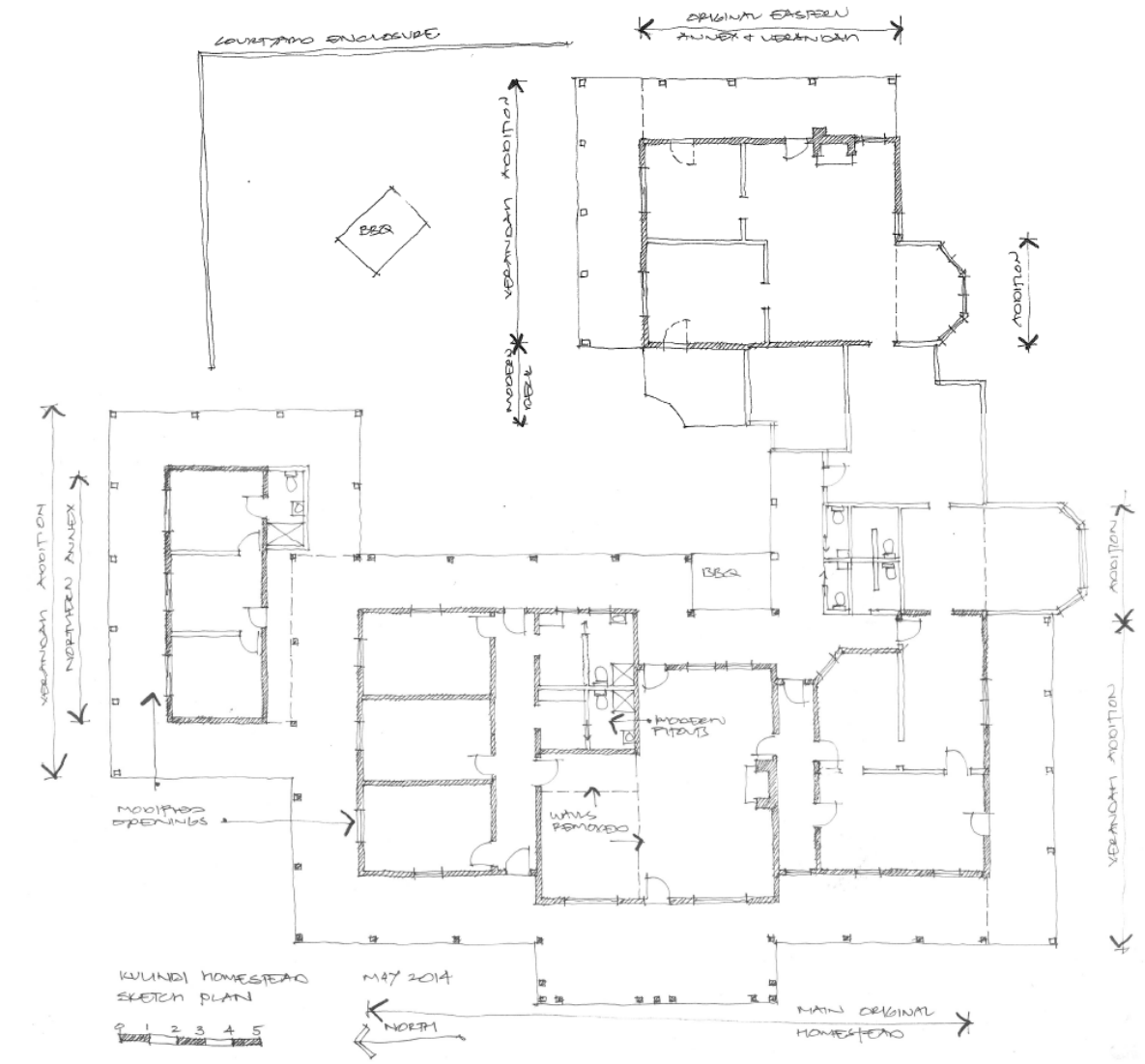


Figure 63 Sketch plan of Kullindi Homestead. (Source: David Hobbes of Philip Leeson Architects, May 2014)

Figure 64 Floor plans of Kullindi (incorrectly named Ellmoos) from the Marion Mahony Griffin Measured Drawing Competition, 1983. (Source: National Library of Australia [NLA] <http://nla.gov.au/nla.cat-vn2014073>)

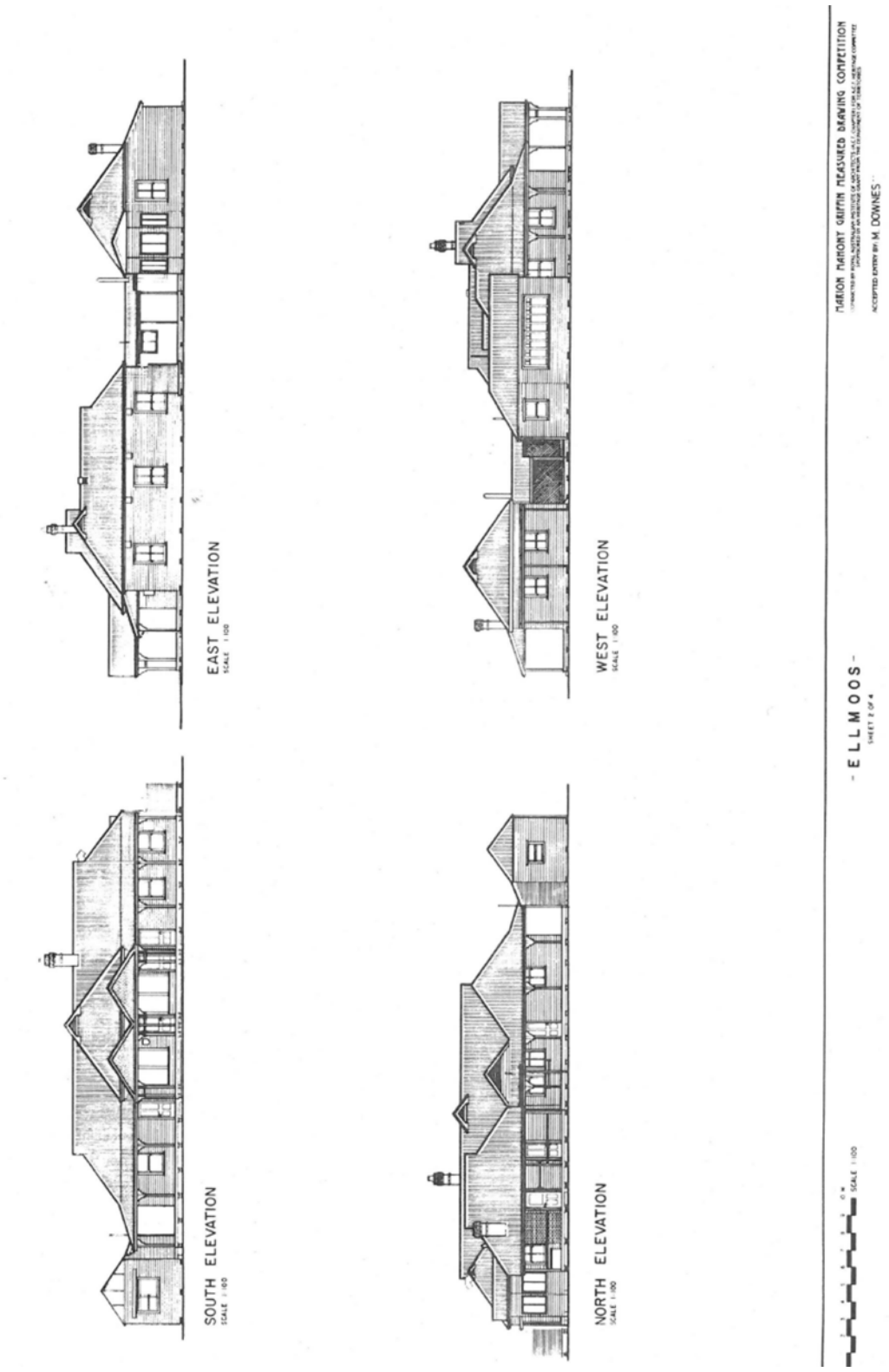


Figure 65 Elevations of Kullindi (incorrectly named Ellmoos) from the Marion Mahony Griffin Measured Drawing Competition, 1983. (Source: NLA <http://nla.gov.au/nla.cat-vn2014073>)

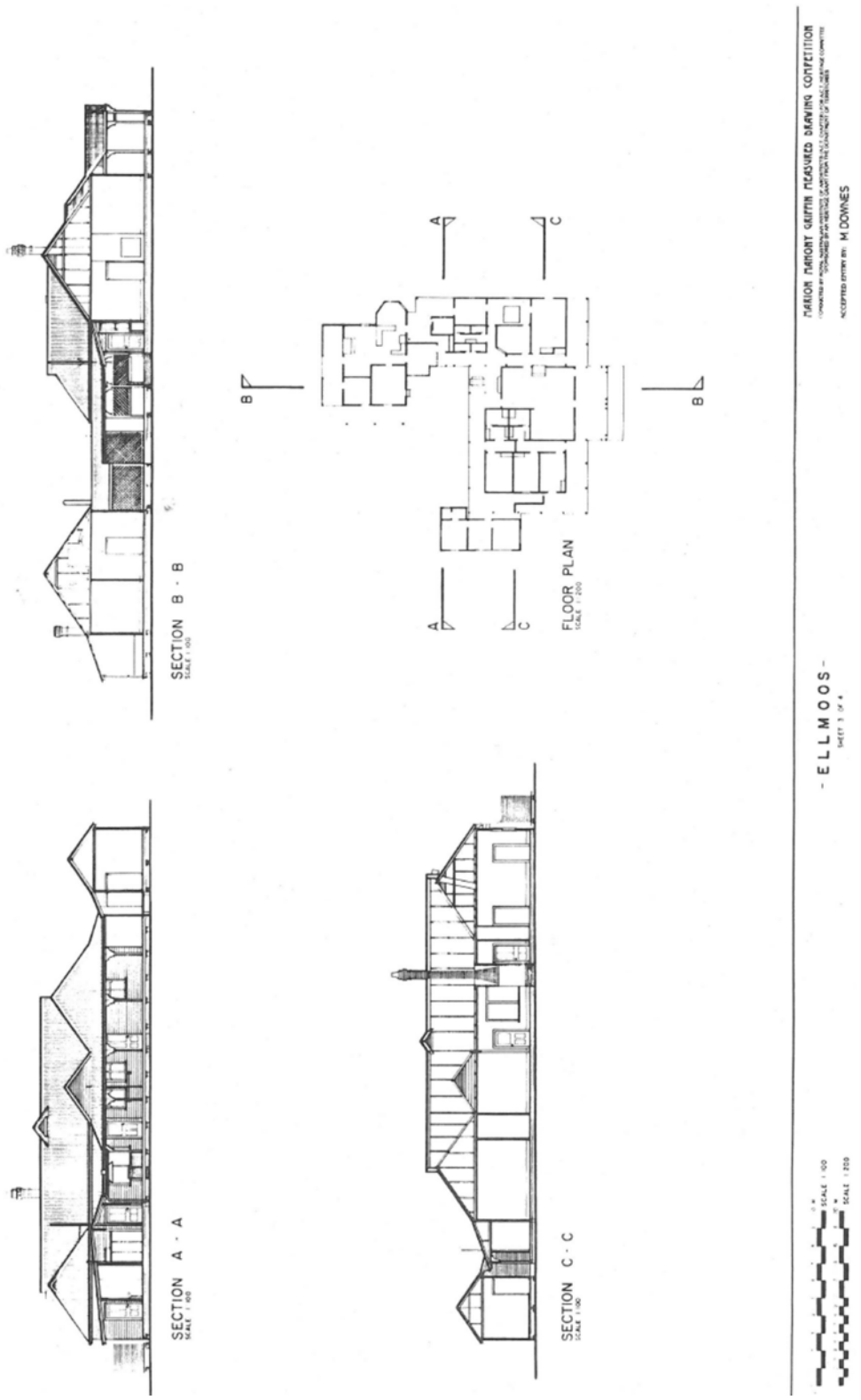


Figure 66 Elevations of Kullindi (incorrectly named Ellmoos) from the Marion Mahony Griffin Measured Drawing Competition, 1983. (Source: NLA <http://nla.gov.au/nla.cat-vn2014073>)

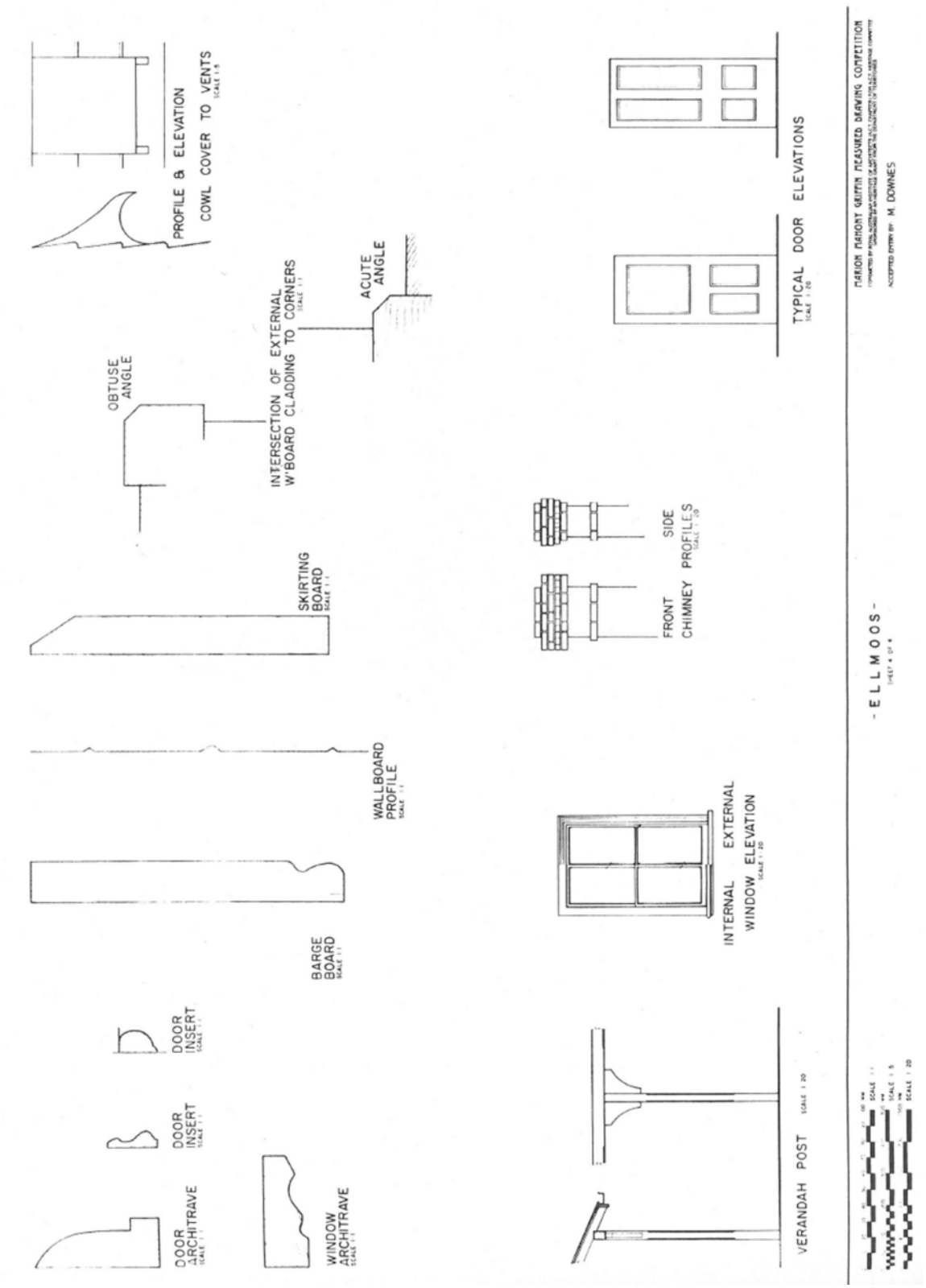
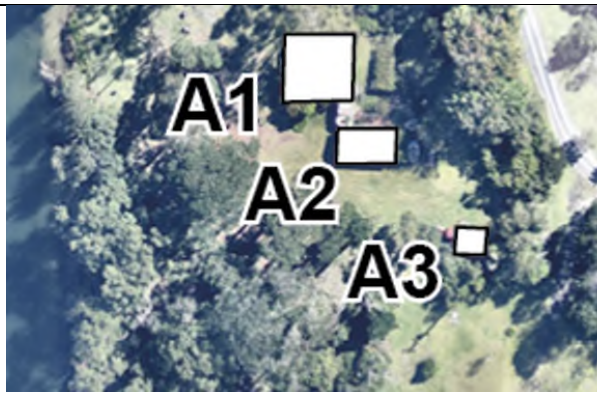


Figure 67 Profiles of Kullindi (incorrectly named Ellmoos) from the Marion Mahony Griffin Measured Drawing Competition, 1983. (Source: NLA <http://nla.gov.au/nla.cat-vn2014073>)

Inventory Form: Block 11—Ardath

Block 11—Ardath: A1, A2, A3	
Current use: Private residence	**Original use:** Dwelling
Element	**Heritage significance ranking**
Building A1—Ardath Cottage	High
Building A2—Garage	Low
Building A3—Pop's Shed	Low

Ardath Cottage (A1).



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

Historical context

The original building, Ardath Cottage, dates from c1927. The interior was altered in the 1970s and other additions were made to Block 11 in the 1970s, 1980s and 2010s.

Physical description

Building A1—Ardath Cottage

Building A1—Ardath Cottage is a timber-framed weatherboard cottage with the characteristics of a simple Californian Bungalow style. Built c1927, it is believed that the building was relocated to this block from an area in the forest on Block 14 soon after completion.

Externally, it is painted dark red with white painted doors and window frames. The plan is an offset double-fronted cottage with a return verandah. Rooms include an open plan living/dining room (formerly two separate rooms and a central hallway), three bedrooms—one with a walk-in wardrobe and ensuite, a second bathroom, kitchen, dining area, and laundry.

Exterior:

The original c1927 cottage is a timber-framed structure supported on brick piers. These date from the c1950s, possibly replacing original local hardwood stumps. The external wall cladding is simple lapped, arrissed weatherboard, with cement sheet internally and timber battens to the gables. The chimney is brown face brick, likely dating from 1927 when the building was moved. The original windows are typical 1920s timber casements with square edge splayed external mouldings. The front door is the original, consisting of one over three timber panels. The eaves are narrow—at 300mm wide with no soffit lining. The rafters and underside of the roof sheeting are visible. The roof sheeting is a pale grey corrugated Colorbond steel.

Gutters are painted galvanised steel, with a quad profile and modern PVC downpipes that are connected to several water tanks.

