



# Boondooma Homestead, 8262 Mundubbera–Durong Road Conservation Management Plan

Prepared for Boondooma Museum & Heritage Association Inc.

June 2022—FINAL



Sydney  
Melbourne  
Brisbane  
Perth  
Hobart

**EXTENT HERITAGE PTY LTD**

ABN 24 608 666 306  
ACN 608 666 306  
info@extent.com.au  
**extent.com.au**

**SYDNEY**

Level 3/73 Union St  
Pyrmont NSW 2009  
P 02 9555 4000  
F 02 9555 7005

**MELBOURNE**

Level 1, 52 Holmes St  
Brunswick East VIC 3057  
P 03 9388 0622

**BRISBANE**

Level 12/344 Queen St  
Brisbane QLD 4000  
P 07 3051 0171

**PERTH**

Level 25/108 St Georges Tce  
Perth WA 6000  
P 08 9381 5206

**HOBART**

54A Main Road  
Moonah TAS 7009  
P 03 6134 8124

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Heritage advisor(s):	J Pearce; J Heidrich
Author(s):	J Pearce; J Heidrich; P Thomas

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# USING THIS CMP

## UNDERSTAND THE PLACE

	COMPONENTS	WHY IS THIS NEEDED?
<b>Part 1</b> <b>Introduction</b>	<p>Background and objectives of the CMP</p> <p>Purpose and approach of the CMP</p> <p>Limitations and acknowledgements</p>	<p>‘Sets the scene’ for the CMP</p> <p>Explains the scope, methodology and limitations of the CMP</p> <p>Identifies key heritage terminology</p>
<b>Part 2</b> <b>Site</b>	<p>Description of the site location and context</p>	<p>Identifies the study area for the CMP, supported by relevant mapping</p> <p>Assists in understanding the heritage place by explaining the site’s location and immediate context at the time of inspection</p>
<b>Part 3</b> <b>Heritage Status</b>	<p>Overview of site’s heritage status</p>	<p>Identifies the statutory and non-statutory heritage listings that apply to the place</p> <p>Includes relevant heritage overlay or boundary mapping</p> <p>Assists in understanding what constitutes the registered heritage place, and whether it is significance at the Commonwealth, State and/or local level</p>



# ASSESS SIGNIFICANCE

## Part 4

### Historical Context

History and historical development relevant to the place

People and community

Chronology

Landscape changes over time

Relevant historical themes

Comparative analysis to similar state listed heritage places

Assists in understanding the place as a whole, how it changed over time, and what factors have contributed to that change

Documents the place's historical development and important associations

Assists in understanding the place's significance by comparing to other similar heritage places

## Part 5

### Physical Description

Setting, landscaping, and views or vistas

Key buildings and structures

Schedule of general condition

Documents the place, including its setting, landscaping and key components at the time of inspection (including individual buildings or structures)

Assists in understanding the condition of the place and its components

Provides a photographic record of the place and its components

## Part 6

### Assessment of Significance

Definition of heritage assessment criteria

Analysis of integrity and authenticity of the site's significance

Statement of heritage significance

Schedule of relative heritage significance

Defines the place's heritage values and identifies why it is important

Provides a well-reasoned and well-researched statement of heritage significance, expressed against defined heritage assessment criteria

Identifies the relative significance of each component of the place

**ASSESS SIGNIFICANCE**

**Part 7**

**Potential Archaeological Resource**

Definition of archaeological potential and archaeological significance	Identifies the principles of archaeological potential and archaeological significance
Assessment of potential archaeological resource	Provides an assessment of the place's historical archaeological potential

**Part 8**

**Statutory and Other Controls**

Definition of legislative framework applicable to the management of the place	Sets out the statutory framework at Commonwealth, State and local level relevant to the place's management
Requirements for management of a state-listed heritage place	Identifies current best practice heritage management principles and other relevant industry guidelines
Guidance for works or development suitable for General Exemption Certificate (GEC), Exemption Certificate (EC) or Development Application (DA) statutory approval pathways	

**Part 9**

**Opportunities & Constraints**

Opportunities and constraints arising from the heritage significance, condition, and use of the place	Identifies the key constraints and opportunities that are likely to affect the management and/or use of the place
---	---

**DEVELOP POLICIES**

**DEVELOP POLICIES**

**Part 10  
Management Policies**

Overview of policy structure

Defines collective conservation policies applicable to the place as a whole

Policies relating to:

Document use and review

Heritage management protocol

Defines specific conservation policies applicable to individual buildings or structures

Legislative requirements and responsibilities

Individual buildings or structures

Provides a framework with clear guidance for the management of the heritage place and to assist in decision-making

Fabric of relative significance

Setting, landscape and views

Maintenance and repair, new work, upgrades and compliance

Adaptation and use

Access, safety and security

Archaeology

Moveable heritage

Memorials, signage and other

**IMPLEMENT AND MANAGE**

**Part 11  
Implementation**

General management principles

Provides guidance for the implementation of the CMP

Minimum standards of maintenance and repair

Identifies the minimum standards of maintenance and repair that are to be adhered to by managers and/or owners of heritage places

Principles for urgent and conservation works

# IMPLEMENT AND MANAGE

## Appendix A

### Prioritised Maintenance Schedule

Prioritised maintenance schedule

Cyclical maintenance schedule

Identifies the prioritised maintenance works or activities to be carried out to enable the conservation of the heritage place

Identifies the appropriate pathway for individual maintenance works

Identifies the appropriate approval pathway for individual maintenance works

# DECISION MAKING FRAMEWORK

The following flow-chart outlines a step-by-step approach to assist the owners and managers of Boondooma Homestead with utilising this CMP when considering the potential heritage impacts of changes to and/or development of the Boondooma Homestead.

When considering a change to or development of this heritage place, it is important to first ask and answer questions:

**WHAT** is the proposed work(s) or proposed change(s) to the place?

**WHERE** are the works or changes occurring?

**WHICH** components of the heritage place are involved or have the potential to be affected?

**WHAT** alternatives can be considered?

**WHAT** are the impacts of the works or changes? Obtain professional advice and investigate.

Refer to the schedule of relative significance presented in Part 6.4, Table 9 of this CMP.

Does the work involve and/or affect an element(s), item(s), building(s) and/or area(s) identified to be of Exceptional, High, Moderate, or Little heritage significance?

Are there any building specific conservation policies that would apply to this work?

Refer to the specific conservation policies presented in Part 10.3 of this CMP and identify those policies applicable to the proposed scope of work(s).

**YES**

What specific conservation requirements are defined in the policies and what guidance is offered?  
Review the proposed scope of work(s) against the policies in question.

**NO**

What general conservation requirements, as defined in Part 10.2 of this CMP are applicable to the proposed scope of work(s)?

Does the work affect an element(s), item(s), building(s) and/or area(s) located within the state-listed QHR boundary of the place?

**YES**

Does the work fit within a General Exemption Certificate (GEC) approval pathway?

**NO**

Refer to Part 8.2.1.2 of CMP for guidance on what work is considered to fall under the Exemption Certificate (EC) or Part 8.2.1.3 for guidance on what work is considered to fall under the Development Application (DA) approval pathway.

Seek advice from a suitably qualified heritage consultant if there is uncertainty as to whether the work(s) would fall under the EC or DA approval pathway.

OR

Email palm@des.qld.gov.au, identify the Queensland heritage place and provide details about your enquiry. A heritage development assessment officer from the department will contact you.

Engage a suitably qualified heritage consultant to prepare a Heritage Impact Statement addressing the proposed scope of work(s) against the assessed levels of significance and conservation policies in the CMP.

Submit an application supported by a Heritage Impact Statement and any other supporting information (e.g. architectural plans, condition reporting) via the relevant approval pathway to palm@des.qld.gov.au.

Work can only commence once an official approval has been provided by DES.

**YES**

**NO**

Does the work affect an element(s), item(s), building(s) and/or area(s) located **ADJACENT** to the state-listed QHR boundary of the place?

**YES**

Does the work fit within a General Exemption Certificate (GEC) approval pathway?

**NO**

Refer to adjacency provisions of Performance Outcome 05 of the SDAP14 to determine the assessment pathway.

**YES**

Refer to Part 8.2.1.1 of CMP for guidance on what constitutes work considered to be generally exempt.

Seek advice from a suitably qualified heritage consultant if there is uncertainty as to whether the work(s) are generally exempt.

OR

Email palm@des.qld.gov.au, identify the Queensland heritage place and provide details about your enquiry. A heritage development assessment officer from the department will contact you.

Work can commence without approval provided it complies with General Exemption Certificate Queensland Heritage Places.

# 1. Introduction

## 1.1 Background

Extent Heritage Pty Ltd has been engaged by the Boondooma Museum & Heritage Association Inc. to prepare a Conversation Management Plan (CMP) for the place known as Boondooma Homestead, located at 8262 Mundubbera–Dulong Road, Boondooma (Queensland).

The Boondooma pastoral run was established in the mid-1840s by Scottish-born brothers Alexander Robertson and Robert Lawson, together with another Scotsman, Robert Alexander, in the wake of Henry Stuart Russell's formative exploration of the Burnett River district. The main Boondooma homestead was constructed by 1857, along with a substantial c.1850s stone store. The station's development and operations form part of the early exploration and settlement of the Upper Burnett region, and its buildings are indicative of early pastoral life in Queensland. Important surviving historical structures include the main homestead (c. late 1850s), the stone store building (c.1850s), cool and meat houses, and a postal receiving office (c.1860s). Today, the Boondooma Homestead complex operates as a heritage tourism destination. In addition to the surviving historical structures, it contains a range of relocated and contemporary ancillary buildings that accommodate the complex's operations.

Boondooma Homestead is identified as a place of state heritage significance, and is entered in the Queensland Heritage Register (QHR) (600967). It is also identified as a place of local heritage significance under part 8.4.3 of the *South Burnett Regional Council Planning Scheme 2017*.

This CMP is to be utilised as the principal guiding tool for the owners and managers of Boondooma Homestead to direct the future management, maintenance, and conservation works, adaptive reuse, new works, potential future uses, and interpretation of the heritage place. This CMP is informed by (and complies with) the Australia ICOMOS '*Burra Charter Process*' (based on *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* [Australia ICOMOS 2013] [hereafter *Burra Charter*]), which requires heritage managers to engage in a process of research and significance assessment, followed by policy development and action. The CMP is also predicated on the principle that the significance of a place will determine the appropriate heritage management response.

Boondooma Homestead embodies a range of heritage values that require conservation and a customised heritage management response. Therefore, this CMP provides documentary evidence of the place's historical development, assesses the place's cultural heritage significance (both as a whole and the relative significance of its elements), provides a physical analysis of the place's built forms and setting, and assesses the potential historical archaeological resource. The CMP then identifies constraints and opportunities that arise out of the assessed levels of significance, within the context of possible future development. It then provides a decision-making framework of general management policies together with a series of specific conservation actions.

## 1.2 Approach

This CMP has been prepared in accordance with the relevant guidelines issued and endorsed by the Queensland Heritage Branch (former Department of Environment and Heritage Protection [DEHP; now Department of Environment and Science]) (DES), which require heritage managers to engage in a process of research and significance assessment followed by policy development and action.

The methodology employed herein aligns with the principles set out in:

- *Guideline: Conversation Management Plans* (DEHP 2015);
- *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* (Australia ICOMOS 2013);
- *Assessing Cultural Heritage Significance: Using the Cultural Heritage Criteria* (DEHP 2013); and
- *Guideline: State Development Assessment Provisions State Code 14: Queensland Heritage* (DEHP 2017).

It generally adopts the approach set out in Kerr's *The Conservation Plan* (2013), which incorporates the following basic methodology:

- research and understand the history and development of a place;
- identify and assess the cultural heritage significance of a place and its elements;
- identify constraints and opportunities that might affect the future management of the place;
- develop a framework of policies for the future management of the place; and
- define management actions required to ensure the ongoing conservation of the place and its elements.

As part of the preparation of this CMP, Boondooma Homestead was inspected by heritage advisors from Extent Heritage on three separate occasions: in February 2019, February 2020, and October 2021.

## 1.3 Limitations

The site inspections conducted by Extent Heritage were limited to a visual inspection of the key built forms (interior and exterior), garden areas and grounds, and associated views and vistas. No inspections of the buildings' roofs, undercroft spaces, or wall cavities were undertaken. No structural engineering assessment has been provided, and this CMP does not constitute a formal dilapidation report or building condition inspection.

At the time of the site inspections, surface visibility in the open spaces and gardens around the extant structures was poor-to-fair due to existing landscaping or accumulation of soil deposits.



The assessment of historical archaeological potential in this CMP has therefore relied heavily on desktop research including publicly accessible materials.

No formal community consultation was undertaken in the preparation of this CMP. However, the informal conversations between Extent Heritage and members of the Boondooma Museum & Heritage Association Inc. during the site inspections have broadly informed the preparation of this CMP. The Boondooma Museum & Heritage Association also provided Extent Heritage with CD-ROMs containing anecdotal information from four Boondooma locals and their experiences from the 1920s onwards. The observations made related to the possible social significance of the place, are therefore based on a desktop review of previous reports and publicly accessible historical information and materials.