Additions carried out to the rear of the cottage in the 1970s and 1980s are mostly sympathetic to the original building. They include timber weatherboard cladding, timber casement windows and a skillion roof.

Interior:

The interior of the building has been modified, with much of the fabric dating from c1980s. The visible original 1920s fabric includes the V-jointed tongue and groove wall linings in the front bedroom, panelled timber doors to the front bedrooms and the living room and kitchen fireplaces, including the kitchen wood stove (no longer used). The majority of the internal fabric dates from c1980, at which time the living rooms and hallway were opened into one large space and rear additions provided a master bedroom suite, sunroom, second bathroom and laundry. Key interior fabric elements include the clear finishes, the V-jointed tongue and groove pine wall, ceiling linings and the exposed timber beams in the living rooms.

Outbuildings

Building A2—Garage is a large double garage dating from the c1980s. It consists of a concrete slab floor, steel framing, metal deck cladding and a corrugated Colorbond steel roof. The form and materials of the garage are sympathetic to the original house. However, individually it does not have heritage value.

Building A3—Shed is known anecdotally as 'Pop's Shed'. It appears to date from the early twentieth century and consists of a dirt floor, a bush pole structure, sawn Oregon secondary framing, early corrugated galvanised iron cladding and roof sheeting marked 'Lysaght'. Fittings include timber shelving and a bench that retains the marks of a century of hammer blows. An old timber-panelled door is likely to have been re-used from elsewhere. Modern fabric includes the galvanised steel mesh applied to the gates at the front and in the side window opening.

Condition and integrity

Building A1—Ardath Cottage

The original part of the cottage—the front—is in good condition with a high degree of integrity, though some internal alterations have occurred. The later additions are also in a good condition. It appears to have been well maintained. Issues of note include:

- the main chimney breast requires repointing;
- the main chimney leaks in heavy rain events;
- some areas with bouncy floors, suggesting decaying piers; and
- the external northwestern corner of the roof leaks onto the timber verandah, causing damage to the timber.

Building A2—Garage

The garage is in excellent condition.

Building E3—Shed

The shed is in poor condition. Specific issues include a rotten structural pole in the northwestern corner and the severely decayed door. It is recommended that these items be replaced with new matching fabric. This structure should be managed to prevent further deterioration. Active restoration is considered unnecessary.

Significant elements

Building A1: The original 1920s form and materials of Ardath Cottage are significant.

Exterior:

- The form of the front of the house including the offset double front, front and side gables and return verandah.
- Piered structure elevated above the ground with transparent mesh infill.
- Painted lapped, arrissed weatherboard cladding.
- Painted timber casement windows and mouldings.
- Painted panelled front door.
- Verandah details including hardwood boards mitred at corners, chamfered posts and beams, unlined soffit with exposed timber structure.
- Cement sheet and timber battens to gables.
- Painted timber fascias, bargeboards and finials.
- Narrow unlined eaves.
- Corrugated steel roof sheeting.
- Painted steel quad profile gutters.
- Face brick chimneys.
- Shed.

Interior:

- Hardwood floorboards in front rooms.
- V-jointed tongue and groove lining in front bedroom.
- Panelled timber doors to front bedrooms.
- Kitchen fireplace and wood stove.

Modifications to original fabric

Building A1: The original fabric has been modified as follows.

Exterior:

- Alterations and additions to the rear (eastern side) including main bedroom, robe, ensuite, meals area, kitchen, back verandah, second bathroom and laundry.
- Original timber stumps replaced with brick piers.
- Original verandah may have been reconstructed (sympathetically).
- Original casement window to living room (western side) replaced with large 1980s-style window wall and retractable canvas awning above.
- Original windows in northern wall of front bedrooms replaced with modern timber windows.
- Roofline modified and re-sheeted in corrugated Colorbond steel.
- Garage structure added in c1980s.
- Various services added, including water tanks.

Interior:

- Almost all original fabric has been replaced, likely c1980s, including linings, trims, ceiling beams, services, fittings and floor finishes.

Opportunities for change

Building A1

- The cottage should continue to be used as a residence.
- The external form of the building under the main pitched roof should be retained.
- There is potential for sympathetic additions to the rear (eastern side) if they are well-designed to complement the historical structures on site, and do not overwhelm the form of the original building. Additions should be sympathetic to the existing scale and materials and should use either a skillion roof form or a pitched roof in a separate 'pavilion'.
- As there is little surviving original internal fabric it can be modified internally to suit changing functional requirements. This includes new kitchen and bathroom fitouts, linings, fittings and services.

Building A2

- The garage could be replaced if required. The new garage should be no closer to the house than the existing.

Building A3

- Pop's Shed could be retained and conserved.

Other recommendations

The department will manage asbestos according to the requirements of the relevant Asbestos Management Plan.

The department should engage an arborist to advise on senescent mature pine trees. An arborist should advise on suitable replacement trees and locations that act as sufficient windbreaks and screening.

Weed management should be introduced as part of routine maintenance.

Maintenance recommendations

Block 11—Ardath			
Element	**Works**	**Location**	**Priority**
Pest inspection	Commission an annual pest inspection by an accredited pest controller.	All buildings	Routine
Gardens, vegetation and grassed areas	Keep a well-maintained garden, and remove invasive weeds and vegetation from the perimeter of the buildings and around the block. Keep grassed areas neatly cut.	Whole block	Routine
Building perimeter	Inspect every two years to ensure that ground levels do not build up and limit subfloor ventilation.	All buildings	Routine
Support piers	Inspect the piers under the areas of bouncy floors and repair as required.	A1	Overdue

Block 11—Ardath			
	Carry out an annual inspection of the piers to detect damage or loss of structural integrity. Repair or replace as required, taking care not to damage significant fabric.	A1	Routine
Structural	Carry out an annual inspection of the structural framing.	A1, A3	Routine
	Address any structural issues noted, taking care not to damage significant fabric. Ensure that interior changes do not have a detrimental impact on the external building form.	A1, A3	Routine
Building envelope and roof space	Check annually for rodent activity. Block entry points as required, taking care not to damage significant fabric.	A1	Routine
Brick chimney	Repoint where required to match the existing mortar composition and colour.	A1 living room chimney	Overdue
All timber elements	Check timber elements annually for rot, termite or borer attack. Repair as required.	A1, A3	Routine
Timber cladding	Clean walls of dirt and cobwebs annually.	A1	Routine
Windows	Check windows annually to ensure they are intact and operate freely. Repair as required.	All exterior windows	Routine
	Replace the modern window wall and external blind in the living room with traditional painted timber casements (three sashes wide) and mouldings to match the existing original windows as closely as possible.	A1 eastern elevation	Desirable
	Sun shading can be provided by erecting a 1920s-style awning over the window (painted timber frame, side brackets, corrugated roof sheeting).	A1 eastern elevation	Desirable
Doors	Check doors annually to ensure they are intact and operate freely. Repair as required.	All exterior doors	Routine
Roof	Clean roof and valleys of leaf litter and other debris every six months.	A1	Routine
Rainwater goods	Clean out gutters and downpipes every six months and ensure that the building is waterproof and rainwater is effectively discharged away from the building.	All buildings	Routine

Block 11—Ardath			
	Replace the missing gutters on the shed with plain galvanised quad profiles and connect to the adjacent tank with PVC pipes. This will help to arrest decay by preventing water damage to the building.	Shed	Desirable
	Where water is draining onto the northwestern corner of the verandah, investigate upgrades to rainwater goods to direct water away from building.	A1	Overdue
Exterior painted finishes	Clean all surfaces annually of dirt and cobwebs. Check every five years for paint splitting, peeling or cracking. If required, paint with an appropriate paint system for exterior timberwork. Coating products and colours are to be confirmed before proceeding.	All	Routine
Plantings and vegetation	Remove weeds and invasive vegetation.	Grounds	Routine
Electrical fitouts	Check annually for faults and repairs that may be required.	Whole building	Routine
Heating and cooling systems	New mechanical systems should be introduced carefully so as not to damage significant fabric.	Whole building	Routine
Plumbing and drainage	Check annually for faults and repairs that may be required.	Whole building	Routine

Photographic record

Block 11—Ardath	

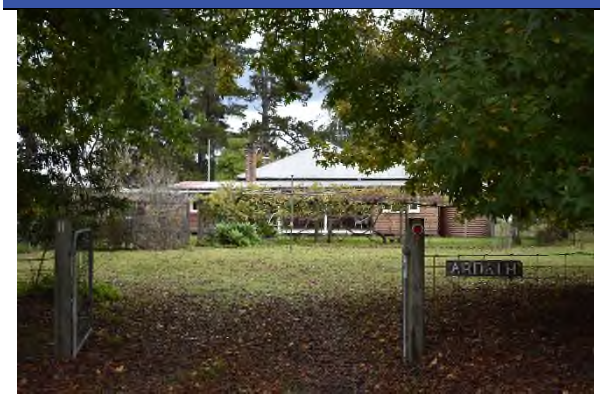
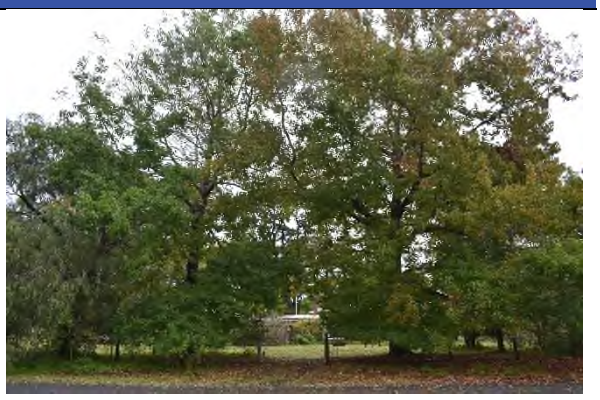

	

Figure 68 Entrance to Block 11, looking west.	Figure 69 Two large cultural plantings (*Acer platanoides)* framing the entrance to Ardath.

Figure 70 Eastern elevation of A1 (Ardath Cottage).

Figure 71 Northern elevation of Ardath Cottage.

Figure 72 Northwestern corner of Ardath Cottage.

Figure 73 Western elevation of Ardath Cottage.

Figure 74 Southern elevation of Ardath Cottage.

Figure 75 Ad hoc support for a gutter on Ardath Cottage.

Figure 76 Kitchen of Ardath Cottage.

Figure 77 Living room of Ardath Cottage.

Figure 78 View to Sussex Inlet across the Crown reserve land from Block 11.

Figure 79 Windbreak trees to the west of Ardath Cottage. Note some trees have been felled.

Figure 80 A3—Pop's Shed.

Figure 81 Interior of Pop's Shed.

Figure 82 A2—Garage.

Floor plan

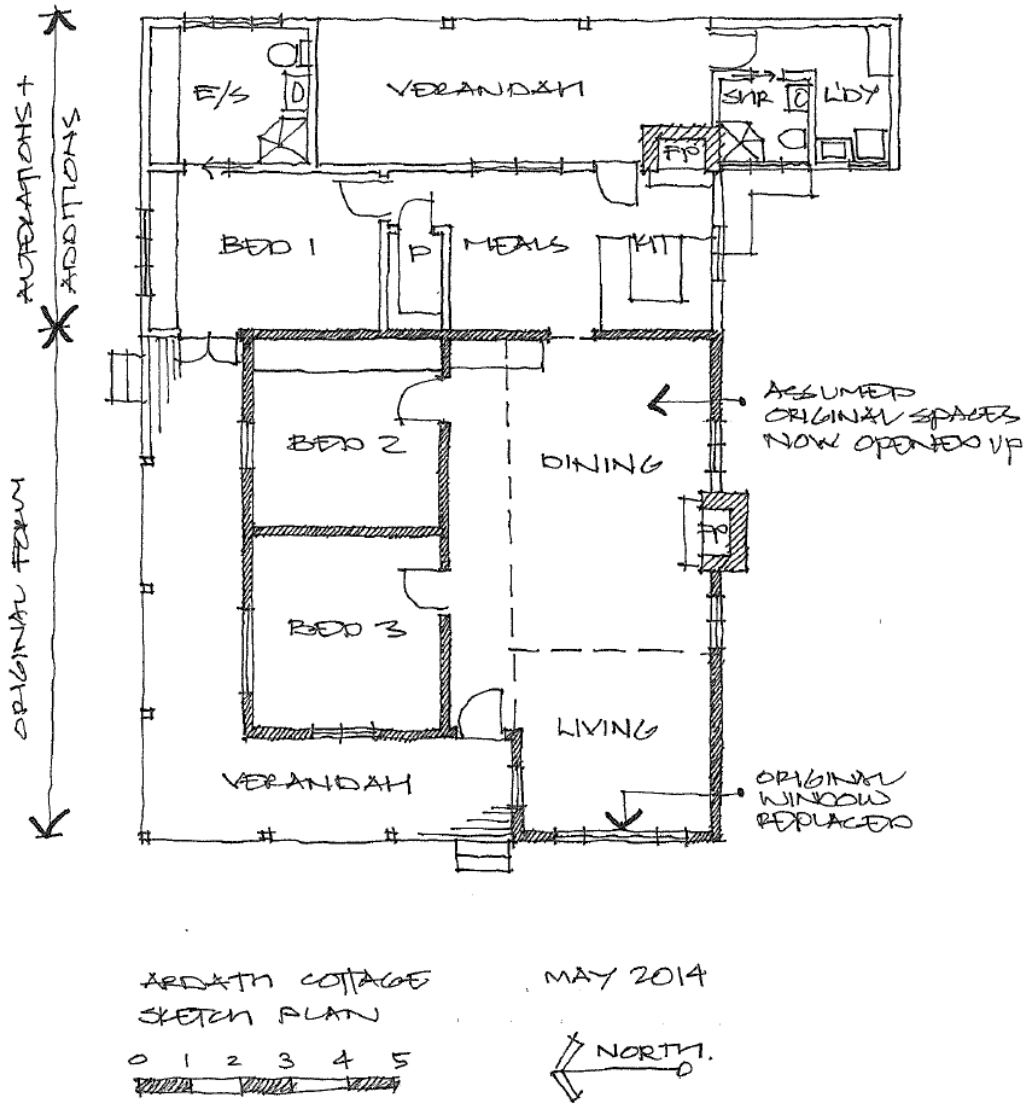
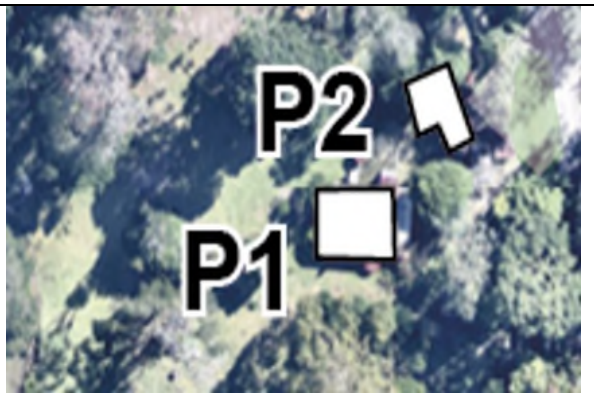


Figure 83 Sketch plan of Ardath Cottage. (Source: David Hobbes of Philip Leeson Architects, May 2014)

Inventory Form: Block 12—Pamir

Block 12—Pamir: P1, P2	
Current use: Rental accommodation	**Original use:** Dwelling
Element	**Heritage significance ranking**
Building P1—Pamir Cottage	High
Building P2—Laundry and outbuildings	Neutral

Pamir Cottage (P1).



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

Historical context

Pamir Cottage is the original building on the block, and dates from 1935. The cottage has been altered and added to, mainly in the 1980s, with modifications to the interiors since 2015.

Physical description

Building P1—Pamir Cottage

Building P1—Pamir Cottage is a timber-framed weatherboard cottage, characteristic of the Californian Bungalow style. It is painted cream with red trims. The plan is an offset, double-fronted cottage with verandahs on both sides. The cottage originally consisted of four rooms—living room, two bedrooms, kitchen and bathroom—with an open back verandah on the eastern side.

As is typical of California Bungalow style, the roof presents a double gable to the frontage with a single centre ridge line running front to back.

Enclosure of the rear verandah occurred c1980s, which also included the addition of a bathroom and laundry, and a new open verandah to the east was also added. The skillion roof over the original back verandah was extended to the north and east over the new spaces.

Exterior:

The original part of the building is a timber-framed structure supported on brick piers that date from the c1980s. The original supports are likely to have been local hardwood stumps. The wall cladding is simple lapped, arrissed weatherboard with 50mm x 50mm corner mouldings, with cement sheet (likely to contain asbestos) and timber battens to the gables. The chimney is cement rendered brick with modern Colorbond capping and cowl. The eaves are narrow at 200mm wide with painted cement sheet soffit lining, painted timber fascias and rolled barge capping. Gutters are Colorbond quad profile and modern PVC downpipes are connected to several water tanks. The roof is sheeted in red Colorbond. A modern skylight admits light to the bathroom, which, following enclosure of the original back verandah, is now internal.

The front verandah has simple chamfered posts and beams, modern 100mm x 25mm hardwood decking and an early painted corrugated galvanised steel roof on an exposed hardwood frame. There are no surviving original windows or doors. Windows in the front rooms are 1980s painted timber-framed casements with simple mouldings that are sympathetic to the original character. The remaining windows are silver anodised aluminium sliders with bullnosed mouldings and the front and rear doors are modern painted flush panels with powder-coated steel security screens. These elements are unsympathetic. A modern aluminium window has been inserted into the rear gable to admit light to the roof space.

The rear additions are clad in fibre cement weatherboards, which are sympathetic. The rear verandah had modern square edge timber posts and beams, stained pine decking, an exposed hardwood roof structure, and Colorbond sheeting. The timber balustrade has a lattice infill. This is a simple construction, typical of its time and largely sympathetic to the original building.

Interior:

The interior has been modified. Original remaining fabric includes the hardwood floorboards and two fireplaces. Most of the internal fabric dates from either the 1980s or within the past 10 years. It includes painted plasterboard wall and ceiling linings, standard coved plaster cornices, painted timber trims, flush panel doors, and modern kitchen and bathroom fitouts and services.

Building P2—Laundry outbuilding

Several outbuildings are associated with Pamir Cottage and the complex of outbuildings is referred to in this HMP as P2. The most significant is the original detached laundry. This is a small building, approximately 2.5m x 3.0m, consisting of a concrete floor slab, fibre cement cladding on a timber frame, painted timber window and boarded door and a painted corrugated steel roof. The original brick chimney flue is intact.

Other structures include a fernery consisting of a concrete slab floor and wire over steel frame, two Colorbond sheds and an open carport. These are sympathetic to the character of the cottage but have no intrinsic heritage value.

Condition and integrity

Building P1

The external, front part of the main house is original and moderately intact. Its condition is good. The later additions are in good condition. It appears to have been reasonably well maintained. The interior is substantially altered. Issues of note include:

- The whole building is dirty and full of cobwebs. There is moss growing on shaded walls and gables, and leaf litter on the roof.
- There are several areas of peeling paint.
- Missing fascia and soffit lining on the southern side.