Consideration of Aboriginal cultural heritage places and values did not form part of the scope of this CMP. This includes the consideration of Aboriginal archaeological potential. Notwithstanding this, a broad policy directive regarding Aboriginal archaeology is provided in the policy framework (see Part 10.4.8, page 227).

This CMP relies on the following documentation, supplemented with additional research where necessary:

- Bruce Buchanan & Associates. 1982. 'Restoration Strategy for Boondooma, Wondai Shire Queensland.' Unpublished report prepared in consultation with the National Trust of Australia (Queensland) for Wondai Shire Council. PDF file.
- Extent Heritage. 2019. 'Preliminary Heritage Advice.' Unpublished report prepared for the Boondooma Museum & Heritage Association Inc. PDF file.
- Extent Heritage. 2021. 'Boondooma Homestead Restoration Services Heritage Impact Statement.' Unpublished report prepared for the South Burnett Regional Council. PDF file.
- Queensland Government. 2016a. 'Boondooma Homestead 600967.' Queensland Heritage Register (website). Last modified January 2016. <https://apps.des.qld.gov.au/heritage-register/detail/?id=600967>.
- Wallins & Associates. 1997. 'An Archaeological Investigation of Boondooma Homestead.' Unpublished report prepared for the Boondooma Historical Society. PDF File.
- Various unpublished loose documents, newsletters, correspondence, scanned maps, and images from the Boondooma Homestead on-site museum, prepared and made available by the Boondooma Museum & Heritage Association Inc.
- Boondooma Station Records Collection OM66-07. 1853-1863. State Library of Queensland, John Oxley Library.



## 1.4 Authorship

The following personnel at Extent Heritage prepared this CMP:

- Jacqueline Pearce, architect and senior associate;
- Jessica Heidrich, heritage advisor; and
- Patrick Thomas, research assistant.

## 1.5 Ownership

Boondooma Homestead is owned by South Burnett Regional Council (SBRC), who employ an on-site caretaker to manage the property in conjunction with the Boondooma Museum & Heritage Association Inc.

## 1.6 Terminology

The terminology in this CMP follows definitions presented in the *Burra Charter* (Australia ICOMOS 2013). Article 1 provides the following definitions:

**Adaptation** means changing a *place* to suit the existing *use* or a proposed use.

**Compatible** use means a *use* which respects the *cultural significance* of a *place*. Such a use involves no, or minimal, impact on cultural significance.

**Conservation** means all the processes of looking after a *place* so as to retain its *cultural significance*.

**Cultural significance** means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the *place* itself, its *fabric*, setting, *use*, *associations*, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups.

**Fabric** means all the physical material of the place including elements, fixtures, contents, and objects.

**Maintenance** means the continuous protective care of a *place* and its *setting*. Maintenance is to be distinguished from repair which involves *restoration* or *reconstruction*.

**Place** means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.

**Preservation** means maintaining a *place* in its existing state and retarding deterioration.

**Reconstruction** means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material.

**Related place** means a *place* that contributes to the *cultural significance* of another place.

**Restoration** means returning a *place* to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.

**Setting** means the immediate and extended environment of a *place* that is part of or contributes to its *cultural significance* and distinctive character.

**Use** means the functions of a *place*, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.

## 2. The site

### 2.1 Location

Boondooma Homestead is located at 8262 Mundubbera–Durong Road in Boondooma, Queensland. The subject property is situated within the South Burnett Regional Council Local Government Area (LGA). It is approximately 22 km north of Durong, a small rural settlement and the closest sizeable township, Wondai, is located approximately 75 km west. The major township of Kingaroy is located approximately 102 km to the south–east (see Figure 1, below).

The subject property is legally defined as Lot 3 SP186442 (see Figure 2, below). The QHR boundary for Boondooma Homestead is contained within that allotment, encompassing the extent of the former Lot 1 SP156286 (see Figure 4, below).

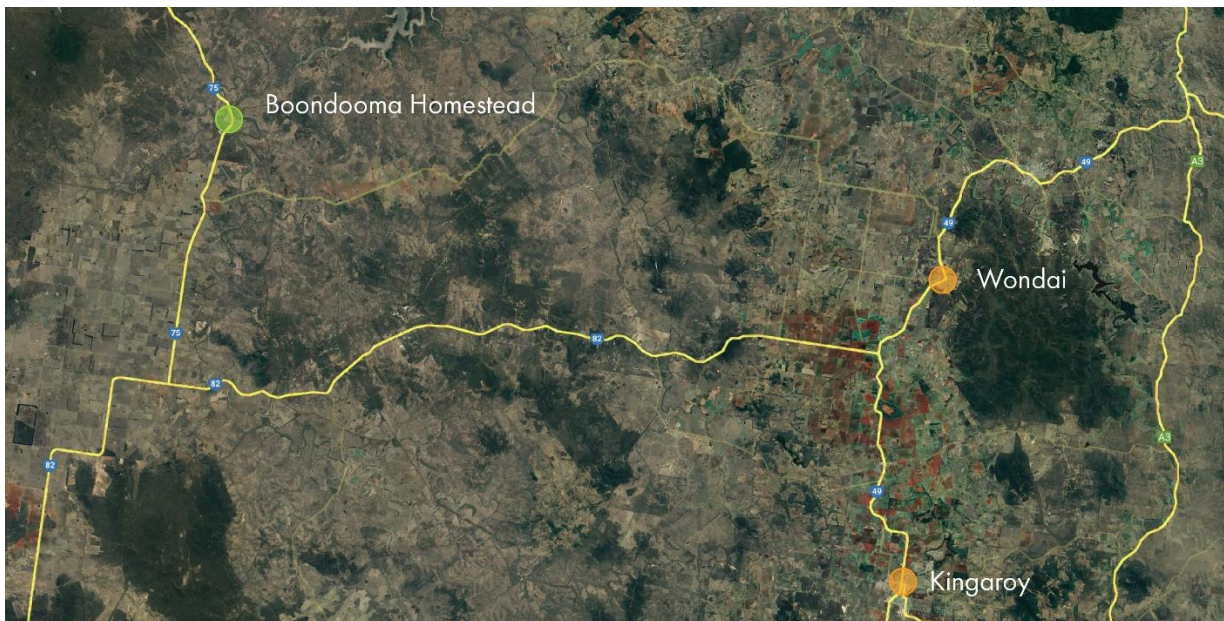


Figure 1. Aerial view illustrating the general location of Boondooma Homestead in relation to the surrounding townships of Wondai and Kingaroy, and Boondooma Dam. *Source:* Google Earth (2021).

### 2.2 Description

Boondooma Homestead is located near the junction of the Boyne River and the Boondooma Creek, in a corridor of land between the two watercourses less than 1 km wide. Part of the Boyne River has been dammed to create the Boondooma Dam, which is situated approximately 21 km to the north-east of Boondooma Homestead.

The eastern boundary of the subject property is parallel to the Mundubbera–Durong Road. The principal entrance to Boondooma Homestead is located on Mundubbera–Durong Road, which forms a primary connection to Chinchilla–Wondai Road to the south. The subject property is bounded by various large rural allotments at the north, west, and south.



The surrounding area is distinctly rural, characterised by low undulating hills and pastoral plains, usually cleared of trees with occasional clusters of shade trees retained for grazing cattle.

Figure 3, below, presents existing site plans of the Boondooma Homestead property, in both lot plan view. This site plan also identifies the site's principal and ancillary structures, numbered 1 through to 38.



Figure 2. Aerial view showing the general location and lot boundary (dashed white line) of the subject property. *Source:* Queensland Globe (2021).

*Note the Boyne River to the north-east of the property and Boondooma Creek to the north-west.*



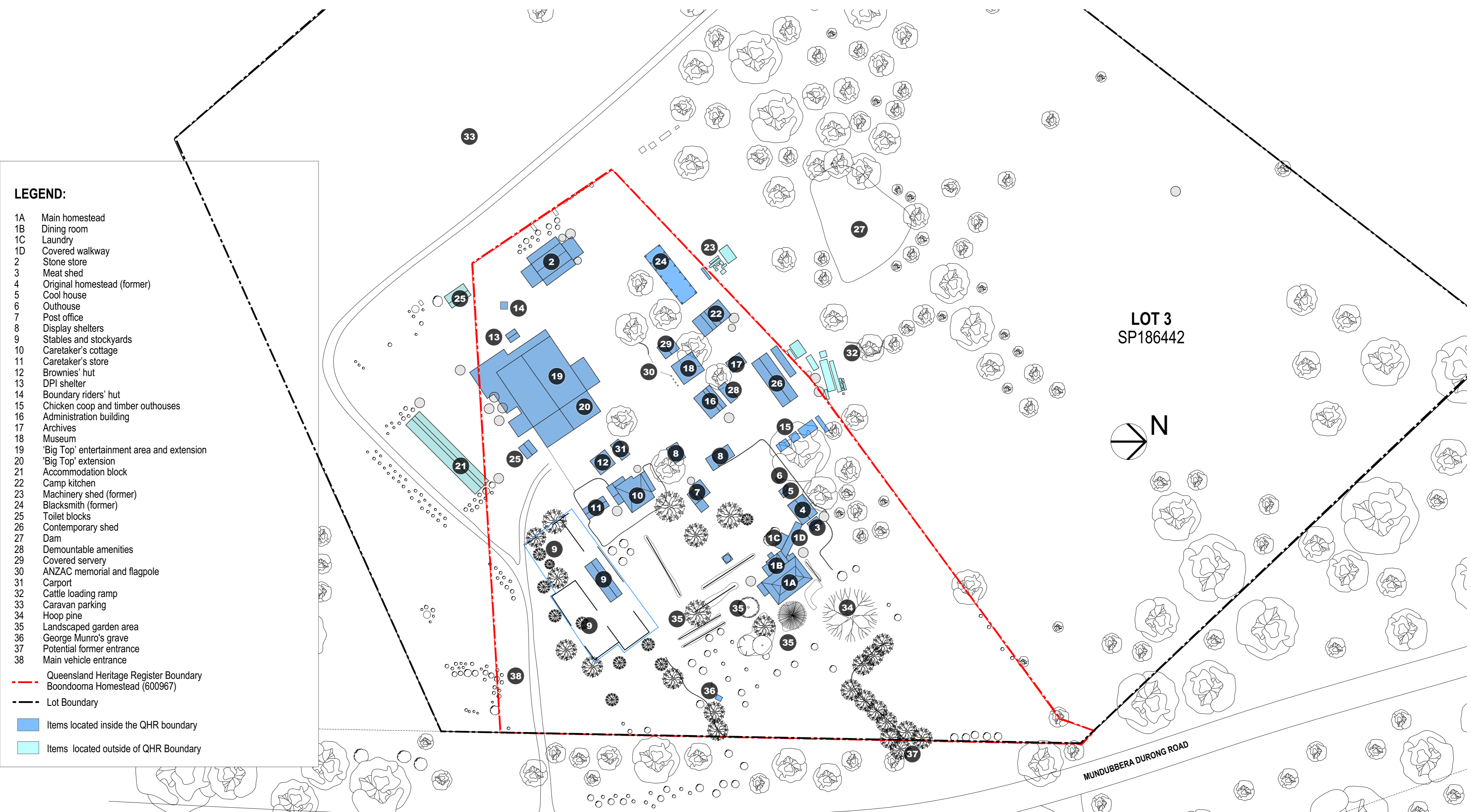


Figure 3. Existing site plan for Boondooma Homestead, identifying the site's principal and ancillary structures in relation to the lot and QHR boundaries. Source: Extent Heritage (2021).

### 3. Heritage status

#### 3.1 Overview

Table 1, below, presents a summary of the existing statutory and non-statutory listings for Boondooma Homestead.

Table 1. An overview of the heritage status of Boondooma Homestead

Heritage listing	Item listed (Y/N)	Item name	Item number
<i>Statutory listing</i>			
National Heritage List	N	-	-
Commonwealth Heritage List	N	-	-
Queensland Heritage Register (QHR)	Y	Boondooma Homestead	600967
South Burnett Regional Council	Y	Boondooma Homestead	Refer to QHR ID
<i>Non-statutory listing</i>			
The National Trust Register (QLD)	Y	Boondooma Station Homestead	WON 3/0
Register of Significant Buildings in QLD (Australian Institute of Architects)	N	-	-
Former Register of the National Estate	Y	Boondooma Homestead	8795

#### 3.2 Queensland Heritage Register

Boondooma is identified as a place of state heritage significance, and is entered in the QHR (600967) (Queensland Government 2016a). The QHR boundary for Boondooma Homestead (see Figure 4, below) encompasses a large portion of Lot 3 SP186442 and corresponds to the extent of the former Lot 1 SP156286. The QHR boundary captures the principal surviving buildings in the homestead complex dating c.1850–70s, as well as various ancillary and more contemporary structures that have been added to the site over time as part of the place’s operations as a heritage tourism destination.