Building P2

Old laundry:

This building is in poor condition and is really only useful for storage.

Sheds:

These buildings are in fair condition.

Significant elements

The existing original form and materials of Building P1 should be retained and conserved. This includes the following items:

Exterior:

- The form of the front of the house including the offset double front, front and rear gables and verandah.
- Piered structure elevated above the ground.
- Painted lapped, arrissed weatherboard cladding.
- Verandah details including hardwood boards, chamfered posts and beams and unlined soffit with exposed timber structure.
- Cement sheet and timber battens to gables.
- Painted timber fascias, and bargeboards.
- Narrow eaves lined on the rake.
- Corrugated steel roof sheeting.
- Painted steel quad profile gutters.
- Rendered brick chimney.
- Shed.

Interior:

- Hardwood floorboards to front rooms.
- Kitchen and living room fireplaces.

Modifications to original fabric

The original Building P1—Pamir Cottage has been modified as follows:

Exterior:

- Alterations and additions to the rear (eastern side) including laundry, bathroom, enclosure of original open rear verandah and construction of new open verandah.
- Original timber stumps replaced with brick piers.
- Original verandah may have been reconstructed (sympathetically).
- Original windows (likely to have been painted timber casements) replaced with sympathetic modern timber casements to front rooms and unsympathetic aluminium sliding windows to rear.
- Original doors replaced with modern painted flush doors and security screens.
- Main roof re-sheeted in corrugated Colorbond.
- Skylight added.
- Aluminium window to rear gable added.
- Garage structure added in c1980s.

- Various services added, including water tanks.

Interior:

- Almost all original fabric has been replaced with c1980s and c2015 fabric, including plasterboard linings, trims and fittings.
- c2017 there was extensive removal of asbestos containing materials (including likely original sheeting), including internal and external floor, wall and ceiling linings, cladding, eaves and gable ends.

Opportunities for change

- Building P1 should continue to be used as a dwelling.
- The external form of the building under the main pitched roof should be retained.
- There is potential for well-designed additions to the rear (east side) as long as they do not overwhelm the form of the original building. Additions should be sympathetic to the existing scale and materials and should use either a skillion roof form or a pitched roof in a separate 'pavilion'.
- As there is little surviving original internal fabric it can be modified internally to suit changing functional requirements. This includes new kitchen and bathroom fitouts, linings, fittings and services. Original hardwood floors and fireplaces should be maintained.
- The modern sheds and carport can be demolished if required. New garaging should be no closer to the house than the existing and should be of a form and materials that are sympathetic to the original building.
- The shed should be stabilised and managed to prevent further deterioration.
- The laundry (P2) could be removed.
- Consider removing the intrusive window from the rear gable.
- Consider replacing the intrusive aluminium windows with painted timber casement or awning windows.

Other recommendations

The department will manage asbestos according to the requirements of the relevant Asbestos Management Plan.

As there is little surviving original internal fabric, the building can be modified internally to suit changing functional requirements. This includes new kitchen and bathroom fitouts, linings, fittings and services.

Maintenance recommendations

Block 12—Pamir			
Element	**Works**	**Location**	**Priority**
Pest inspection	Commission an annual pest inspection by an accredited pest controller.	P1—Pamir Cottage	Routine
Asbestos	Comply with any management recommendations in the asbestos audit.	P1—Pamir Cottage	Routine
Gardens, vegetation and grassed areas	Keep a well-maintained garden, and remove invasive weeds and vegetation from the perimeter of the buildings and around the block. Keep grassed areas neatly cut.	Whole block	Routine

Block 12—Pamir			
Building perimeter	Inspect every two years to ensure that ground levels do not build up and limit subfloor ventilation.	P1—Pamir Cottage	Routine
Support piers	Carry out an annual inspection of the piers to detect damage or loss of structural integrity. Repair or replace with matching brick piers.	P1—Pamir Cottage	Routine
Structural	Carry out an annual inspection of the structural framing. Address any structural issues noted, taking care not to damage significant fabric. Ensure that interior changes do not have a detrimental impact on the external building form.	P1—Pamir Cottage	Routine
Building envelope and roof space	Check annually for rodent activity. Block entry points as required, taking care not to damage significant fabric.	P1—Pamir Cottage	Routine
All timber elements	Check timber elements annually for rot, termite or borer attack. Repair as required.	P1—Pamir Cottage	Routine
Timber cladding	Clean walls of dirt and cobwebs annually.	P1—Pamir Cottage	Overdue
Fibre cement sheet cladding	Clean off dirt and cobwebs annually and inspect for damage. Repair as required to match existing.	P1—Pamir Cottage	Overdue
Windows	Check windows annually to ensure they are intact and operate freely. Repair as required.	All windows	Routine
	Remove the aluminium window from the rear (eastern) gable and make good the timber weatherboards.	Eastern elevation of P1	Desirable
	Replace aluminium windows with painted timber awning or casement windows of suitable proportions.	Rear of P1	Desirable
Doors	Check doors annually to ensure they are intact and operate freely. Repair as required.	P1—Pamir Cottage	Routine
	Replace the existing front door with a painted timber panelled door appropriate to the 1930s era of the house. A recycled, traditional door is the most suitable. Replace the security screen door with either a more traditional timber-framed screen door, or with a Crimsafe type security door,	Front door of P1	Desirable

Block 12—Pamir			
	which has a simple appearance that does not detract from the character of the building.		
Roof	Clean roof and valleys every six months of leaf litter and other debris.	P1—Pamir Cottage	Overdue
	Check roof annually for structural soundness, and ensure it is waterproof, vermin proof and free from rust. Repair as required, taking care to minimise damage to original fabric.	P1—Pamir Cottage	Routine
Rainwater goods	Clean out gutters and downpipes every six months and ensure that the building is waterproof and rainwater is effectively discharged away from the building.	P1—Pamir Cottage	Routine
Exterior painted finishes	Clean all surfaces of dirt and cobwebs.	P1—Pamir Cottage	Overdue
	In areas where paint is missing or flaking, prepare surface and repaint with an appropriate paint system for the material.	Various locations	Overdue
	Clean all surfaces annually of dirt and cobwebs. Check every five years for paint splitting, peeling or cracking. If required, paint with an appropriate paint system for exterior timberwork. Coating products and colours are to be confirmed before proceeding.	All façades and surfaces	Routine
Electrical fitouts	Check annually for faults and repairs that may be required.	Whole building	Routine
Heating and cooling systems	New mechanical systems should be introduced carefully so as not to damage significant fabric.	Whole building	Routine
Plumbing and drainage	Check annually for faults and repairs that may be required.	Whole building	Routine

Photographic record

Block 12—Pamir

Figure 84 Eastern elevation of P1 (Pamir Cottage).

Figure 85 Southern elevation of Pamir Cottage.

Figure 86 Western elevation of Pamir Cottage.

Figure 87 Northwestern corner of Pamir Cottage, showing main entrance and verandah.

Figure 88 Northern elevation of Pamir Cottage.

Figure 89 Northeastern corner of Pamir Cottage.

Figure 90 Northern elevation showing unsympathetic installation of services.

Figure 91 Living room of Pamir Cottage.

Figure 92 Original fireplace.

Figure 93 Typical bedroom.

Figure 94 Kitchen.

Figure 95 Vegetation growing in gutter of Pamir Cottage.

Figure 96 Verandah sheeting with no gutter.

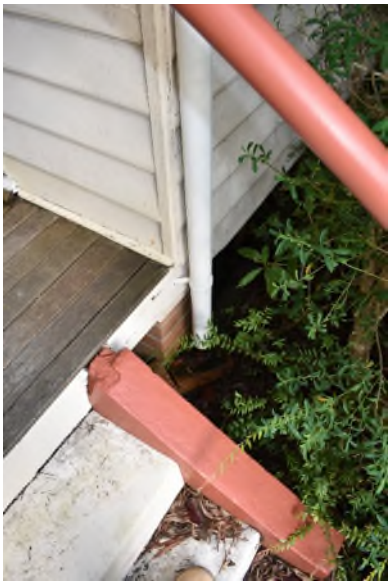


Figure 97 Downpipe draining directly to soil and foundations.

Figure 98 Garage and other outbuildings.

Figure 99 P2—laundry.

Floor plan

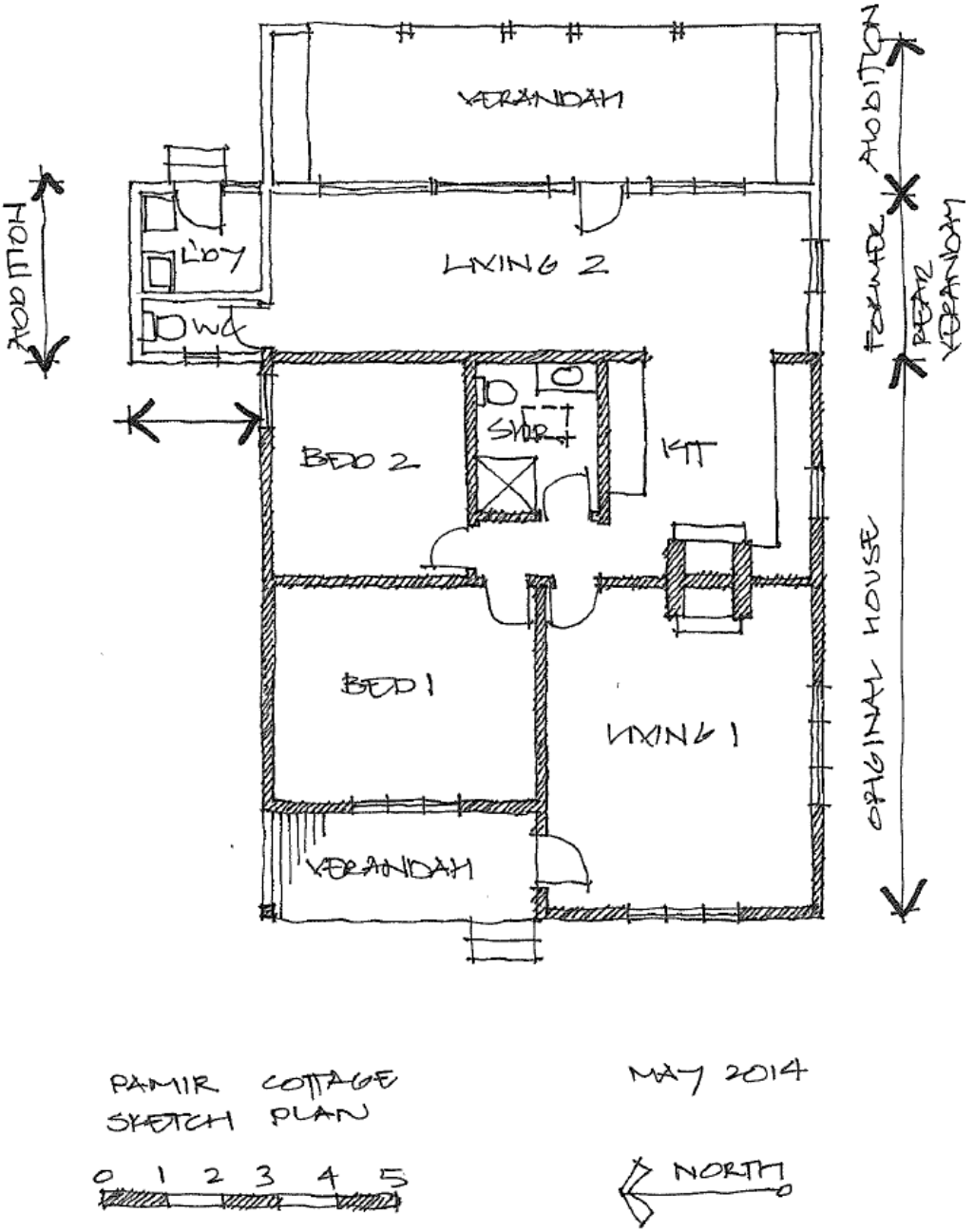


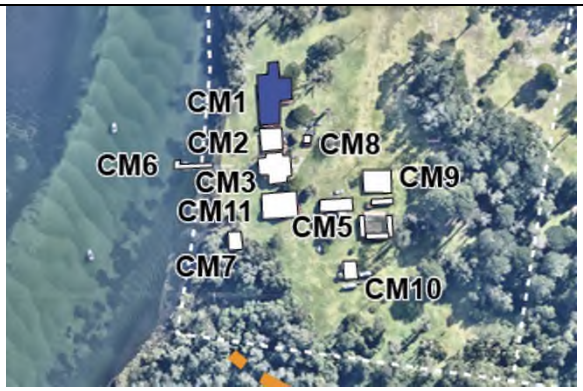
Figure 100 Sketch plan of Pamir Cottage. (Source: David Hobbes of Philip Leeson Architects, May 2014)

Inventory Form: Block 14—Christian's Minde

Building CM1

Block 14—Christian's Minde: Building CM1	
Current use: Not in use	**Former use:** Guesthouse accommodation
Element	**Heritage significance ranking**
Building CM1—Guesthouse	Exceptional

Christian's Minde, Building CM1.



Location of CM1 within Block 14. (Source: Nearmap with GML overlay © Nearmap, all rights reserved)

Historical context
Original building, late nineteenth century (c1896/1897). Former historical post office added c1920s.

Physical description

Overview

The building operated as a guesthouse with a small flat at one end. It is a single-storey building in Australian vernacular homestead style with a strong horizontal emphasis characterised by a pitched roof and wrap-around skillion verandahs. The building is architecturally, historically and aesthetically distinctive in character. It is painted in the typical red and white colour scheme of the buildings in Christian's Minde.

The building comprises two parts. The southern section is the earlier of the two and consists of nine rooms under the main roofline with a verandah along the eastern and western sides. The main roof, red painted corrugated iron, has single ridgeline that runs parallel to the building length and water frontage.

The northern part of the building is a relocated building that anecdotally was formerly the original Sussex Inlet Post Office. It was reportedly floated across the inlet and adapted to be additional guest accommodation.

The northern addition connects seamlessly to the southern part. This structure has a Dutch gable roof and main ridgeline at right angles to the southern ridge and is slightly higher.

The guesthouse rooms are of varying sizes, and each opens to the western and eastern perimeter verandahs. 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 is reportedly known as the games room or Pontey Room.

Exterior:

The timber-framed building is supported on a combination of the original timber stumps and later brick and concrete piers. The southern part is clad in rusticated timber weatherboards with 72mm x 25mm corner mouldings. The northern part is clad in splayed, arrissed weatherboards. Some later infill structures have modern fibre cement weatherboards, which are not a good match for the originals. The games/Pontey room is clad in fibre cement sheet panels with timber battens.

Recently, fibre cement sheet cladding has been used to infill the perimeter subfloor at the southern end. This is inappropriate.

The southern end has narrow eaves with a beaded timber fascia board, a decorative carved barge on the west facing gable and a plain beaded barge to the east. Much of the main roof has been re-clad in Manor Red Colorbond steel. There is a variety of earlier painted corrugated galvanised steel sheeting on the verandahs. The gutters are red Colorbond steel with PVC downpipes connected to several red plastic water tanks placed at intervals around the building. The Dutch gables are clad in corrugated Colorbond steel. There is a brown face brick chimney at the southern end.

The verandahs have several types and sizes of timber boarding, ranging from original or early 150mm x 25mm boards to modern treated pine 100mm x 20mm. In many cases, the outer sections of board have been replaced where they catch the weather.

The verandah structure comprises chamfered timber posts and beams and exposed roof framing. Some sections have been replaced and match the originals well.

Windows in the southern end are timber-framed and double-hung with clear float glass and a centre mullion to each sash. They have square hardwood sills and most have a Victorian profile moulded architrave.

A few openings have only a slim reveal board and no architrave. Windows in the northern section are typically timber-framed casements with square sills and 1920s-style splayed architraves. Each has a transom above.

The original window in the west-facing gable at the southern end has been replaced with a much lower single pane of glass with painted-on mullions. The extent of the original opening can be seen in the area of patched weatherboards above.

The simple double-hung window in the southern wall of the kitchen is a later addition.

There are several types of door; some have been replaced over the years. The most typical is a 1920s style timber frame with one-over-three panels. Some original or early hardware remains. Some doors have moulded Victorian-era architraves, whereas some have simpler 1950s-style bullnosed architraves.

The ablutions structures and games/Pontey room are obvious add-on structures. The cardroom has aluminium windows and the central ablutions block has a row of timber-framed louvred highlights.

Interior:

The building is set up as a series of guestrooms and a four-roomed owner/manager's flat at the southern end. Most rooms have carpet over the original hardwood floorboards. The earlier southern section has beaded timber board wall and ceiling linings with simple trim mouldings. The original ceilings in the owner's flat have been replaced or covered over with fibre cement sheet and plastic batten linings. A back-to-back fireplace serves the kitchen and living rooms. The fireplaces have been boarded up and the face brick works painted over. A doorway has been cut between these rooms without the installation of a door or proper jambs or architraves.

The timber skirtings are 250mm high in a late Victorian moulded profile; the architraves are 100mm x 25mm in a similar profile. The windows have bullnosed sills and architraves. Many interior doors have been removed. Exterior doors are generally timber-framed two-over-two panels. There is some original door and window hardware, but most has been augmented with later fittings.

There is a simple kitchen fitout comprising modern laminated bench units and a sink.

The building has recently been rewired. Services are fairly discretely fitted, including pull cords to ceiling light fittings and white plastic power points fitted on the skirting boards.

Rooms 7 and 7a have been modified. The original dividing wall has been removed and three of the walls and the ceilings have been re-lined with fibre cement sheet and timber battens.

There are no skirtings on the three walls and a doorway has been cut through to Room 9, with a 1950s-era flush door and simple square architraves.

In the post office section to the north, the wall and ceiling linings are generally painted V-jointed timber tongue and groove boards without skirtings. The casement windows and panelled doors have 1920s-style splayed architraves and bullnosed sills.

Rooms 10 and 11 have been set up as a self-contained unit with a connecting door between the bedroom (Room 10) and a kitchen/dining area (Room 11). Room 11 has a new laminated timber-look floating floor and simple laminated kitchen units with a tiled splashback above the sink.

Rooms 12 and 13 were a private apartment at the time of the site inspection (May 2014) and were not accessed. They are understood to be similar to the other guest rooms.

The toilet and shower rooms have fibre cement sheet linings and 1980s fitouts with some recent upgrading of vanity units and toilets.

The cardroom has painted timber floorboards and fibre cement sheet wall and ceiling linings. The northern wall has 1970s-style timber veneered ply lining and a section of ceramic tiling that backed a wood stove (now removed). There is a small kitchenette with a sink unit to one side.

Condition and integrity

The building is in poor to fair condition. The cardroom is in very poor condition.