Although the QHR citation specifically identifies the following buildings and structures as contributing to the cultural heritage significance of the place:

- the stone building (c.1850s);
- the main timber homestead (c.1850s);

- the detached dining room (c.1870s) and corresponding walkway;
- a cool house and a meat house;
- a postal receiving office (c.1860s);
- milk bails and stockyards;
- a timber garage (c.1950s); and
- mature trees and remnants of early gardens (established c.1870s).

The statutory implications of the above are addressed in Part 8.1 (page 194).

### 3.3 South Burnett Regional Council Planning Scheme 2017

Boondooma Homestead is also identified as a place of local cultural heritage significance under part 8.4.3 of the SBRC Planning Scheme (see SBRC 2017). Under the Scheme, the subject property is zoned as rural.

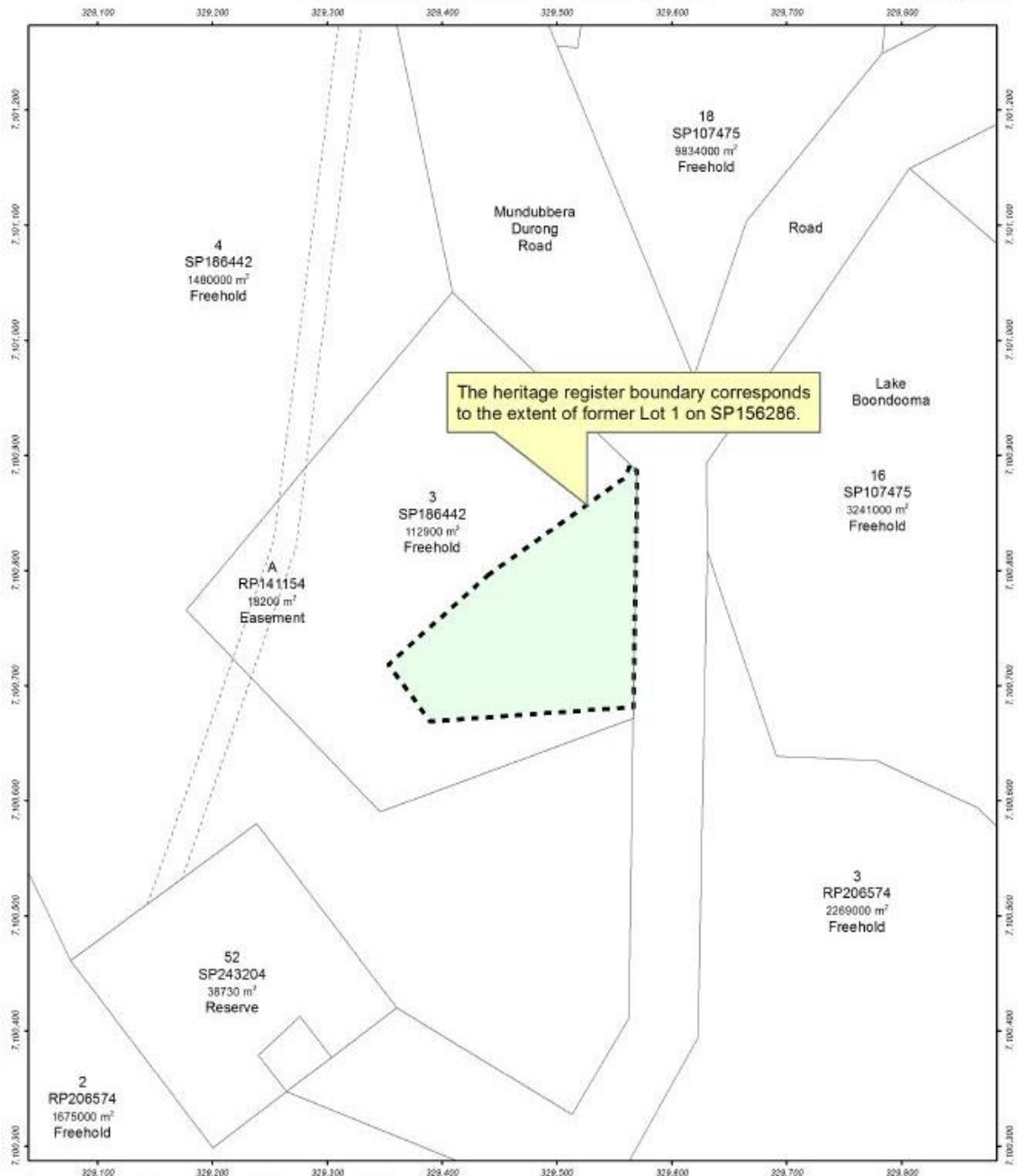
If it were not a state heritage place, Boondooma Homestead would be subject to the provisions of the Local Heritage Place Code, as set out in part 8.4.3 of the Scheme. The Local Heritage Place Code deals with the protection and enhancement of the cultural heritage significance of local heritage places, townscapes, and streetscapes.

The statutory implications of the above are addressed in Part 8.6 (page 200).



# Boondooma Homestead

600967



0 50 100 200 300 Meters 1:4,500

### Map 1

**Map Projection:** Transverse Mercator (MGA) zone 56  
**Horizontal datum:** Geocentric Datum of Australia 1994 (GDA94)  
**Map Production:** Heritage, Department of Environment and Heritage Protection 15 December 2017  
**Accuracy Statement:** Due to varying source, accuracy or currency of data layers used in this map, the spatial locations of features may not coincide when overlaid.  
**Disclaimer:** This map has been produced for the purposes of information and discussion. While the map has been prepared with care, neither the Queensland Government nor the Department of Environment and Heritage Protection or its officers or its staff, accept any liability for any decisions or actions taken by individuals or organisations on the basis of this map.

Heritage boundary overview



- Legend**
- Heritage register boundary
  - Cadastre**
    - Parcel
    - Easement



© The State of Queensland, 2017

Figure 4. Map illustrating the QHR boundary for Boondooma Homestead, which encompasses part of Lot 3 SP186442, originally the extent of Lot 1 SP156286. Source: Queensland Government (2016a).



## 4. Historical context

This Part summarises the history of the Boondooma Homestead complex within the context of the historical development of the Boondooma pastoral station as part of the first rapid expansion of pastoral settlement in Queensland. It draws on the historical description provided as part of the QHR citation for Boondooma Homestead (see Queensland Government 2016a), augmented with historical research undertaken by Extent Heritage.

It also provides a comparative analysis of Boondooma Homestead in relation to other state-listed nineteenth century homestead complexes in Queensland (see Part 4.8, page 73).