Exterior issues of note include:

- Paint finish on timbers has deteriorated in some places, particularly the west-facing weatherboards.
- Several holes in weatherboards from former penetrations.
- Fibre cement weatherboard cladding to the subfloor on the southern end is unsympathetic.
- Paint flaking off old roof sheeting.
- Moderate rust to uncoated valley gutters and to the underside of parts of the verandah roof sheeting.
- Some holes in verandah roof sheeting, allowing water to run through directly to the verandah.
- Barge capping missing from west-facing Dutch gable and eastern side of central ablutions block.
- Extensive areas of verandah boards require replacement.
- Rotten roof timbers to verandah outside Room 11.
- Unsympathetic modern window to western side of Room 1.
- Cardroom: Broken and missing sections of fibre cement cladding, battens missing, barge cap missing, gutter missing to eastern side and loose on the western side, rotten and misaligned window architraves, aluminium windows unsympathetic.
- Ablutions block: There are areas of loose fibre cement sheet cladding. Poor roof drainage to Shower 1, missing barge cap on the eastern side of Shower 2 and the surface-mounted PVC plumbing is unsympathetic to the historical character of CM1.
- Water tank overflow flows directly out of the tank to the soil adjacent to the eastern verandah.

Interior issues of note include:

- Some ceilings have unsympathetic fibre cement sheet lining with plastic cover strips.
- Most original boarded ceilings have been opened up at joints. The worst examples of this are in Rooms 10 and 16.
- Fireplaces would benefit from restoration.
- Several missing doors and missing jambs and architraves where later doorways were cut through.
- Several original doors replaced with 1950s-style flush doors.
- Some doors warped and jammed, allowing weather and pests in.
- Solid but uneven floor in Room 2 (kitchen) (likely due to settlement of the piers).
- Cracked glass pane in Rooms 5 and 16.
- Several double-hung windows have broken sash cords and missing hardware.
- The ablutions block is substandard and inconvenient (being accessed from the verandah).
- The cardroom interior is in very poor condition.

Significant elements of CM1

Exterior:

- The current form of the building is made up of two parts with pitched roofs and wraparound verandahs.
- The red and white colour scheme, which is consistent with much of the rest of the Settlement.
- The piered structure elevated above the ground.

- Painted timber weatherboard cladding of various profiles.
- Face brick chimney.
- Verandah details including hardwood boards, chamfered posts and beams, unlined soffit with exposed timber structure.
- Painted timber fascias, and bargeboards, particularly the carved barge to the western gable.
- Corrugated steel roof sheeting.
- Steel quad profile gutters.
- Painted timber double-hung windows and original hardware.
- Painted timber casement windows and transoms and original hardware.
- Painted panelled timber exterior doors and original hardware.
- Painted timber screen doors on spring catches.

Interior:

- The general arrangement of rooms.
- Hardwood floorboards.
- Back-to-back fireplaces in Rooms 1 and 2.
- Beaded board wall and ceiling linings with Victorian-style profile architraves and skirtings.
- V-jointed tongue and groove board wall and ceiling linings with simple 1920s square or splayed architraves and skirtings.
- Panelled timber doors and original hardware.

Modifications to original fabric

The original building fabric has been modified as follows:

Exterior:

- Historic post office building, c1920s, added to the north of the original building.
- Additional brick and concrete subfloor piers added at various times.
- Fibre cement weatherboard infill to subfloor perimeter at southern end.
- Sections of original roof sheeting replaced with Manor Red Colorbond steel sheeting and Colorbond quad gutters with PVC downpipes connected to adjacent water tanks.
- Verandah decking boards replaced at various times.
- Various elements from past eras of services/facilities added (conduits, TV aerials, lights etc).
- Some original door and window hardware has been replaced at various times.
- Expanded steel security screens fitted to exterior doors in Rooms 3 and 10.

Interior:

- Original boarded ceiling replaced with fibre cement sheet and plastic battens in Rooms 1, 2, 3 and 15.
- Wall removed and linings and trims altered in Rooms 7 and 7a, and 12 and 13.
- New doorways cut between Rooms 1 and 2, 7 and 9, and 10 and 11.
- Shower room fitouts changed at various times.
- Modern kitchen fitouts to Rooms 2 and 11.
- Some original door and window hardware has been replaced at various times.
- Various room finishes changed over time.
- Various changes to services over time including rewiring.

- Shower and toilet rooms added to verandah c1950s.
- Cardroom added c1970s.

Opportunities for change

- The building offers an excellent opportunity for conservation, to deliver the restoration and interpretation of an early twentieth-century guesthouse.
- The main building form comprising the two separate portions (north and south) and associated verandahs should be retained.
- The general arrangement of rooms and their proportions should be retained.
- The modification of some of the smaller rooms to provide ensuites off the larger rooms is possible. The rooms can be re-lined and re-fitted. No changes should be made to the external appearance.
- Original exterior doors and windows should be retained. Ideally the fitout should reflect the 1900s–1920s era of the building.
- Ideally the existing showers and toilets should be demolished to improve the appearance of the original building and to restore the open verandahs. If this is not feasible, they can be repaired and re-fitted.
- The cardroom is in poor condition and could be restored. There is scope for a new structure to the north. This should be separate, and sympathetic to the scale, form and materials of the existing building.

Other recommendations

NA

Maintenance recommendations

Block 14—CM1			
Element	**Works**	**Location**	**Priority**
Pest inspection	Commission an annual pest inspection by an accredited pest controller.	Whole building	Routine
Perimeter paths	Replace broken concrete paths with new, broomed finish concrete.	Perimeter	Overdue
Grassed areas	Keep grass cut. Avoid impacts to middens.	Whole building and perimeter	Routine
Building perimeter	Inspect every two years to ensure that ground levels do not build up and limit subfloor ventilation. Keep clear of rubbish.	Whole building	Routine
Support piers	Carry out an annual inspection of the piers to detect damage or loss of structural integrity. Repair or replace as required, taking care not to damage significant fabric.	Whole building	Routine
Structural	Carry out an annual inspection of the structural framing.	Whole building	Routine

Block 14—CM1			
	Address any structural issues noted, taking care not to damage significant fabric.		
Building envelope and roof space	Check annually for rodent activity. Block entry points as required, taking care not to damage significant fabric.	Whole building	Routine
Timber elements	Check timber elements annually for rot, termite or borer attack. Repair as required.	Whole building	Routine
	Replace rotten timbers to the verandah roof outside Room 11.	Room 11	Overdue
Timber cladding	Clean walls of dirt and cobwebs annually.	Whole building	Overdue
	Repair areas of split or damaged boards where possible and patch holes left by former penetrations. If replacement is necessary match the particular board profile and material as closely as possible.	Various locations	Overdue
Fibre cement cladding	Upgrade or replace the cardroom, shower and toilets with advice from a heritage consultant/heritage architect.	Cardroom, showers and toilet	Desirable
	Remove fibre cement weatherboard to the subfloor perimeter at the southern end. Replace with an open mesh type material.	Southern end	Desirable
Verandahs	Replace boards that cannot be repaired with new hardwood, matching like for like. Apply an oiled finish.	All verandahs	Overdue
Windows	Replace the modern window with a timber-framed double-hung window with centre mullion to each sash, sized to suit the original opening. This may be new or reclaimed. Fit external mouldings to match existing on adjacent windows.	Room 1	Desirable
	Replace broken glass.	Rooms 5 and 16	Overdue
	Check windows annually to ensure they are intact and operate freely. Repair as required.	All exterior windows	Routine
	Source reclaimed hardware to match originals where possible. It need not be an exact match.	Various locations	Desirable
Doors	Replace broken or missing glass panes to match existing glass type (1920s-style dimpled glass) as closely as possible.	Various locations	Overdue

Block 14—CM1			
	Check doors annually to ensure they are intact and operate freely. Repair as required.	All exterior doors	Routine
	Repair doors that are jammed to make sure they move freely and are weathertight.	All exterior doors	Overdue
	Replace unsympathetic expanded steel mesh security doors with Crimsafe type doors that have a simple appearance.	Rooms 3, 10 and 11	Desirable
	Replace 1950s-era flush doors with traditional panelled doors to match the originals adjacent.	Various locations	Desirable
	Provide simple square jambs and trims to later openings.	Rooms 1, 2, 7 and 11	Desirable
Roof	Fit rolled or square profile Colorbond barge cappings where missing.	Gables and barges	Overdue
	Repair loose roof sheeting as required. Apply rust inhibitor to valleys and roof sheets as required.	Various locations	Overdue
	Clean down and repaint sheeting where paint is flaking.	Various locations	Overdue
	Clean roof and valleys every six months of leaf litter and other debris.	Whole building	Routine
	Repair roof sheeting where there are holes and replace any decaying roof framing, if it cannot be repaired.	Whole building	Overdue
	Check roof annually for structural soundness, and ensure it is waterproof, vermin proof and free from rust. Repair as required, taking care to minimise damage to original fabric.	Whole building	Routine
Rainwater goods	Clean out gutters and downpipes every six months.	Whole building	Routine
	Where rainwater goods are draining directly onto soil, or water tank overflow runs directly to soil, undertake works to redirect water away from the building.	Whole building	Overdue
Exterior painted finishes	The entire building should be repainted in the established colour scheme.	Whole building	Overdue
	Clean all surfaces annually of dirt and cobwebs. Check every five years for paint splitting, peeling or cracking.	Whole building	Routine

Block 14—CM1			
	If required, paint with an appropriate paint system for exterior timberwork.		
Flooring	Wet areas may be floored with compressed fibre cement sheet. If practical, salvage timber boards for use in patching elsewhere.	Whole building	Desirable
	Check floorboards every two years for damage, and repair as required.	Whole building	Routine
	Use an oil-based satin finish. Refinish as required, approximately every five–seven years depending on wear.	Whole building	Routine
	Rooms should generally have exposed timber boards with large carpet squares or rugs. Wet areas may be tiled. Kitchens etc may have sheet flooring that resembles traditional linoleum.	Whole building	Desirable
Walls	Replace missing or damaged linings with new materials to match those adjacent as closely as possible, e.g. beaded or V-jointed tongue and groove timber board.	Whole building	Routine
	Walls should generally be painted.	Whole building	Desirable
	Wet areas can be lined with new water-resistant plasterboard.	Whole building	Desirable
Ceilings	Retain and repair existing timber boarded ceilings as required. If replacement is required, match existing as closely as possible.	Whole building	Routine
	Replace fibre cement sheet ceilings with timber boards to match existing in adjacent rooms.	Rooms 1, 2, 3 and 15	Desirable
Trims	Retain and repair existing timber skirtings and architraves as required. If replacement is required, match existing as closely as possible. Note the Victorian moulded profiles at the southern end and simpler 1920s profiles at the northern end.	Whole building	Routine
Fireplace	Remove the fireplace covers and restore. They need not be operational. Ensure they are weather tight.	Rooms 1 and 2	Desirable
Electrical fitouts	Retain the existing original fittings, where possible. If not practical, use fittings that are sympathetic to the 1920s character of the building. New services should not damage significant fabric.	Whole building	Routine

Block 14—CM1			
Heating and cooling systems	New mechanical systems should be introduced carefully so as not to damage significant fabric.	Whole building	Desirable
Plumbing and drainage	Check annually for faults and repairs that may be required.	Whole building	Routine
Bathroom fitouts	New fitouts are permissible. Take care not to damage significant fabric. Ideally the style should reflect the 1920s character of the building.	Bathrooms and showers	Desirable

Photographic record

Block 14—Building CM1

Figure 101 Western elevation of CM1.

Figure 102 Northern end of western elevation, showing cardroom.

Figure 103 Northern elevation of CM1.

Figure 104 Eastern elevation.

Figure 105 Northern end of eastern elevation, showing cardroom on lean and in poor condition.

Figure 106 Northwestern corner, showing decaying verandah posts, loose gutter and verandah boards in poor condition.

Figure 107 Detail of southern end, with chimney secured by metal straps and gable end cladding in poor condition.

Figure 108 Eastern elevation, with ablutions block on the right.

Figure 109 Internal kitchen.

Figure 110 Typical interior room.

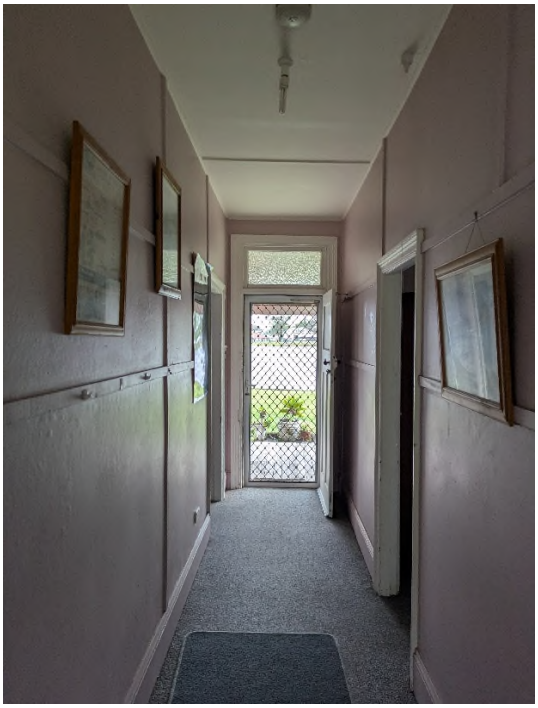


Figure 111 Internal corridor.

Figure 112 Internal door to western verandah. Note spiderwebs and door does not hang flush.

Figure 113 Water tank overflowing directly to the verandah decking, posts and building foundation.

Figure 114 Hole in verandah roof sheeting.

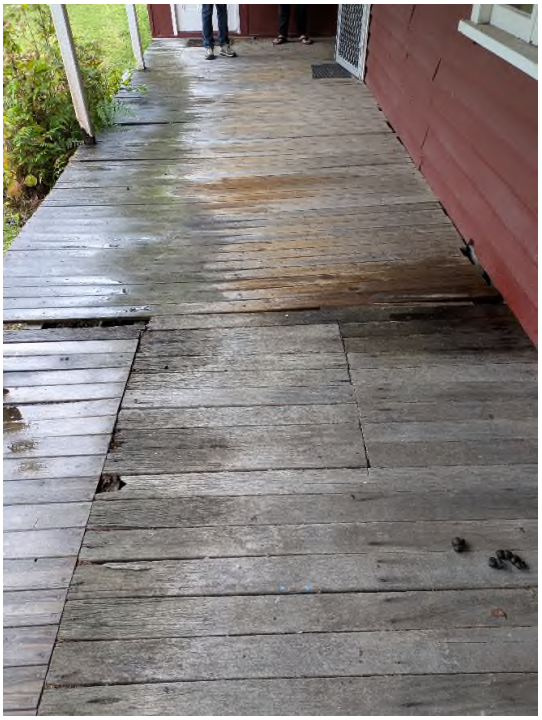


Figure 115 Patched sections of verandah boards.

Figure 116 Shell midden under the southwestern corner of the building.

Floor plan

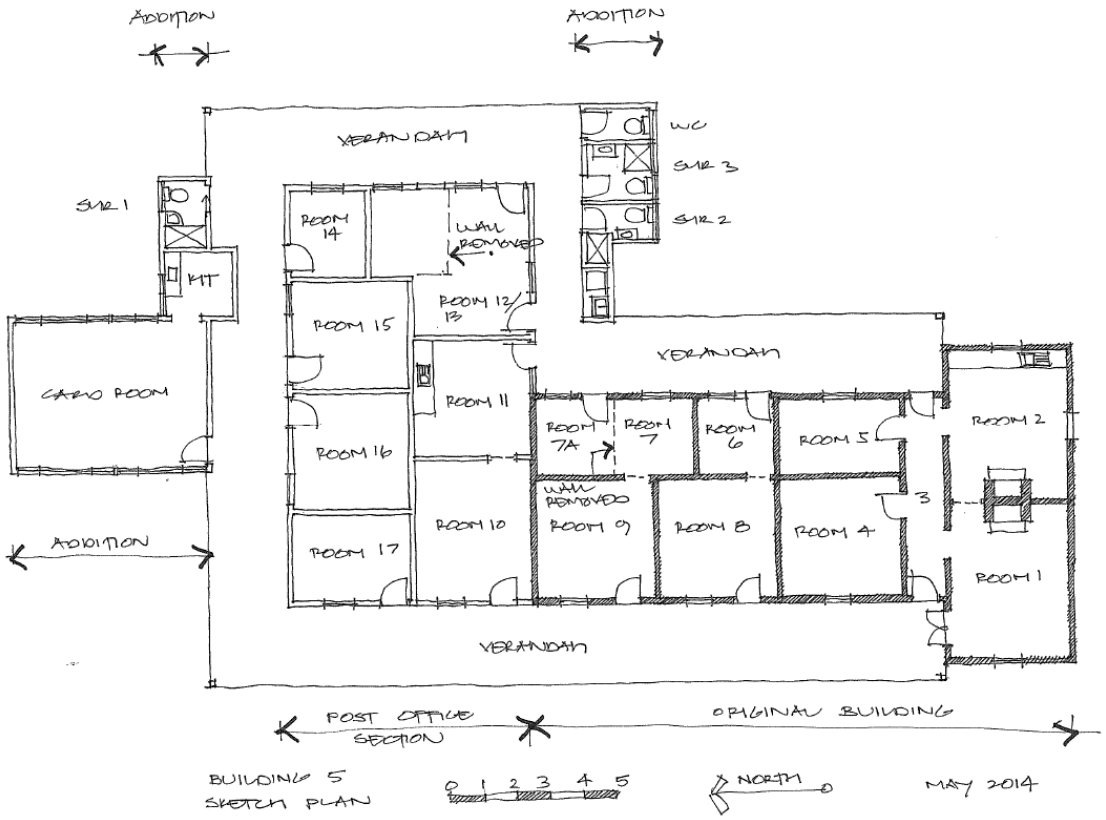
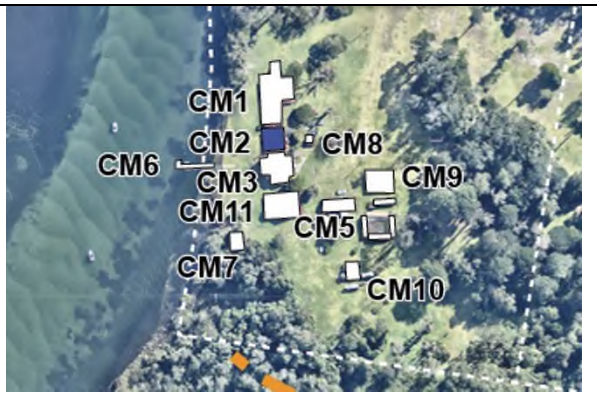


Figure 117 Sketch plan of Building CM1. (Source: David Hobbes of Philip Leeson Architects, May 2014)

Building CM2

Block 14—Christian's Minde: Building CM2	
Current Use: Holiday accommodation	**Original use:** Communal dining hall
Element:	**Heritage significance ranking:**
Building CM2	Moderate
Remnant oven structure	High

Christian's Minde, Building CM2.



Location of CM2 within Block 14. (Source: Nearmap with GML overlay © Nearmap, all rights reserved)

Historical context
The cottage was built c1950s.

Physical description

Overview

Building CM2 is square in plan with a pyramid-shaped roof. It was originally constructed as a semi-open dining pavilion for Christian's Minde guests and had a detached kitchen located to the east. It replaced an earlier building of similar purpose in this location. The building was recently converted into accommodation by partitioning it into four rooms and fully enclosing it. The building has been refurbished by the current lessees to a good standard and is leased out as self-contained holiday accommodation. It is in the typical red and white colour scheme of the Settlement. The building plan consists of a kitchen/entry area, living room, three bedrooms and a bathroom/laundry (Figure 5). There is a covered verandah in the southwestern corner.

Exterior:

The building has a timber frame supported on new brick piers (formerly timber stumps). It is clad in fibre cement sheet with timber battens. This cladding is set between the timber framing on the eastern, northern and western sides. The original galvanised steel roof sheeting has been replaced with new Manor Red Colorbond steel sheeting and Colorbond quad gutters with PVC downpipes connected to two galvanised steel tanks on the eastern side. The original timber flèche is intact at the roof apex. There are no fascias. The rafters extend out over the wall plates without soffit linings. There are several original fixed timber-framed windows with square hardwood sills.

New windows and sliding doors are white powder-coated aluminium, some with louvres. The front door is flush panel timber. The verandah has new oiled hardwood boards.

The fireplace and chimney from the original detached kitchen remain to the east, with a concrete slab indicating the original building footprint. The chimney is constructed from brown sandstock brick covered in cement render. There is a rusted steel arch bar over the fireplace opening and a cast iron stove with 'Wards Ltd Sydney' in relief on the door.

Interior:

The interior has generally been updated to a modern fitout. Interiors have been lined with new fibre cement sheeting and timber battens to the walls and ceilings. There are several 1950s-era flush panel timber doors and one new four-panelled door. The floor is a floating timber-look laminate. The kitchen and bathroom have been re-fitted in a simple style.

Remnant oven structure

Remnants of the original detached kitchen that serviced the Christian's Minde guesthouse still remain with a range and chimney standing to the east of Building CM3. The plan of the semi-open dining pavilion used by the Christian's Minde guests and the detached kitchen are evident in the concrete slab that surrounds the surviving oven and the location of the current Building CM3 that replaced the original dining structure.

The chimney is constructed from brown sandstock brick covered in cement render. There is a rusted steel arch bar over the fireplace opening and a cast iron stove with 'Wards Ltd Sydney' in relief on the door. The entire structure is overgrown with ivy, which is probably holding it together.

The structure should be retained and conserved. Ivy should be cut back as much as possible without damaging the structural integrity of the remains so the oven and chimney are more visible and prominent.

Condition and integrity

Building CM2

The original external form remains intact and is in good condition. The cladding and interior plan layout have been altered several times over the years. The internal modern fitout is of good quality and the building's appearance and character are sympathetic to the adjacent historical buildings. The building is in excellent condition. There are no issues of note.

Remnant oven structure

The oven and chimney are in good condition; however, the structure is overgrown with ivy, which is probably holding it together.

Significant elements

The existing original form and materials should be retained and conserved. This includes the following items.

Building CM2

Exterior:

- The square form with pyramid roof and original timber flèche at the apex.
- The piered structure elevated above the ground.
- Painted fibre cement sheet cladding with timber battens and expressed frame on several elevations.
- Verandah details including hardwood boards, chamfered posts and beams and unlined soffit with exposed timber structure.
- Corrugated steel roof sheeting.
- Steel quad profile gutters.
- Fibre cement sheet infill to upper western verandah balustrade.
- Former kitchen chimney and stove.

Interior:

- There is little original interior fabric remaining.

Remnant oven:

- Whole structure.

Modifications to original fabric

Building CM2 has been modified as follows.

Exterior:

- Original semi-open dining pavilion enclosed with new cladding, windows and doors.
- Original roof sheeting replaced with Manor Red Colorbond steel sheeting and Colorbond quad gutters with PVC downpipes connected to adjacent water tanks.
- White powder-coated aluminium windows and sliding doors added.
- Verandah reduced in size to create third bedroom.
- New brick piers bearing on concrete sleepers.
- Verandah decking boards replaced.
- Former kitchen demolished, interiors generally updated to modern fitout.

Interior:

- Re-lined and re-fitted throughout.

Opportunities for change

- The building has been well refurbished and retains the character of a mid-twentieth century coastal holiday cottage. It should be conserved and managed accordingly to continue in this use.
- The interior should retain a simple coastal holiday cottage character.

- There is no scope for further additions.
- The interior can be modified to suit changing functional requirements.
- The remnant oven should be retained and conserved.

Other recommendations
The department will manage asbestos according to the requirements of the relevant Asbestos Management Plan.

Maintenance recommendations

Block 14—CM2			
Element	**Works**	**Location**	**Priority**
Pest inspection	Commission an annual pest inspection by an accredited pest controller.	Whole building	Routine
Gardens, vegetation and grassed areas	Keep a well-maintained garden, and remove invasive weeds and vegetation from the perimeter of the buildings and around the block. Keep grassed areas neatly cut. Avoid impacting middens around the building.	Whole block	Routine
Building perimeter	Inspect every two years to ensure that ground levels do not build up and limit subfloor ventilation. Keep clear of rubbish.	Whole building	Routine
Support piers	Carry out an annual inspection of the piers to detect damage or loss of structural integrity. Repair or replace as required, taking care not to damage significant fabric.	Whole building	Routine
Structural	Carry out an annual inspection of the structural framing. Address any structural issues noted, taking care not to damage significant fabric.	Whole building	Routine
Building envelope and roof space	Check annually for rodent activity. Block entry points as required, taking care not to damage significant fabric.	Whole building	Routine
All timber elements	Clean walls of dirt and cobwebs annually.	Whole building	Routine
	Check timber elements annually for damage. Repair as required.	Whole building	Routine
Fibre cement cladding	Check annually for damage. Repair as required.	Whole building	Routine
Windows and doors	Check windows annually to ensure they are intact and operate freely. Repair as required.	All exterior windows	Routine

Block 14—CM2			
Roof	Clean roof of leaf litter and other debris every six months.	Whole building	Routine
	Check roof annually for structural soundness, and ensure it is waterproof, vermin proof and free from rust. Repair as required, taking care to minimise damage to original fabric.	Whole building	Routine
Rainwater goods	Clean out gutters and downpipes every six months.	Whole building	Routine
Exterior painted finishes	Clean all surfaces annually of dirt and cobwebs. Check every five years for paint splitting, peeling or cracking. If required, paint with an appropriate paint system for exterior timberwork.	Whole building	Routine
Interiors	Maintain the interior fabric in a good condition.	Whole building	Routine
Heating and cooling systems	New mechanical systems should be introduced carefully so as not to damage significant fabric.	Whole building	Desirable
Plumbing and drainage	Check annually for faults and repairs that may be required.	Whole building	Routine
Bathroom fitouts	New fitouts are permissible. Take care not to damage significant fabric. Ideally the style should reflect the 1920s character of the building.		Desirable

Photographic record

Block 14—CM2	
	
Figure 118 CM2 western elevation, with midden mound in front.	Figure 119 Southwestern corner.

Figure 120 Eastern elevation.

Figure 121 Northeastern corner.

Figure 122 Interior of CM2.

Figure 123 CM2 in relation to CM1 (the Long House) and CM3 (Christian's Minde).

Figure 124 Oven.

Figure 125 Detail of oven.

Floor plan

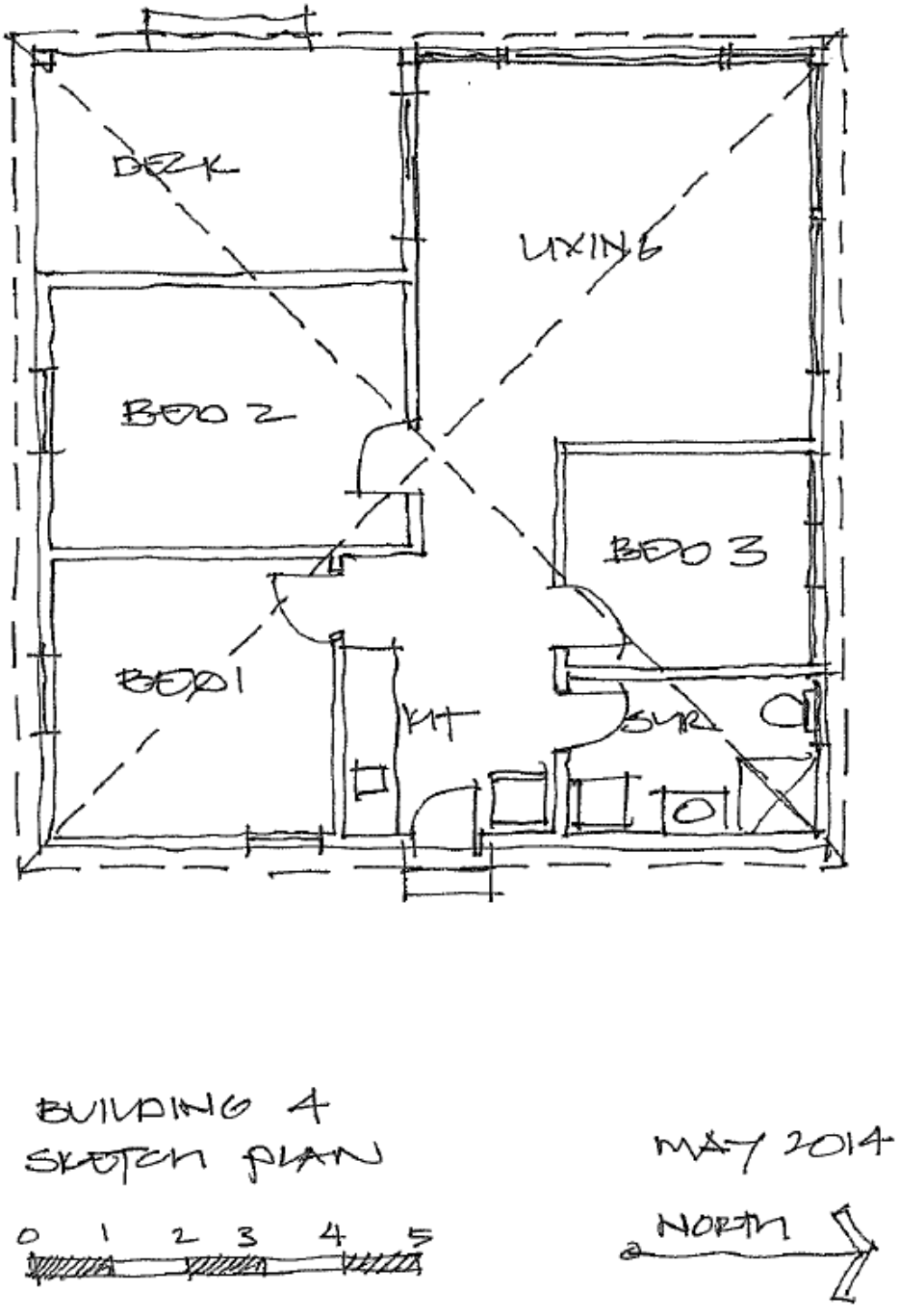
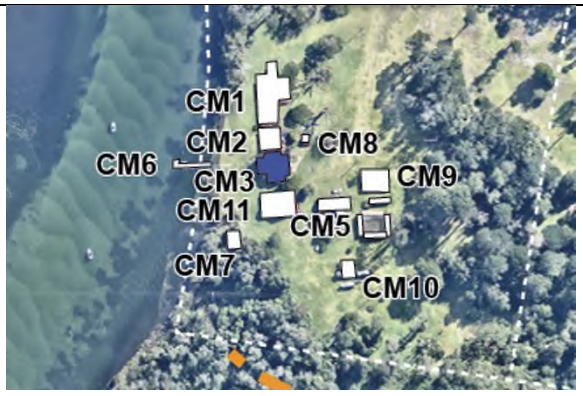


Figure 126 Sketch plan of Building CM2. (Source: David Hobbes of Philip Leeson Architects, May 2014)

Building CM3

Block 14—Christian's Minde: Building CM3	
Current use: Unoccupied	**Original use:** Guesthouse accommodation
Element	**Heritage significance ranking**
Building CM3—Two-storey building	Exceptional

Christian's Minde, Building CM3.



Building CM3 within Block 14. (Source: Nearmap with GML overlay © Nearmap, all rights reserved)

Historical context

Original building c1926, additions c1942. The building has been vacant for more than two decades.

Physical description

Overview of Building CM3

Building CM3 is the largest and most distinctive of the Christian's Minde group. It is a two-storey timber frame building, 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 side) and to the rear (eastern side).

The building was constructed in c1926 as guest accommodation. It replaced the original Christian's Minde guesthouse, which was a smaller, single-storey building in approximately the same location. The new 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. Part of this has since been removed.

The building is unoccupied and in a state of disrepair. A condition report prepared in November 2024 identified Building CM3 had significant condition issues associated with water ingress, decay and failing structural members.

Exterior:

The building was originally supported on bush stumps set into the sandy ground, many of which are rotten and do not support the building.

These have been augmented over the years with brick or concrete piers, and most recently steel beams inserted to shore up the structure.

Galvanised ant caps are twisted and misshapen. The timber frame is clad in timber weatherboards—generally splayed and arrissed, but there are some sections of rusticated board on the western façade and beaded boarding on the southern side of the single-storey section.

There are several types of windows and doors. Original windows include timber-framed double-hung units with clear float glass. Aluminium-framed double-hung windows were installed in the c1970s when the building was converted into flats. Various reclaimed windows were used in the enclosure of the annexe. The original main entry doors have six small panes of dimpled glass over three solid panels. French doors off each guest room have dimpled glass panes over solid panels.

All have hopper action transoms above for ventilation. Some original hardware remains, yet other items have been replaced at various times.

The main roof is pitched at c30 degrees with a single ridgeline running parallel to the building frontage and large gables on each side clad in fibre cement sheet with timber battens that are damaged. A transverse gable runs forward over the front verandah (western side). The narrow eaves are generally clad in timber boarding, with square profile timber fascias and bargeboards. The soffit lining is missing on the southern side at both the upper and lower levels. The original painted, corrugated galvanised steel roof has been re-sheeted with Colorbond steel, including flashings. There is no barge flashing to the gables, which allows water to enter the roof. On the upper storey on the southwestern corner a section of verandah roofing has been blown off in a recent storm.

The verandahs have seen the most alteration. The main two-storey front verandah to the west has chamfered posts and beams and a solid hardwood frame. The lower decking has been replaced with modern treated pine in several locations and is springy and unstable in parts. Many of the verandah floorboards have been removed and stacked nearby to provide access for recent raising of the building onto steel beams for structural support. Many posts are splitting, representing a structural hazard. A modern balustrade consisting of two horizontal timber rails has been fitted. There may not have been a balustrade here originally.

Brick access steps on the northern side have collapsed into the soft ground. The ceiling on the lower level is unlined. The upper level retains some of its original handrail but the original fibre cement sheet infill below has been removed. Crude sheet infill and aluminium windows on the northern side are not original. The ceiling is lined with fibre cement sheet and timber battens. A Colorbond spandrel panel has been fixed between the two levels, presumably to cover some defect.

The eastern verandah is truer to its original form. It is generally similar to the western side but retains the original fibre cement sheet infill under the balustrade of the upper level. The upper level on the southern side is enclosed with original timber boarding. There are no ceiling linings. Early photos show louvre windows fitted above the balustrade on both verandahs to enclose the space. These have been removed. The roof structure of the verandah has partially collapsed.

A laundry annexe to the east that once extended across the first bay of the main verandah has been removed.

There are various generations of services, including surface conduits, floodlights, TV aerials and meters.

The building is painted dark red with white trim. It appears as though the majority of the construction was only painted once and has not been repainted since. It is highly weathered. Several areas have been touched up.

The building is now in a state of disrepair with issues associated with water ingress, decay and failing structural members. Repairs have been initiated by the current lessees, including insertion of the steel beams to support the building and removal of decayed fabric, including the intrusive annexe, but these have not been completed.

Interior:

Access was not possible during the site inspection in April 2025 for the preparation of this report due to the poor condition of the building.

The previous description from the 2015 HMP is reproduced below for context:

> The flooring is hardwood boards which have been largely protected by various generations of carpet and linoleum (now removed). The original boards in the upper stair hall have been recently replaced with reclaimed Kauri Pine, which while not an exact match is sympathetic. The walls are lined to chair rail height with timber ply panelling. Originally stained, this has been painted over in most rooms. The upper walls and ceilings are lined with fibrous plaster sheeting with timber battens. These are also now mostly painted. The original stained finish is intact in Room 9.
>
> Several rooms have later finishes (e.g. the wallpaper in Room 7). Some linings were removed during the demolition of earlier flat fitouts. Internal doors are 1-over-3 timber panelled, with mostly original hardware. Trims include simple splayed architraves and skirtings. The fireplace surround in the living room is original and includes a timber surround with leadlight doors to cabinets above. The artificial stone veneer panel is a later addition and the original brick face work may be intact beneath it.
>
> The stair balustrade has typical simple 1920s type square balusters. The original handrail has been replaced with a new, Victorian Ash turned rail, which is sympathetic.
>
> The 1940s section reflects the style of that era, including decorative plaster cornices, and flush panelled doors. The external doors and windows here are a collection of reclaimed items. There are several generations of services including surface conduits, switches and lights. Some original fittings remain, including pull cords with brown Bakelite ceiling collars.
>
> Room 10 retains an original enamelled steel wall basin. The shower rooms retain their original linings and have various eras of fitouts.

Condition and integrity

The condition of the building has deteriorated significantly since the 2015 HMP site inspection was undertaken. It is now in a state of serious disrepair both internally and externally.

Although the condition is poor, the overall integrity of the building is fixable if addressed immediately through structural intervention and a program of restoration.

There is opportunity to restore the building, including the retention and conservation of original interior layout and fabric and external fabric, through a major works project with guidance from heritage experts and potentially requiring skilled heritage trades.

Based on the 2025 GML inspection and the inspection undertaken for the 2024 ACOR Building Condition Audit, the following information on the condition of the building is provided:

- Building appears to be on a lean towards the southeast.
- Gutters are damaged or completely missing in many places.
- Verandah has incomplete works, with timber floorboards removed for subfloor access.
- Timber piers are decaying (metal support beams have been inserted to provide temporary replacement support).
- A number of timber verandah elements are deteriorating, including posts, bearers and joists.