### 4.1 The new frontier: Darling Downs

From the mid-1830s, an entrepreneurial class of settlers fanned out in two movements away from the limits of the already settled areas around Sydney: one south-west, towards Port Phillip Bay and western Victoria, and another north-west, towards New England and the Darling Downs (French 2010, 804). While much of the exploration of the pastoral frontier was carried out at the macro-level by explorers such as Allan Cunningham, Thomas Mitchell, and Ludwig Leichhardt, exploration was also carried out by individual squatters seeking to find viable grazing land and locations suitable for establishing stations (Buckley 1964; Chapman 2009; French 2010). Amongst others, this included Patrick Leslie's expedition to the Darlings Downs in 1840, Henry Stuart Russell's journeys down the Condamine to Cecil Plains and up the Mary and Burnett Rivers to Burrandowan in 1842, and the Archer brothers' expedition over the Downs Range to the Upper Brisbane Valley (1841–47) (French 2010; Russell 1888). The progressive seizure of fertile lands in the Darling Downs was essentially a massive land grab—forcing Aboriginal peoples off country and disrupting their traditional lifeways—and it continued apace from 1840 (French 2010).

Many of these squatters and settlers were middle-class immigrants, with the hopes of becoming wealthy pastoralists and exploring unsettled agricultural land in what later became the state of Queensland (Chapman 2009, 29). Henry Stuart Russell, the eldest son of a wealthy East India Company official, was one such immigrant with motivation to become an Australian explorer and squatter (French 2010). Russell's enthusiasm is reflected in *The Genesis of Queensland*, in which he noted the exciting news of Patrick Leslie's return from his 1840 exploration of the Darling Downs region:

Word had by some means been received of Patrick Leslie ; stationless sheep owners were on the *qui vive* ! He had already taken up magnificent country, it was said, on Darling Downs ; years before seen at a distance by Allan Cunningham, and by him mapped and named ! Moreton Bay not more than a hundred miles away for a shipping port ! For what Patrick Leslie had done, and was doing at this time, I must refer the inquirer to his own diary. I will not poach on his plantation.

Figure 5. Extract from Henry Stuart Russell's *The Genesis of Queensland*, wherein he records Patrick Leslie's return from his exploration of the Darling Downs. Source: Russell (1888, 191).

During 1840, Russell first came to what would become the state of Queensland (in 1859) to stay with his cousins on the Darling Downs and in the subsequent year established the pastoral station, Eton Vale, in partnership with his brother, Sydenham (Queensland Government 2016a). Around this time, Russell's cousin Arthur Hodgson extended Russell an invitation to join a party bound for the Darling Downs; Hodgson was in the process of purchasing and relocating a flock of sheep to the Darling Downs on Leslie's advice (Chapman 2009, 30). Russell's travels from Maitland to the Darling Downs as part of Hodgson's party are retrospectively detailed in his publication, *The Genesis of Queensland* (see Russell 1888).

By 1842, explorations began to spread to areas further north of the Darling Downs. In November of that year, Russell travelled northwards from Kilcoy Station to Tiaro in the company of William Orton and an Aboriginal guide named Jemmy (Chapman 2009; Queensland Government 2016a). From Tiaro, their party rode westwards for over a week through 'broken and rugged country', finding the going particularly difficult through the dense scrub (Russell 1888, 345). They came to a stream, later named the Stuart River, at a spot approximately four miles above the present Proston Weir. Following this watercourse, they came to the Boyne River, which Russell named in the mistaken belief that it was the headwaters of Oxley's Boyne River that flowed into Port Curtis (Chapman 2009; Matthews 2008, 7). After re-tracing the course of the Boyne River northwards, almost to its confluence with the Burnett River, Russell returned upstream and in doing so, was the first European to pass through the area that was later to become Boondooma (Queensland Government 2016a). Near present-day Durong, Russell left the Boyne River and then struck a course south-west towards the Condamine River, making his way back to Cecil Plains.



Figure 6. Sketch illustration of Henry Stuart Russell, date unknown but likely c.1888. *Source:* Russell (1888).

In *The Genesis of Queensland* (Russell 1888), Russell’s companion, a Mr Glover, reflected that Russell had ‘found a lovely country upon the river and left with the determination of revisiting it’ (345–346). By early 1843, Russell acted on this intention, returning to the area that would later become Boondooma. Setting out with a larger party, Russell left from Jimbour Station and made his way down the Boyne River from its headwaters to the confluence with the Burnett River where he had turned back the previous year (Chapman 2009). Russell provided the following description of the country in the area that would later become the South Burnett region:

**“On leaving Jimbour the whole character of the country alters. Instead of the wide-spreading plains upon the Darling Downs, the traveller comes upon a fine undulating country, thickly timbered, and covered with the most luxuriant grass; the ridges are chiefly granite.**

Figure 7. Extract from Henry Stuart Russell’s *The Genesis of Queensland* (1888), wherein he records his impressions of the country in the area that would later become the South Burnett region (including Boondooma). *Source:* Russell (1888, 346).

On this journey, Russell continued down the Burnett River almost to present-day Wallaville before turning southwards back towards the Darling Downs. Again, Russell crossed the Stuart River at the point where he had reached it in 1842 and then continued south over the Divide to Jimbour Station. Before the end of 1843, Russell had found a ‘beautiful spot’ for a new sheep station on the Boyne River and established pastoral run, ‘Burrandown’ (Chapman 2009; Queensland Government 2016a; Russell 1888, 347).

The explorations of Russell in the Burnett River district during the early 1840s mark a watershed in the pastoral history of Queensland. His efforts opened up a district of rich grazing and agricultural land for pastoral settlement, and instigated a pivotal influx of settlers and squatters to the area that would later be known as the South Burnett. The influx of European settlers, squatters, and stock to this region in Russell’s wake resulted in the rapid acquisition of leases for pastoral runs throughout the 1840s (Matthews 2008). Among others, this included stations such as:

- ‘Tarong’ (1842), established by John James Malcolm Borthwick;
- ‘Nanango’ (1846), by William Elliot Oliver;
- ‘Taromeo’ (1842) near Blackbutt, by Simon Scott;
- ‘Taabinga’ (1840s) near Kingaroy, by William O’Grady Haly and Charles Robert Haly;
- ‘Kilkivan’ (1845), by James Sheridan;
- ‘Boobyjan’ and ‘Winderá’ (c.1846), by Paul and Clement Lawless; and
- ‘Barambah’ (1843), by John Ferriter and Edmund Uhr (Hadwen 2009; Matthews 2008,5–6).