- Brick chimney needs repointing.
- Interior timber floorboards are damaged and rotting in some places, and sound in others.
- Some windows/door panels are broken, allowing weather ingress.
- Gaps in weatherboard cladding.
- Some electrical services need upgrading.
- Building interiors have water damage and peeling paint in places.
- Some wall and ceiling lining is decaying or has collapsed.
- Mould growth is present.

Significant elements

The existing original form and materials should be retained and conserved.

This includes the following items:

Exterior:

- The current form of the two-storey house with gabled roofs, a single-storey addition to the south and the verandahs front and back.
- The piered structure elevated above the ground.
- Painted timber weatherboard cladding of various profiles.
- Fibre cement sheet cladding and timber battens to gables.
- Face brick chimney with rendered band on north elevation.
- Verandah details including hardwood boards, chamfered posts and beams, unlined soffit with exposed timber structure.
- Cement sheet and timber battens to gables.
- Painted timber fascias, and bargeboards.
- Narrow eaves lined on the rake with timber V-jointed tongue and groove boards.
- Corrugated steel roof sheeting.
- Steel quad profile gutters.
- Painted timber double-hung windows and original hardware.
- Painted panelled timber exterior doors and original hardware.
- Painted multi-paned textured glass French windows with hopper transoms and original hardware.
- Verandah details including chamfered posts and beams, original sections of timber handrails, hardwood decking, exposed floor structure, V-jointed timber tongue and groove lining to western verandah.
- Fibre cement sheet infill to upper western verandah balustrade.

Original interior fabric includes:

- The general arrangement of rooms in both the original 1926 building and the 1942 addition.
- Hardwood floorboards to all rooms except the upper stair hall, which is later recycled Kauri Pine.
- Living room brick fireplace and leadlight glass cabinet, except an artificial stone veneer panel that is a later addition. The original brick surround should remain behind this.
- The timber staircase and balustrade.

- Fibrous plaster linings with timber battens to upper walls and ceilings and ply panels to lower walls throughout the building. Those in Room 9 were the most intact as of 2015, as they are unpainted and demonstrate the original varnished finish to battens and ply panels.
- Splayed timber architraves and skirtings throughout the building.
- One-over-three panelled timber internal doors and original hardware.
- Original wall basin in Room 10.
- Original pull cord light switches and brown Bakelite batten holders.

Modifications to the original fabric

The original building has been modified as follows.

Exterior:

- 1942 single-storey addition to the south, including front and rear verandah additions.
- 1942 western verandah enclosed.
- Additional brick and concrete subfloor piers added at various times.
- Lattice infill added to subfloor on western verandah.
- Original balustrade to lower western verandah replaced with modern timber rails.
- Original roof sheeting replaced with Manor Red Colorbond sheeting and Colorbond square line gutters (inappropriate profile) with PVC downpipes connected to adjacent water tanks.
- Aluminium windows added to eastern and northern elevations (inappropriate).
- Timber ramp constructed off lower eastern verandah.
- Verandah decking boards replaced at various times.
- Original or early louvred window enclosure of upper verandahs removed.
- Various eras of services added (conduits, TV aerials, lights etc).
- Some original door and window hardware replaced at various times.
- A non-original laundry annexe on the southeastern corner has been removed.

Interior:

- Shower room fitouts changed at various times.
- Original hardwood boards to upper stair hall replaced with reclaimed Kauri Pine.
- Original stair handrail replaced with new turned Victorian Ash rail.
- Some original door and window hardware replaced at various times.
- Earlier wall removed from Room 1 and opening formed in wall between Room 1 and the living room.
- Doorway cut between Room 7 and Shower 3.
- Various room finishes changed over time.
- Some areas of original wall lining removed and wall framing left exposed.
- Light partition wall added between upper stair hall and lobby off Rooms 9 and 10, with open slatted screen above.

Opportunity for change

The building offers an excellent opportunity for the restoration, reconstruction and interpretation of an early twentieth-century guesthouse.

- The building form, including the original 1926 section, the 1942 additions and associated verandahs, should be retained.

- The general arrangement of rooms and their proportions should be retained. The insertion of ensuites within the volume of the existing guest room is inappropriate.
- Existing shower rooms can be re-fitted. There may be scope to fit new shower rooms in the upper and lower lobby spaces.
- If required under current building codes, an external stair could be constructed in the location of the removed laundry annexe on the rear southeastern corner.
- The unsympathetic aluminium windows should be removed and the weatherboard cladding reinstated. There were no original openings in these locations.
- The verandahs should be restored including new uniform hardwood decking, ceiling linings and balustrades. The original or early louvred enclosure of the upper verandahs could be reinstated. The detail evident in early photos should be matched as closely as possible.

Other recommendations

The department will manage asbestos according to the requirements of the relevant Asbestos Management Plan.

If the building is to be used for holiday accommodation it is unlikely to meet current building standards. A detailed building audit should be completed that assesses compliance with standards and codes for access and egress, fire safety, energy efficiency, balustrade design etc. Further, the building needs to be assessed by an architect, engineer, and builder with heritage qualifications. Addressing the structural integrity is an urgent requirement.

Retaining as much original external, structural and internal fabric is essential and a full conservation project should be planned immediately. The recommendations of the 2024 ACOR Building Audit should be taken into account, but should only be implemented once reviewed for suitability as part of a larger, planned conservation strategy for the building.

Conservation requirements include:

- All stumps and piers require checking. Some original timber stumps are rotted and not bearing the floor structure. Some galvanised ant caps are damaged.
- The weatherboard cladding is badly weathered. There are several areas of split or damaged boards and holes from former penetrations.
- The entire building requires repainting.
- There are no proper gable barge cappings. The roof sheeting hangs over the fascia but allows water entry.
- Large areas of verandah decking boards are loose or springy. Recently fitted treated pine boards are inappropriate.
- Modern aluminium windows are inappropriate.
- Modern square-line gutters are an inappropriate profile (they should be quad profile). Several of the PVC downpipes appear undersized and are poorly arranged. This detracts from the appearance of the building.
- Brick steps to the western verandah have sunk into the ground and require reconstructing.
- Concrete perimeter paths have broken down and require replacement.
- Modern western verandah balustrade rails are inappropriate.
- Upper level south gable soffit lining boards are missing.
- Original quad gutter to the 1942 addition is rusted out and the adjacent fascia is rotten.
- There are several broken or missing panes of glass that require replacement.

Interior issues include:

- Sections of floorboards, wall linings, doors and timber trims are missing and require replacement.

- The shower rooms are unusable and require refurbishment.
- The building requires rewiring to meet current standards.

Maintenance recommendations

Note: these routine maintenance recommendations are in addition to the need to undertake a major program of conservation and restoration on the building, and should be integrated into any major restoration project.

Block 14—CM3			
Element	**Works**	**Location**	**Priority**
Pest inspection	Commission an annual pest inspection by an accredited pest controller.	Whole building	Routine
Perimeter paths	Replace broken concrete paths with new, broomed finish concrete.	Perimeter	Overdue
Gardens, vegetation and grassed areas	Keep a well-maintained garden, and remove invasive weeds and vegetation from the perimeter of the buildings and around the block. Keep grassed areas neatly cut.	Whole block	Routine
Building perimeter	Inspect every two years to ensure that ground levels do not build up and limit subfloor ventilation. Keep clear of rubbish.	Whole building	Routine
Access steps	Repair concrete and brick steps as required. Replace brick steps to western verandah with new smooth trowelled concrete.	Perimeter	Overdue
Support piers	Inspect the piers immediately and repair as required. Retain original timber stumps but augment with new concrete piers placed beside them.	Whole building	Overdue

Block 14—CM3			
	Replace ant caps where required with new folded galvanised steel sheet.		
	Carry out an annual inspection of the piers to detect damage or loss of structural integrity. Repair or replace as required, taking care not to damage significant fabric.	Whole building	Routine
Structural	Carry out an annual inspection of the structural framing. Address any structural issues noted, taking care not to damage significant fabric.	Whole building	Routine
Building envelope and roof space	Check annually for rodent activity. Block entry points as required, taking care not to damage significant fabric.	Whole building	Routine
All timber elements	Replace rotten part of fascia.	Southwestern corner	Overdue
	Replace rotten ends of exposed timber framing.	Various locations	Overdue
Timber cladding	Clean walls of dirt and cobwebs annually.	Whole building	Overdue
	Repair areas of split or damaged boards where possible and patch holes left by former penetrations. If replacement is necessary, match the timber board profile and material as closely as possible.	Various locations	Overdue
Fibre cement cladding	Check timber elements annually for rot, termite or borer attack. Repair as required.	Whole building	Routine
Eave soffit linings	Reconstruct timber V-joint tongue and groove	South side	Desirable

Block 14—CM3			
	linings to match existing.		
Verandahs	Repair structural timber as required to address bouncy floors.	All verandahs	Overdue
	Replace verandah boards like for like if they cannot be repaired.	All verandahs	Overdue
	Demolish fibre cement sheet and aluminium window enclosure to the northern side of the western verandah—upper level.	Upper western verandah	Desirable
	Reconstruct original fibre cement sheet balustrade on the upper western verandah to match the eastern side.	Upper western verandah	Desirable
	Remove modern timber railings to the lower western verandah. Ideally do not install a balustrade in this location.	Lower western verandah	Desirable
Windows	Remove the aluminium windows and fill openings with new timber weatherboards to match adjacent material.	Eastern and northern elevations	Desirable
	Check windows annually to ensure they are intact and operate freely. Repair as required.	All exterior windows	Routine
Doors	Replace broken or missing glass panes to match existing glass type as closely as possible (1920s-style dimpled glass).	Various locations	Overdue
	Check doors annually to ensure they are intact and operate freely. Repair as required.	All exterior doors	Routine

Block 14—CM3			
Roof	Fit rolled or square profile Colorbond barge cappings where missing.	Gables	Overdue
	Clean roof and valleys every six months of leaf litter and other debris.	Whole building	Routine
	Check roof annually for structural soundness, and ensure it is waterproof, vermin proof and free from rust. Repair as required, taking care to minimise damage to original fabric.	Whole building	Routine
Rainwater goods	Replace rusted gutter with new Colorbond quad profile.	Southeastern corner	Overdue
	Replace unsympathetic Colorbond square line gutters with Colorbond quad profile sized to suit adjacent roof area.	Main roofs	Desirable
	Check PVC downpipes for effectiveness. Rationalise where possible to minimise the visual impact on the building.	Whole building	Desirable
	Clean out gutters and downpipes every six months.	Whole building	Routine
Exterior painted finishes	The entire building should be repainted in the established colour scheme of the Settlement.	Whole building	Overdue
	Clean all surfaces annually of dirt and cobwebs. Check every five years for paint splitting, peeling or cracking. If required, paint with an appropriate paint system for exterior timberwork.	Whole building	Routine

Block 14—CM3			
Floors	Replace missing sections with new hardwood boards to match as closely as possible.	Whole building	Routine
	Wet areas may be floored with compressed fibre cement sheet. If practical, salvage timber boards for use in patching elsewhere.	Whole building	Desirable
	Check floorboards every two years for damage and repair as required.	Whole building	Routine
	Use an oil based satin finish. Refinish as required—approximately every five–seven years depending on wear.	Whole building	Routine
	Rooms should generally have exposed timber boards with large carpet squares or rugs. Wet areas may be tiled. Kitchens etc may have sheet flooring that resembles traditional linoleum.	Whole building	Desirable
Walls	Replace missing linings with new materials to match that adjacent as closely as possible, e.g. timber veneered plywood or plasterboard with timber strapping.	Whole building	Desirable
	Remove wallpaper from Room 7 and make good fibrous plaster walls.	Room 7	Desirable
	Walls should generally be painted. Ideally the existing painted timber panelling to the lower walls should be stripped and stained but if this is impractical it should be painted a darker colour than the upper walls.	Whole building	Desirable
	The original intact varnished panelling and timber battens in Room	Room 9	Desirable

Block 14—CM3			
	9 should be retained. Re-finish to match.		
	Wet areas can be lined with new water resistant plasterboard.	Whole building	Desirable
Ceilings	Retain and repair existing fibrous plaster ceilings and timber battens as required. If replacement is required, match existing as closely as possible.	Whole building	Routine
Trims	Retain and repair existing splayed timber skirtings and architraves as required. If replacement is required, match existing as closely as possible. Paint or stain as discussed under 'Walls' above. Retain Room 9 as is.	Whole building	Routine
Fireplace	Remove the artificial stone facing and restore the brick face work below.	Living room	Desirable
Electrical fitouts	Retain the existing original fittings, where possible. If not, use practical fittings that are sympathetic to the 1920s character of the building. New services should not damage significant fabric.	Whole building	Routine
Heating and cooling systems	New mechanical systems should be introduced carefully so as not to damage significant fabric.	Whole building	Desirable
Plumbing and drainage	Check annually for faults and repairs that may be required.	Whole building	Routine
Bathroom fitouts	New fitouts are permissible. Take care not to damage significant fabric. Ideally the style should reflect	All	Desirable

Block 14—CM3	
	the 1920s character of the building.

Photographic record

Note: interior photos are extracted from the 2024 ACOR Building Condition Audit.

Block 14—CM3

Figure 127 CM3 (Christian's Minde) at centre of image viewed from jetty, with CM2 and CM1 to the left, and CM11 to the right.

Figure 128 Christian's Minde western elevation.

Figure 129 Christian's Minde northwestern corner.

Figure 130 Christian's Minde southwestern corner. Note verandah framing on upper level where roof sheeting has blown off.

Block 14—CM3

Figure 131 Christian's Minde viewed from the north.

Figure 132 Christian's Minde eastern elevation.

Figure 133 Southeastern corner of Christian's Minde. Exposed weatherboard on left and inset window in verandah are the location of a removed annexe.

Figure 134 Southern elevation, with gaps in weatherboard on lower part of wall.

Block 14—CM3

Figure 135 Decaying verandah post on western elevation.

Figure 136 Location of removed annexe on eastern verandah, with timber in poor condition.

Figure 137 Western verandah.

Figure 138 Western verandah.

Block 14—CM3

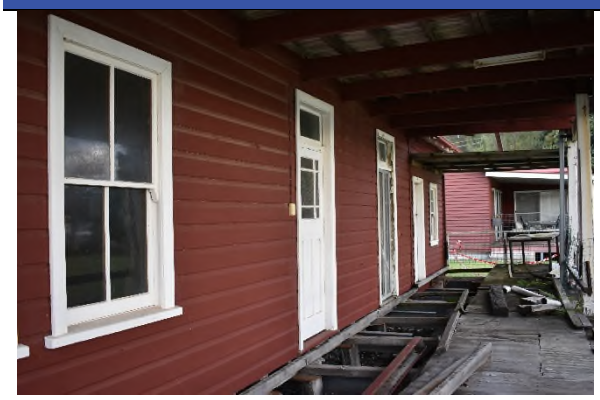


Figure 139 Western verandah, with removed floorboard to provide access to subfloor space.

Figure 140 Timber pilings in poor condition.

Figure 141 Steel beam inserted to provide structural support to foundations.

Figure 142 Midden, visible under verandah.

Block 14—CM3

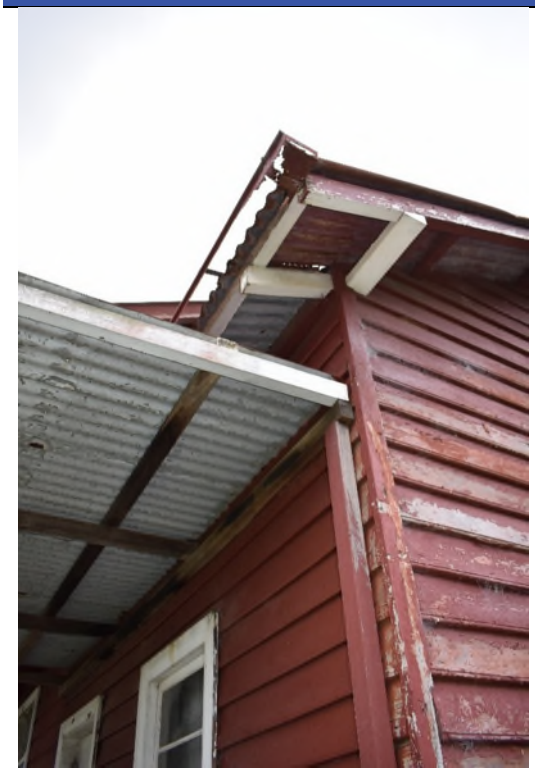


Figure 143 Rusted, non-functional gutter.

Figure 144 Northern elevation side of building, with unsympathetic services installation and verandah enclosure on upper level.

Figure 145 Ground floor interior, 2024. (Source: ACOR Block 14 Building Audit Report)

Figure 146 Ground floor interior, 2024. (Source: ACOR Block 14 Building Audit Report)

Block 14—CM3

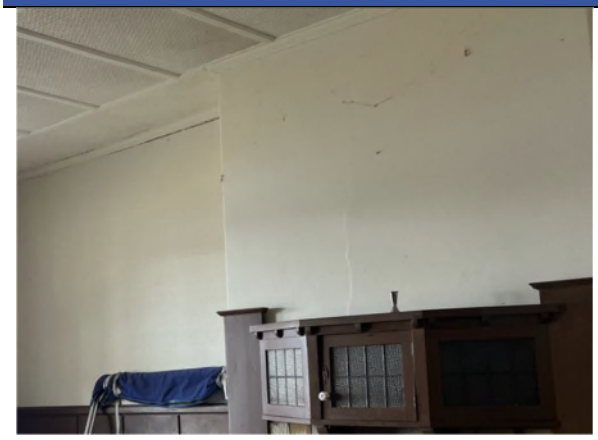


Figure 147 Ground floor interior, 2024, showing potentially significant cabinetry. (Source: ACOR Block 14 Building Audit Report)

Figure 148 Ground floor interior, 2024. (Source: ACOR Block 14 Building Audit Report)

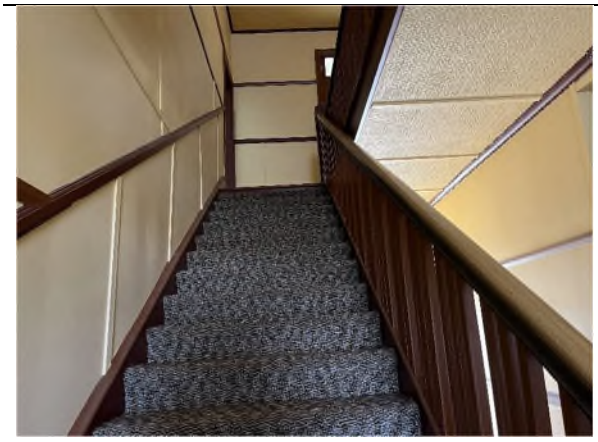


Figure 149 Internal staircase, 2024. (Source: ACOR Block 14 Building Audit Report)

Figure 150 Upper floor interior, 2024. (Source: ACOR Block 14 Building Audit Report)

Floor plan

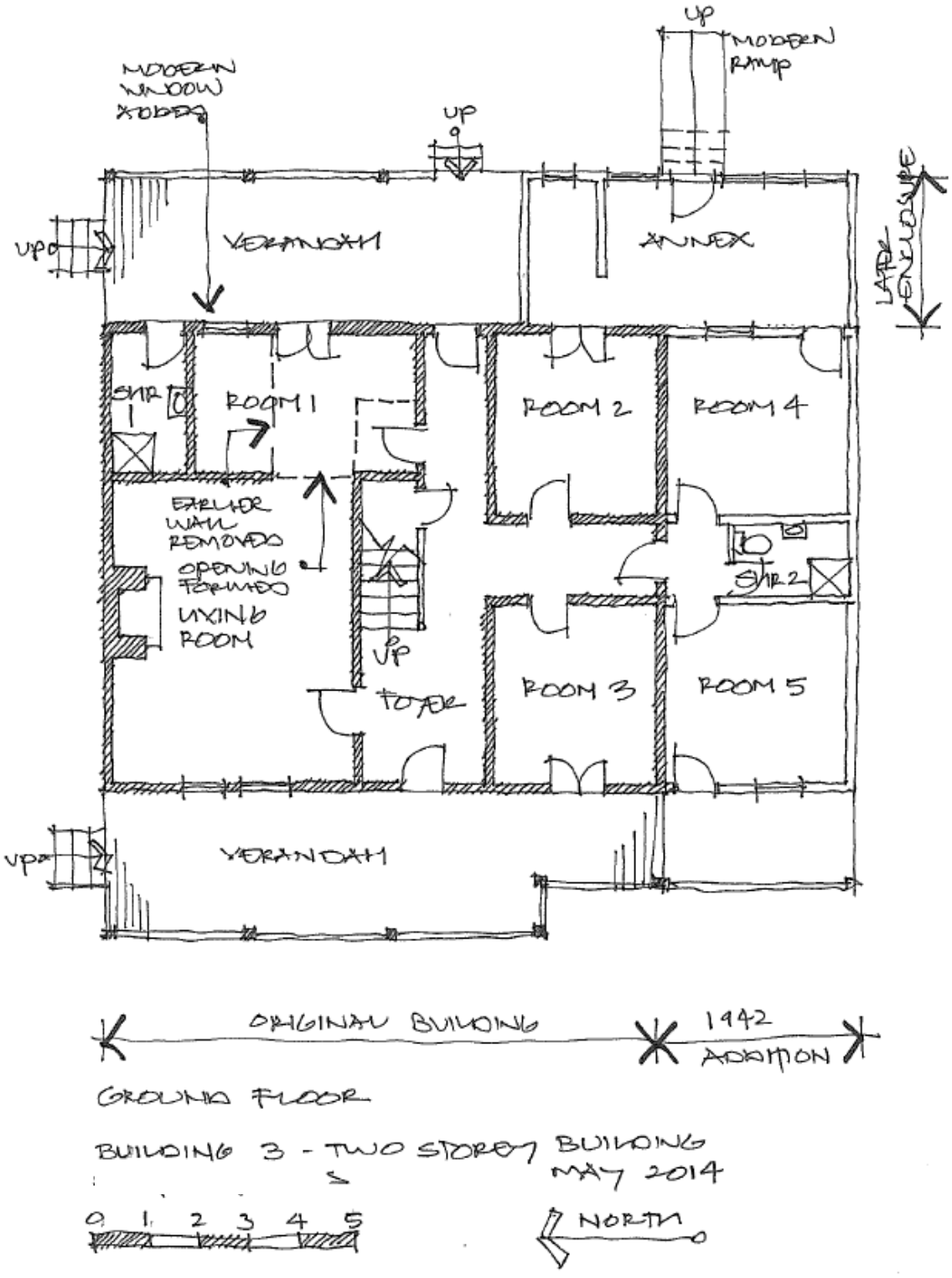


Figure 151 Sketch plan of Building CM3. (Source: David Hobbes of Philip Leeson Architects, May 2014)

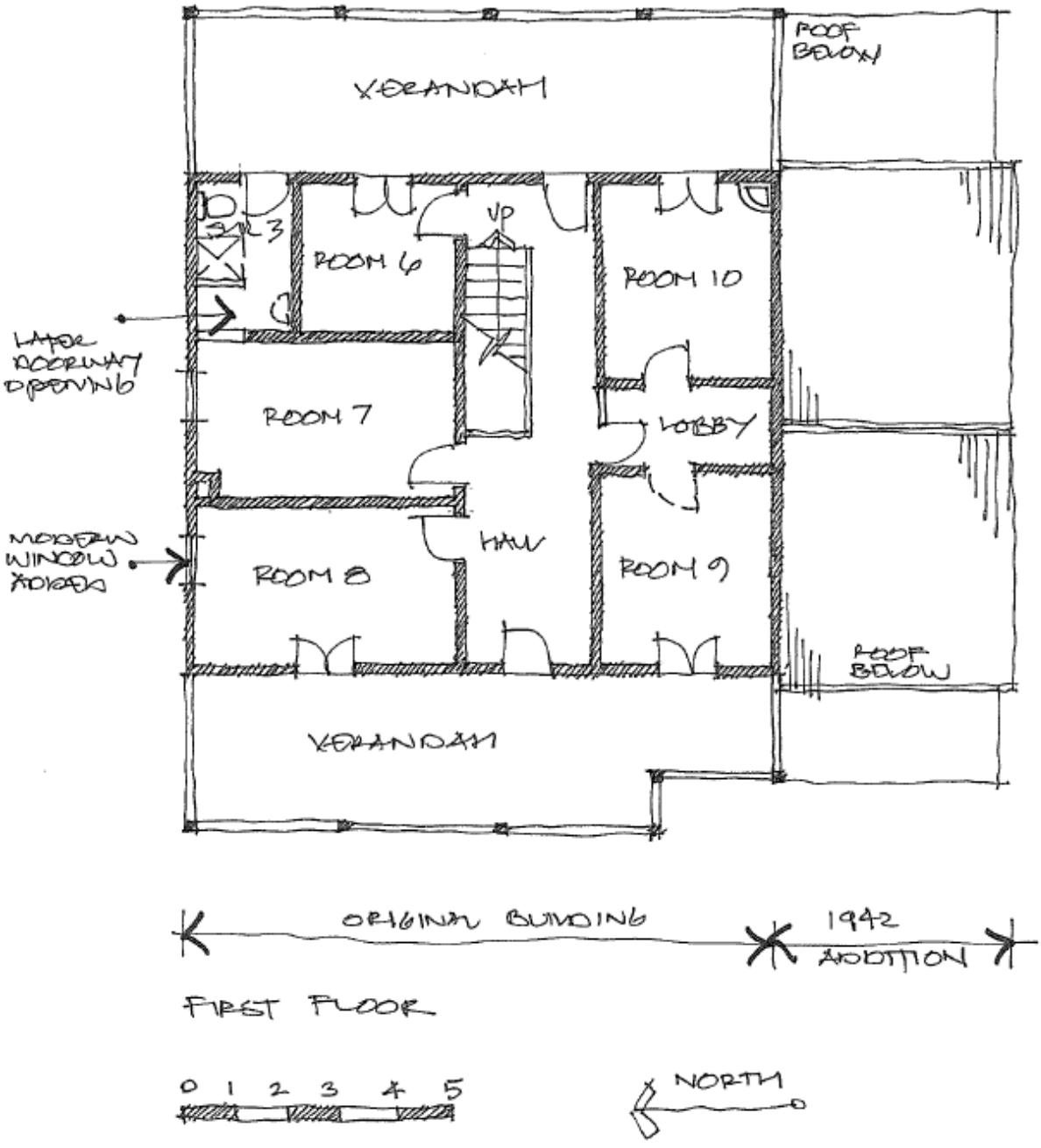
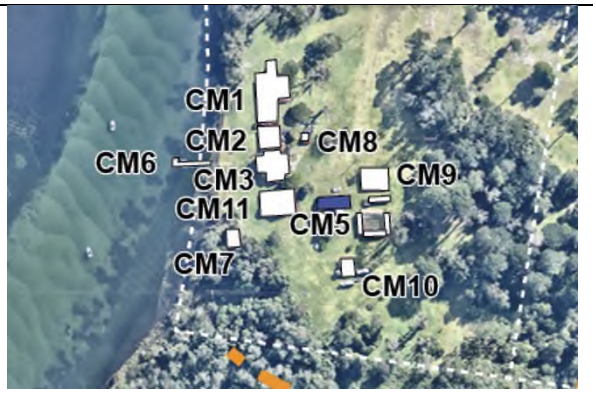


Figure 152 Sketch plan of Building CM3. (Source: David Hobbes of Philip Leeson Architects, May 2014)

Building CM5

Block 14—Christian's Minde: Building CM3	
Current use: Dwelling	**Original use:** Staff quarters/office
Element:	**Heritage significance ranking**
Building CM5—Staff quarters	Moderate

Christian's Minde, Building CM5.



Building CM5 within Block 14. (Source: Nearmap with GML overlay © Nearmap, all rights reserved)

Historical context
Original building c1920s, additions c1960s, renovations c2016.

Physical description

Overview

Building CM5, the staff quarters, is a simple rectangular building approximately 13m x 6m with a pitched gable roof and skillion verandah on the northern side.

The original building appears to have been constructed in the c1920s and an addition was constructed on the eastern end in the c1960s. The exact date of the building is difficult to determine due to the apparent use of a variety of reclaimed materials. It has been renovated in c2016.

The original building appears to have consisted of four rooms, each with a door and window facing the northern verandah and a window on the southern side. The eastern end of the verandah is enclosed to form a small bathroom. A further addition to the east has a low pitched skillion falling to the south. This is connected to the original easternmost room via a doorway. At some time, the two original rooms to the east have been opened up to form one large space. The building was used for Christian's Minde staff accommodation and later converted into flats then office accommodation. It is currently used as a residence by one of the current lessees.

Exterior:

The building rests on piers and jacks mounted on concrete sleepers, though some original bush stumps survive. The building is timber-framed. Most of the building was reclad in corrugated iron on the exterior and interior in the c2016 renovations, though some original features such as timber framing and doors are understood to have been retained behind the cladding. A new verandah was added on the southern side c2016.

The front (northern side) windows are timber-framed, double-hung and vary in size. They may have been reclaimed from another building as they appear older than the 1920s/1930s windows. The windows on the southern side are modern replacements.

Roofs are clad in c2016 Colorbond sheeting with new gutters.

The verandah retains its original chamfered posts and beams with modern steel arched detail between the posts. The location of a former handrail is evident on the posts. The floorboards are modern 100mm x 25mm hardwood. The original boards survive in the base of the cupboard at the western end. The roof framing is exposed.

The skillion addition to the eastern end is also clad Colorbond. It has silver anodised aluminium windows and a white Colorbond steel awning over the north-facing window.

Interior:

Internally the building has been renovated to a modern fitout c2016, with timber floorboards, internal corrugated iron cladding, and modern kitchen and bathroom.

Condition and integrity

The original building form is legible despite the adaptation work c2016. The contemporary cladding has impacted the visibility of the historical fabric and character of the former staff quarters, diminishing the integrity of the building. The condition of the concealed fabric is not known.

Significant elements

Significant elements of Building CM5 are as follows. Significant historical fabric, including original and early building materials, should be retained and conserved in situ. Intrusive fabric should be removed where the opportunity arises.

Exterior:

- The form of the building comprising four rooms, and a verandah under a pitched gabled roof.
- Piered structure elevated above the ground.

- Painted fibre cement sheet cladding including exposed framing on northern side. Note: original cladding is understood to have been concealed by Colorbond sheeting inside and outside, c2016.
- Painted timber double-hung windows and mouldings to northern side and casement windows to southern side.
- Verandah details including hardwood boards, chamfered posts and beams, unlined soffit with exposed timber structure.
- Painted timber fascias and bargeboards.
- Corrugated steel roof sheeting, with steel quad profile gutters.

Interior:

- Hardwood floorboards. Note: original historical floorboards are understood to have been covered by new flooring, c2016.
- Fibre cement sheet linings with timber battens. Note: the original interior cladding is understood to have been concealed by Colorbond sheeting, c2016.

Modifications to original fabric

Prior to 2015, modifications to the original building, and significant historical fabric that has occurred is as follows.

Exterior:

- Bathroom enclosure to eastern end of verandah. Construction date unknown; fitout is c1970s.
- Room 5 added to eastern end c1970s with doorway to original Room 4.
- External doors replaced, c1950s.
- Verandah boards and roof sheeting replaced.
- Northern gutter replaced and tank added.
- Subfloor perimeter enclosed with weatherboards.
- Various generations of services added.

Interior:

- Wall removed between original Rooms 3 and 4.
- Modern office fitout.
- Various generations of services.

Post-2016, the following modifications were made:

- Cladding of roof, interior and exterior in corrugated metal Colorbond sheeting, with some earlier cladding and framing retained intact behind new cladding.
- Enclosure of verandah on western end.
- Addition of new verandah on southern side.
- New metal-framed windows and doors on southern side.
- Raising height of building from ground.
- Addition of new arched metal detailing between verandah posts.

Opportunities for change

The building was reclad and altered c2016, and has lost its integrity as a historical building. There is an opportunity to replace the extensive Colorbond with a plasterboard sheeting, which would be more sympathetic to the original structure.

The following opportunities should be implemented as part of a future restoration of CM5:

- The external form of the original building should be retained, including door and window openings.
- The general arrangement of the original Rooms 1–4 should be retained.
- The former wall between the original Rooms 3 and 4 should be reinstated. Doorway-sized openings could be introduced between the rooms.
- The 1970s addition—Room 5 to the east—can be demolished.
- The existing flush panel external doors could be replaced with traditional style timber boarded doors to reflect the 1920s character of the building.
- There may be scope for well-designed skillion additions to the south, i.e. under a verandah roof form similar to the northern side. This could accommodate new bathrooms.

Other recommendations

The department will manage asbestos according to the requirements of the relevant Asbestos Management Plan.

Maintenance recommendations

Block 14—C5			
Element	**Works**	**Location**	**Priority**
Pest inspection	Commission an annual pest inspection by an accredited pest controller.	Whole building	Routine
Gardens, vegetation and grassed areas	Keep a well-maintained garden, and remove invasive weeds and vegetation from the perimeter of the buildings and around the block. Keep grassed areas neatly cut.	Whole block	Routine
Building perimeter	Inspect every two years to ensure that ground levels do not build up and limit subfloor ventilation.	Whole building	Routine
Support piers	Carry out an annual inspection of the piers to detect damage or loss of structural integrity. Repair or replace as required, taking care not to damage significant fabric.	Whole building	Routine
Structural	Carry out an annual inspection of the floor and roof framing. Address any structural issues noted, taking care not to damage significant fabric.	Whole building	Routine
Building envelope and roof space	Check annually for rodent activity. Block entry points as required, taking care not to damage significant fabric.	Whole building	Routine
All timber elements	Check timber elements annually for rot, termite or borer attack. Repair as required.	Whole building	Routine
	Clean walls of dirt and cobwebs annually.	Whole building	Routine

Block 14—C5			
Fibre cement cladding	Check annually for damage and repair as required.	Whole building	Routine
Windows	Check windows annually to ensure they are intact and operate freely. Repair as required.	All exterior windows	Routine
Doors	Check doors annually to ensure they are intact and operate freely. Repair as required.	All exterior doors	Routine
Roof	Clean roof and valleys every six months of leaf litter and other debris.	Whole building	Routine
	Check roof annually for structural soundness, and ensure it is waterproof, vermin proof and free from rust. Repair as required, taking care to minimise damage to original fabric.	Whole building	Routine
Rainwater goods	Clean out gutters and downpipes every six months and ensure that the building is waterproof and rainwater is effectively discharged away from the building.	Whole building	Routine
Exterior painted finishes	Clean all surfaces annually of dirt and cobwebs.	All	Routine
	Check every five years for paint splitting, peeling or cracking.	Whole building	Routine
	If required, paint with an appropriate paint system for exterior timberwork. Coating products and colours are to be confirmed before proceeding.	Whole building	Desirable
Structure	Carry out an annual inspection of the structural integrity of the building. Ensure that interior changes do not have a detrimental impact on the external building form.	Whole building	Routine
Electrical fitouts	Check annually for faults and repairs that may be required.	Whole building	Routine
Heating and cooling systems	New mechanical systems should be introduced carefully so as not to damage significant fabric.	Whole building	Routine
Plumbing and drainage	Check annually for faults and repairs that may be required.	Whole building	Routine

Photographic record

Block 14—CM5

Figure 153 Northern elevation of CM5.

Figure 154 Southern elevation of CM5.

Figure 155 Eastern elevation of CM5.

Figure 156 Western elevation of CM5.

Figure 157 Interior of CM5, showing c2016 updates.

Figure 158 Kitchen of CM5.