## 4.2 Boondooma station: establishment and tenure

Amongst these early settlers to the Burnett district were Scottish-born brothers Alexander Robertson Lawson and Robert Lawson, who together with another Scotsman, Robert Alexander, set up a pastoral sheep run named 'Boondooma' in 1846 with a lease of land provided by the then New South Wales colonial government (Matthews 2008, 31; Queensland Government 2016a). The name 'Boondooma' is reportedly an Aboriginal word meaning 'a hole dug in the sand from which to obtain a drink' (CGoQ 2018; Matthews 1997). This reflects the station's siting close to the Boyne River: a sizable watercourse that usually appears as a dry bed of sand, but had good quality water readily available beneath the sands' surface.

The original *Boondooma* holding was a conterminous run, made up of various pastoral leases (Waagineraganya, Proston, Waringa, Jua, and Durong) with Boondooma as the head station (Matthews 2008, 31). The Piar, Dangarabungy and Weir Weir leases were subsequently acquired, but the country was part of the original Boondooma run.<sup>1</sup> The size of the original Boondooma run was approximately 640,000 acres (Matthews 2008, 31).



Figure 8. Family of Fred Hampson photographed at one of the Boondooma outstations, Dangarabungy, 1919. Source: SLQ JOL Neg: 149253.

On 12 April 1851, the partnership between the Lawson brothers and Robert Alexander was dissolved: the Lawson brothers took Boondooma and its various leases, except for Proston, which was taken by Robert Alexander (Matthews 2008, 33).<sup>2</sup> The Lawson brothers formally applied for the Boondooma lease on 31 October of that year, and it was approved in 1852 (Queensland Government 2016a). Although compiled almost a decade later, *Pugh's Almanac*

<sup>1</sup> Notations to Matthews (2008) from Buddy Thomson, received 4 September 2007.

<sup>2</sup> Letter to Matthews (2008) from Jack Coe, author of *The Big Scrub* (1977) and authority on the history of Durong and District, dated 18 April 1997.



& *Queensland Directory 1862* confirms their joint ownership of the lease, listing 'A and R Lawson' as owners of Boondooma (see Figure 9, below).

However, by 1863, the partnership between the Lawson brothers had dissolved: Robert had acquired property in the Tenterfield and Stanthorpe areas and Alexander elected to retain Boondooma (Matthews 2008, 33).<sup>3</sup> The lease was therefore transferred solely to Alexander Lawson, who elected to take his bookkeeper, William Stewart, into partnership in 1865 (Matthews 2008, 33; Queensland Government 2016a).

From the mid-1860s, the transfers of ownership of the *Boondooma* holding became complex, with the lease tenure changing hands multiple times and ultimately resulting in the holding being resumed and broken into smaller leased sections. Notwithstanding these changes, the property continued to be managed by the Lawsons (on behalf of various lessees) until around the 1880s (Matthews 2008, 31; Queensland Government 2016a).

In 1867, the *Boondooma* lease was transferred to William Oswald Gilchrist and John Young, before being transferred to Gilchrist solely in 1872 and then held jointly by Gilchrist and John Brown Watt in 1888 (Queensland Government 2016a). An official letter from the Honourable Minister for Lands, Brisbane, dated 25 February 1889, identifies each lease comprising the consolidated *Boondooma* run as either being retained by Gilchrist, Watt and Co jointly, or by Gilchrist or Watt individually (see Figure 10, below). However, it seems unlikely that Gilchrist, Young, or Watt actually resided at the property; instead, the holding continued to be managed by the Lawsons (Queensland Government 2016a).

In 1885, the combined holdings of Boondooma were brought under the provisions of the *Crown Lands Act 1884* (see Figure 11, below), and were subsequently resumed and divided into two separate portions: 259 square miles of leased land in the name of Gilchrist, Watt and Co, and 249 square miles of resumed land (Queensland Government 2016a) (see Figure 10–Figure 13, below). The formal documentation of this division of the consolidated Boondooma run included a detailed description of the extent of the respective resumed and leased portions; Figure 12, below, presents an excerpt of this description. At this time, George Munro had succeeded the Lawsons as manager of Boondooma, and he served in this role until his death on 24 March 1895, after which he was succeeded by his son, Peter Munro (see Part 4.4, page 53).

---

<sup>3</sup> Ibid.

STATIONS.		OWNERS.
<i>Dalby and Auburn Line.</i>		
Jimbour	...	T. Bell and Sons
Jingi Jingi	...	Edwin A. Hickey
Burrandowan	...	G. Sandeman
Durah	...	David Ord
Boondooma	...	A. and R. Lawson
Mandingo	...	Hugh Nelson
Catharga	...	Chessborough C. Macdonald
Auburn	...	P. J. Pigott

Figure 9. Extract from Pugh’s Almanac & Queensland Directory 1862, entitled ‘Country Directory—Dalby’, which identifies the owners and pastoral stations relevant to the postal township of Dalby, Queensland. Source: Pugh (1862, 119).

Note A and R Lawson are listed as the owners of Boondooma Station.