Floor plan

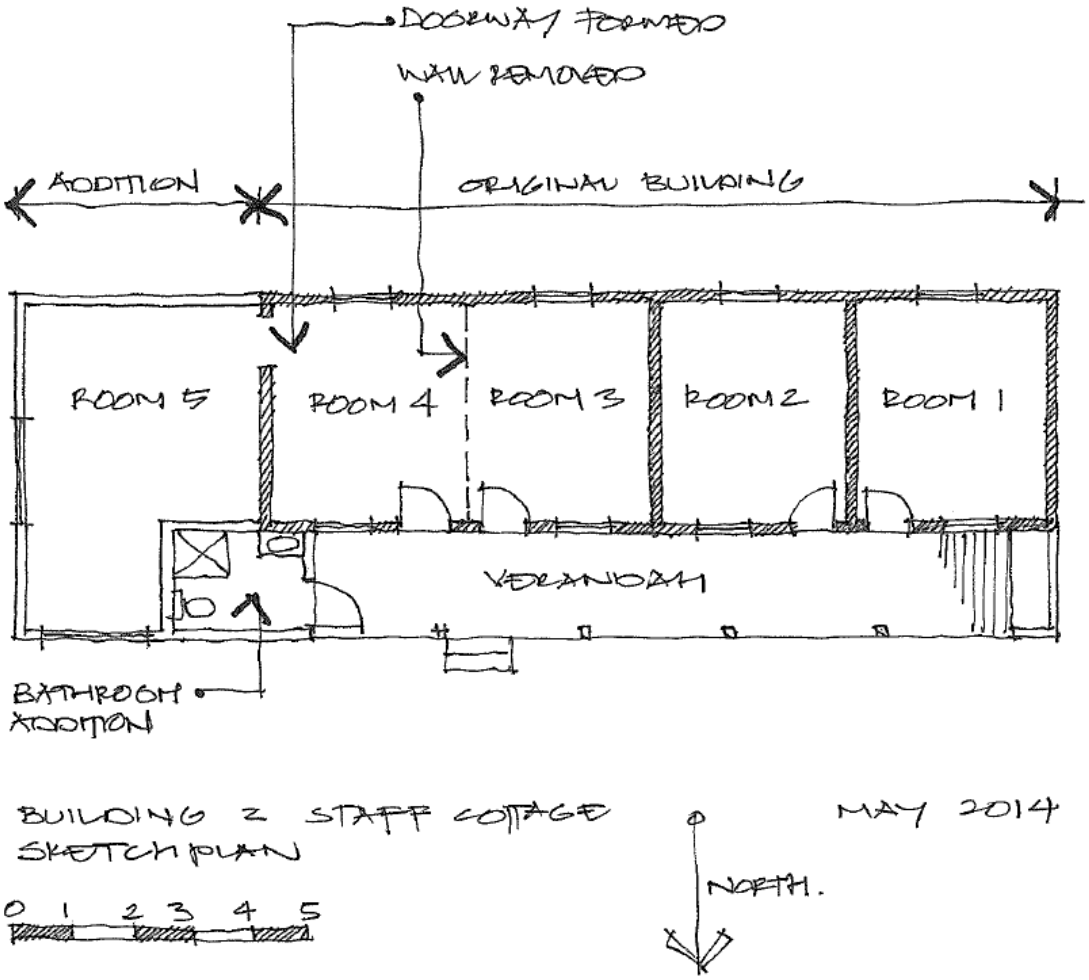
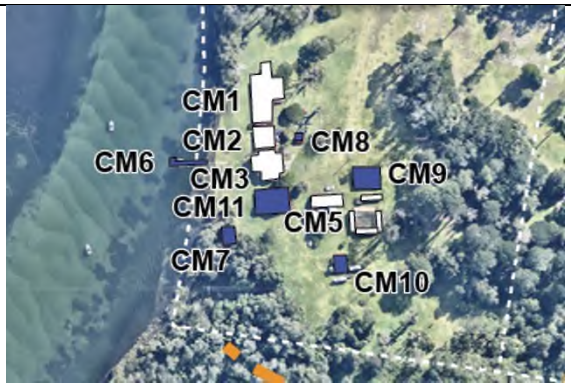


Figure 159 Sketch plan of Building CM5 as at 2014. Note: this plan has not been updated since 2016 renovation works. (Source: David Hobbes of Philip Leeson Architects, May 2014)

Buildings CM6, 7, 8, 9, 10, 11

Block 14—Christian's Minde: Buildings CM6, CM7, CM8, CM9, CM9a, CM10, CM11	
Current use: Various	**Original use:** Various
Element	**Heritage significance ranking**
Building CM6—Jetty	High
Building CM7—Boathouse (remains)	Moderate
Building CM8—Outbuilding (old pumphouse)	Moderate
Building CM9—Garage and shed	Moderate
Building CM9a—Shipping containers	Intrusive
Building CM10—Firefighting garage	Neutral
Building CM11—Cottage	Neutral

Christian's Minde, Buildings CM6, CM7, CM8, CM9 and CM10.



Buildings/structures CM6, CM7, CM8, CM9, CM10 and CM11 within Block 14. (Source: Nearmap with GML overlay © Nearmap, all rights reserved)

Historical context

Various—see details below.

Physical description

Building CM6—Jetty

The current jetty (Building CM6) on Block 14 is not the original structure but it 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.

Building CM7—Boathouse

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

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

CM8—Outbuilding (pumphouse)

This structure is 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 x 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 x 25mm hardwood boards, which 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 side with a steel mesh infill. The single door on the western side is timber planked, ledged and braced. Based on the 2014 site inspection, the interior is unlined with timber-framed shelving. Power is connected.

The Outbuilding retains all its original fabric and should be conserved and maintained as a highly intact example of an early twentieth-century rural shed in a fair condition.

Building CM 9—Garage and shed

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' (76 x 76 cm)with an iron roof and in good condition. 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.

Building CM10—Firefighting garage

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.

Building CM 11—Cottage

Building CM11, a cottage built in 2016, is located directly south of the two-storey guesthouse (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 animal pens or a 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 larger than previous structures, the form, materials and colour scheme are sympathetic to the character of the historical buildings on the site. The new Building CM11 is of a historical character and clad in Manor Red Colorbond. From a distance, across Sussex Inlet, the building could be easily mistaken for a historical structure.

Ad hoc structures

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

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

These shipping containers are intrusive.

Condition and integrity

These structures are in varying condition. CM6 and CM11 are in good condition, CM8, CM9 and CM10 appear to be in fair condition, CM7 has collapsed and now only remnants of the boathouse foundations remain. The ad hoc structures are in good condition.

Significant elements

- The existence of the jetty.
- The remnants of the boat shed and any salvaged materials.
- The original, historical fabric of other structures.

Modifications to original fabric

- As per individual building descriptions listed above.

Opportunities for changes

- There is an opportunity to reconstruct the boat shed, using salvaged materials if possible.
- The jetty requires ongoing maintenance.
- Ad hoc, intrusive structures should be removed.

Other recommendations

NA

Maintenance recommendations

Block 14—CM6, CM7, CM8, CM9, CM10, CM11			
Element	**Works**	**Location**	**Priority**
CM6—Jetty	Retain and maintain the jetty structure and location as is in a useable condition. Replace timber boards as necessary. Repaint white poles as necessary.	Whole structure	Routine
CM7—Boathouse	If possible, the Boatshed should be reinstated with as much significant historic and original fabric and material as possible.	Whole structure	Desirable

Block 14—CM6, CM7, CM8, CM9, CM10, CM11			
	Refer to Section 2 for general conservation guidelines on replacement and the introduction of new fabric where necessary. This work should be carried out by a professional, preferably with experience working on heritage buildings.		
CM8—Outbuilding (pumphouse) **CM9—Garage and shed** **CM10—Firefighting garage**	These outbuildings should be maintained in a useable condition and to a standard that does not impact upon the heritage values of the site. Refer to Section 2 for general conservation guidelines on maintenance of these structures.	Whole structures	Routine
CM11—Cottage	Undertake general maintenance. Maintain sympathetic visual character, form, and colour scheme.	Whole structure	Routine
Ad hoc structures	Remove intrusive ad hoc structures.	Whole structure	Desirable

Photographic record

Block 14—CM6, 7, 8, 9, 10, 11	

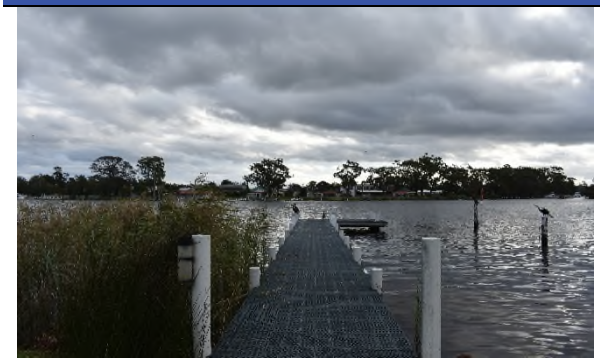



Figure 160 CM6—Block 14 jetty, looking towards Sussex Inlet.	Figure 161 CM7, remnants of the boathouse footings.

Figure 162 CM8—pumphouse.

Figure 163 CM9—garage and shed.

Figure 164 Rear of CM9.

Figure 165 Ad hoc shipping containers (CM9a). These should be removed.

Figure 166 Ad hoc shipping containers.

Figure 167 CM10—firefighting garage.

Figure 168 CM11 viewed from northeast.

Figure 169 CM11 viewed from south.

Inventory Form: Cemetery

Block 13: Cemetery	
Element:	**Heritage Significance Ranking:**
Cemetery	High

Cemetery.

The location of the cemetery is only estimated and shown as the white rectangle. (Source: Nearmap with GML overlay © Nearmap, all rights reserved)

Historical context

The cemetery was dedicated on 1 December 1900 but was likely in use from the late nineteenth century, c1880s. A commemorative stone was placed near the burial area in 1989.

Physical description

The cemetery is a rectangular shaped cleared plot under dense tree cover from the surrounding forest. It is located at the top of a hill accessed by a bush track. It is bounded by a modern steel post and chain fence. The ground is covered by leaf litter and there is some evidence of bulb plantings (species unidentified) but no other clear cultural plantings, although there are some banksia trees within the cemetery.

The cemetery contains many burials but has only two headstones. The larger and older headstone is white marble with arched top and inlaid lead lettering. It commemorates Louise Maria Ellmoos, b.12 September 1835, d.15 October 1905. The headstone has carvings of Irish shamrock, Scottish thistle and English rose but all the wording of commemoration is in Danish. The grave site is outlined by bricks.

The smaller headstone is polished grey marble tablet raised at an angle on a low marble plinth. An inscription is carved into the stone but is difficult to read because of weathering and lichen growth. The name may be Muller and the date of death 1944.

A polished grey marble slab on a rock plinth at the entrance to the cemetery plot lists those who are known to have been buried there, with the text:

Ellmoos Christians Minde Cemetery.

This plaque was erected in 1989 by descendants of the Ellmoos family. In memory of Christian Ellmoos, Louise Ellmoos, Wilhelmine Ellmoos, Marie Hoffman, Ernst Muller, Wayne Muller, Abraham Jennings, Barbara Jennings, Ronald Glanville, Walter Ivensen, Alfred Langlands and Thomas Mahoney.

The inscriptions are worn and lichen has grown on the surface.

Condition and integrity

The cemetery has good integrity and is in good condition. The gravestones show normal weathering for their age and are still upright. There is no evidence that stones have been lost.

There are some loose and lost lead letters on the headstone commemorating Louise Ellmoos. The stone also shows lichen staining with differential colouring of the stone. This is a natural phenomenon.

Significant elements

- The entire cemetery.
- The existing headstones.
- The memorial plaque erected by the Ellmoos family.

Opportunities for changes

- The fence is not historically significant, or original, and may be changed if there is a need to exclude animals.
- No further headstones should be erected.

Maintenance recommendations

Cemetery			
Element	**Works**	**Location**	**Priority**
Headstone for Louise Ellmoos	Check for leaning or other instability and engage a specialist to stabilise stones and ensure they do not fall and break.	Cemetery	Routine, once a year
Both headstones and marble slab	Minimal action is required. Do not try to remove lichen. Do not try to clean stones with any chemical products. If absolutely necessary, brush any dirt off very gently so that lead lettering is not dislodged.	All stones	None
Cemetery	Ensure trees and shrubs do not self-seed into the cemetery area. Weeding and removal of problem weeds should be carried out regularly with consideration given to	Cemetery	Routine, once a year

Cemetery	
	the best timing for each weed (i.e. before they seed).

Photographic record

Cemetery	
	
Figure 170 Path to cemetery from Block 14.	Figure 171 Cemetery, surrounded by modern chain link fence. Commemorative tablet is visible in foreground.
	
Figure 172 Commemorative tablet at cemetery entrance with names of people buried at the site.	Figure 173 Small gravestone in cemetery.

Figure 174 Louisa Ellmoos’s gravestone.

Inventory Form: Cultural landscape and cultural plantings

Whole site—landscape and cultural plantings	
Element	**Heritage significance ranking**
CP1 *Pinus radiata* (Monterey Pine)	High
CP2 *Pinus radiata* group	High
CP3 *Pinus radiata* group	High
CP4 Bulb field	Moderate
CP5 Mixed *Pinus radiata and E. botryoides* (Bangalay) stands	Moderate
CP6 *Pinus radiata* group	Moderate
CP7 *Cupressus macrocarpa* (Monterey Cypress) individual	High
CP8 *Phoenix canariensis* (Canary Island Date Palm) group	Moderate
CP9 *Olea europa* (Olive) individual	High
CP10 *Pistacia chinensis* (Pistachio) individual	Moderate
CP11 *Jacaranda mimosifolia* individual	Moderate
CP12 *Acer platanoides* (Norway Maple) group	Moderate
CP14 *Eucalyptus citriodora* (Lemon-scented Gum) individual	Low
CP15 *Pinus radiata* individual	Moderate
Historical context	
Various (refer to Section 3.2.4 of Volume 1).	
Physical description	
Many of the plantings at the Christian's Minde Settlement remain from the extensive clearing and planting undertaken by the Ellmoos family from the time they arrived at the site in the 1880s onwards. *Pinus radiata* (Monterey Pine) species were planted from about 1910 onwards as formal windbreaks and as ornamentals. Several other ornamental plantings were added from the 1920s to 1940s including cypresses. 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.	

In the second half of the twentieth century planting of exotic and native plants was widespread on the site. These included maples, jacarandas, palms, Camphor Laurels, Pistachio and *Keteleeria davidiana* among the exotics, and eucalypts, Turpentines and *Tristania* among the natives.

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

A description of the individual and group cultural plantings is provided in the photographic record below.

Condition and integrity

Individual trees and groups of trees identified as having cultural heritage value are in varying condition.

Most of the early plantings of pine (CP1, CP2 and CP3) are nearing the end of their lifespan.

Some are healthy and, if they stay free from root compaction caused by adjoining works or uses, will be maintained for some years yet with minimal additional effort. Other pines in the same groups, however, are showing signs of senescence, and management policies will need to take this into account.

Similarly, the cypress behind Building CM1 of Block 14 (CP7) is senescent, with almost 30% of the trunk and canopy dead. The Canary Island Date Palms (CP8) are in good condition. The European olive (CP9) is still youthful by that species' standards. CP15 is directly on the riverbank in a precarious position, and may fall in the future as the riverbank continues to erode.

The younger, self-seeded pines (CP5 and CP6) are in generally better condition, as are the surviving cultural plantings of the late twentieth century (CP10, CP11, CP12 and CP14).

The bulb field (CP4) has been damaged by lawn mowing but the bulbs still appear according to the current lessees. They were not visible at the time of GML's inspection in 2025.

Opportunities for change

An individual tree has little tolerance for change if its heritage values are to remain intact. As trees near the end of their lifespan, tolerance of even minor disturbance (including safety lopping of branches or even arborists' treatments) is low and a small change in their environment can begin the irreversible processes of senescence.

The tolerance for change of a stand or group of trees, on the other hand, is higher—because individuals can be changed or even removed and the stand or group will still exist and continue to embody its heritage value.

There may be the opportunity to replace senescencing trees (e.g. pines) with new plantings with similar characteristics, taking into account the site's location adjacent to Booderee National Park and changing climatic conditions. Suitable species for replanting would need to be identified through a tree replacement strategy.

Management recommendations

Whole site—landscape and cultural plantings		
Element	**Works**	**Priority**
Individual trees and groups of trees with high heritage value	Manage trees in accordance with a SULE report and tree management and replacement strategy prepared by an arborist (refer to Volume 1: Policy area 2).	Ongoing

Whole site—landscape and cultural plantings		
This group comprises cultural plantings at CP1, CP2, CP3, CP7 and CP**9**	Protect trees during any works in their vicinity, in accordance with Australian Standard AS 4970-2009 (Protection of trees on development sites). Prune trees in accordance with Australian Standard AS 4373-2007 (Pruning of amenity trees). It should not be done as a matter of course, but as needed and determined by a qualified arborist. Pruning of large trees should only be done by a qualified arborist. Take care not to damage trunks of trees or other significant plants, garden bed edging, brick gutters, or other garden elements when mowing lawns or using a line trimmer. The management of individual trees and groups of trees identified as having cultural heritage value comprises two main actions—protection and inspection. **Protection from:** • changing environmental conditions; • planned developments; • services works, utility installations/repairs and maintenance; and • carparking.	
	Inspection: Inspection of condition and action as necessary. Regular maintenance should include monitoring for pests, diseases, and dead branches in tree canopies. Seek professional advice if there are any concerns. As the trees reach the end of their lifespan, questions of community and public safety will arise from the risk of falling branches or entire trees. Diseases, pests and storm damage will increase this risk in old trees. In such cases, consideration of community and public safety should take precedence.	Ongoing
Gardens and garden landscape relics This group comprises the bulb field and garden/orchard remnants at CP4 and CP8	These are locations where heritage should be the main factor in routine management activities. Cultural plantings should be reserved from any built intrusions and carefully tended to avoid impacts to the plants.	Routine

Photographic record

Whole site—landscape and cultural plantings

Figure 175 CP1 pine on Block 14.

Figure 176 CP1 group of pines—the two pines at left and centre are dead.

Figure 177 CP2 windbreak group near Ardath, viewed from Crown reserve. Note the felled tree stumps.

Figure 178 CP2 group of pines to the south of Ardath. Note the lopping of some trees.

Figure 179 CP3—large *Pinus radiata* in front of Kullindi. A second large pine in this group was felled c2020.

Figure 180 CP3 group to the north of Kullindi homestead.

Whole site—landscape and cultural plantings

Figure 181 Photo of bulbs growing on foreshore c2002. (Source: Peter and Pam Ellmoos collection)

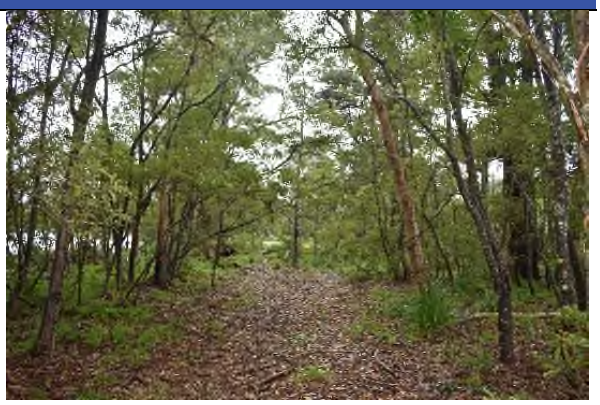


Figure 182 CP5 mixed *Pinus radiata* and *E. botryoides*.

Figure 183 CP6 pines on Block 14.

Figure 184 CP6 pines on Block 14.

Figure 185 CP7 Monterey cypress on Block 14.

Figure 186 CP8 Canary Island Date Palm near location of old boathouse remains, Block 14.

Whole site—landscape and cultural plantings

Figure 187 CP8 Canary Island Date Palm between CM5 and CM11.

Figure 188 CP9 olive tree south of CM5.

Figure 189 CP10 Pistachio to the east of CM2.

Figure 190 CP11 Jacaranda near CM11.

Whole site—landscape and cultural plantings

Figure 191 CP12 maples at the entrance to Block 11—Ardath.

Figure 192 CP14 Lemon-scented gum on the grounds of Block 11—Ardath.

Figure 193 CP15, large pine on riverbank on public reserve in front of Block 11—Ardath.

Endnotes

[1] Philip Cox, Richardson, Taylor and Partners, Christian's Minde Draft Conservation Plan, report prepared for the Office of ACT Administration, November 1988, Section 4.3 (e).

[2] Philip Cox, Richardson, Taylor and Partners, Christian's Minde Draft Conservation Plan, report prepared for the Office of ACT Administration, November 1988, Section 4.3 (e).