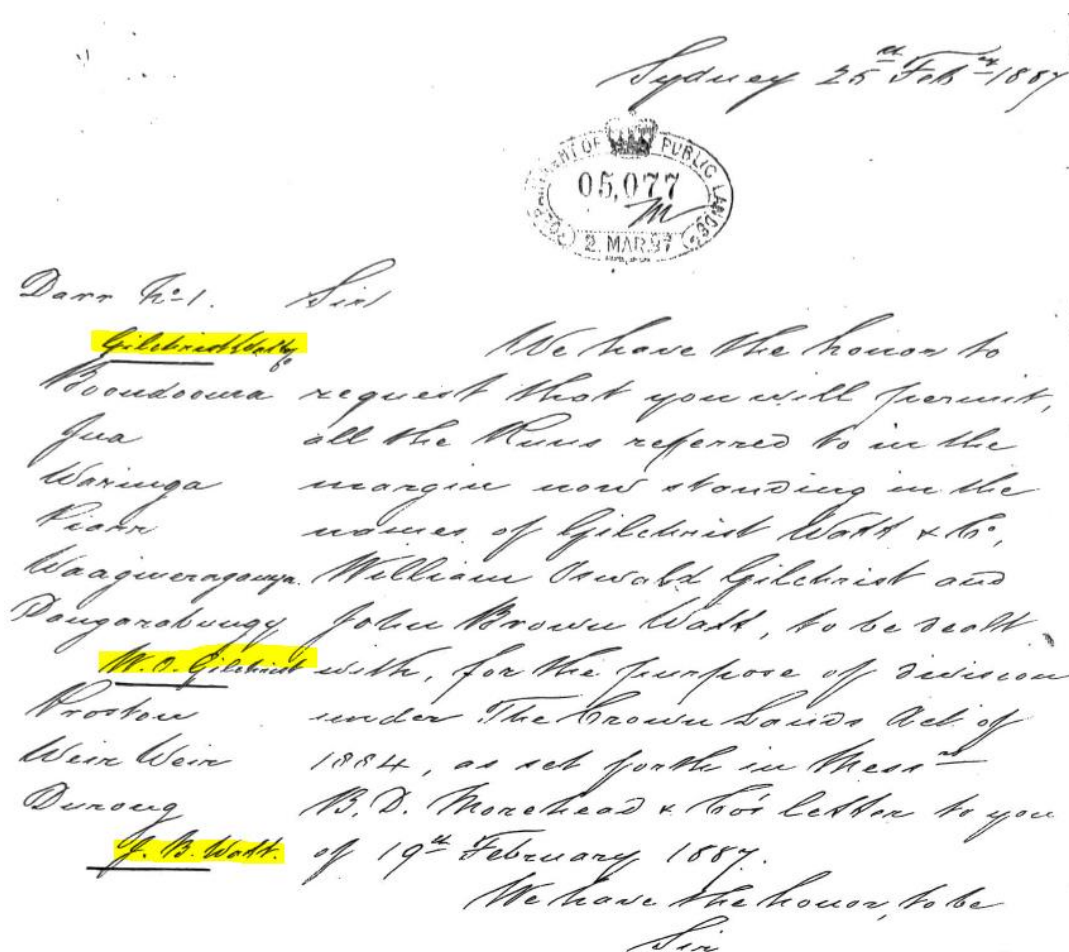


Figure 10. A scan of a letter, dated 25 February 1889, from the Honourable Minister for Lands, Brisbane, advising that the combined holdings of Boondooma were brought under the provisions of the Crown Lands Act 1884. Source: Boondooma Museum & Heritage Association Inc (2021).

Note the list of leases comprising the Boondooma run in the margin, which are identified as being retained by either Gilchrist, Watt and Co jointly, or by Gilchrist or Watt individually.

MEMO. of 108 Tides

Application to bring Runs under "The Crown Lands Act of 1884."

NAME OF RUN OR RUNS	DATE OF LEASE	ACRES	FACTOR	AMOUNT
Boondooma	31 <sup>st</sup> Oct. 1857 Waagineraganya	7 1/2	32	240
	19 <sup>th</sup> Dec. 1857 Piar	19	50	950
	30 <sup>th</sup> May 1857 Dangarabungy	29	117	3381
	31 <sup>st</sup> Oct. 1857 Boondooma	29	117	3381
	31 <sup>st</sup> Oct. 1857 Jua	115	106 1/2	12247 1/2
	31 <sup>st</sup> Oct. 1857 Waringa	107	104	11128
	31 <sup>st</sup> Oct. 1857 Weir Weir	104	104	10816
Total		391 1/2	500	512

of Consolidation.—Available: \_\_\_\_\_ Unavailable: \_\_\_\_\_ Total: 500 square miles.

Current Tenant: William Oswald Gillet

Runs (if any) held by same Pastoralist, not included in this Application: None

Unsurveyed: Surveyed by M. Kule 1877

Lease Expired: Not held under lease

Lease Renewable: 25th

Proper Form and Signed by Lessee or Authorized Agent: [Signature]

Attested: [Signature]

*Handwritten notes:*  
 Instructions to M. Kule to survey the runs.  
 D.O. Manager 22. 5. 87  
 Memo: to Comm. Rule with Lessee's drawing of proposed division 27/3/77  
 Stamp: LAND BOARD QUEENSLAND 3. SEP. 87  
 Stamp: 1656  
 Stamp: 2659  
 Stamp: 24-11-87  
 Stamp: 25-11-87

Figure 11. A scan of the original application to bring the Boondooma run (including its various leases of Waagineraganya, Piar, Dangarabungy, Boondooma, Jua, Waringa, and Weir Weir) under the provisions of the Crown Lands Act 1884. Source: Boondooma Museum & Heritage Association Inc (2021).



In the Matter of the Division of the Run known  
as Boondooma  
situated in the Pastoral  
District of Burnett  
in the Colony of Queensland.

Whereas William Oswald Gilchrist  
and John Brown Watt

the Pastoral Tenant of the consolidated Run known  
as Boondooma, situated  
in the Pastoral District of Burnett  
in the Colony of Queensland,

comprising the contiguous runs known as  
Naagimeraganya, Riar, Dangarabungy,  
Boondooma, Jua, Maringa and  
Meir Weir

AND WE DO FURTHER ORDER that the said consolidated  
Run known as Boondooma and comprising the  
runs hereinbefore mentioned  
be divided into two parts:

AND that the part of the said Run referred to in the said Act as "the  
resumed part" shall comprise and include the land described as  
follows, viz:— 249 square miles



Commencing on the right bank of the  
Boyne River at a point 32 chains in a  
direct line above a gum tree marked  
 and bounded thence by a north  
line, crossing the river, also crossing  
Naagimeraganya, ~~Ringar~~ and Baranga  
Creeks to the watershed between Jondakra  
Creek and the Boyne River, thence by that  
watershed northwesterly to the eastern  
watershed of Rocky Creek, thence by that  
watershed southerly to a point east of the  
head of Micanangy Creek, the most  
southerly branch of Rocky Creek, thence by  
a west line passing through the head of  
that creek and recrossing it at a point  
20 chains above a tree marked   
passing

Figure 12. A scan of one of the official documents recording the division of the consolidated Boondooma run under the provisions of the Crown Lands Act 1884, which includes a detailed description of the extent of the resumed and leased portions. Source: Boondooma Museum & Heritage Association Inc (2021).



Figure 13. A photograph of a portion of an original district map, illustrating the 259 square miles portion of leased land in the name of ‘Gilchrist, Watt & Co’ , and the separate 249 square mile portion of resumed land comprising Boondooma as result of the holding being brought under the provisions of the Crown Lands Act 1884. *Source:* Boondooma Museum & Heritage Association Inc (2021).

In 1898, severe drought and the spread of spear grass forced Gilchrist, Watt and Co to revert to farming cattle and ultimately forsake Boondooma, after nearly fifty years of ownership. The sale was not permitted until some land resumptions were effected, namely the two separate blocks now known as Boynedale and Corrunovan, which were opened for selection in 1900.<sup>4</sup> The tenure of Boondooma was then obtained by EJ McConnel, a member of the well-known Cressbrook Pastoral Company (Queensland Government 2016a); however, certain conditions imposed by the Department of Public Lands under the Crown Lands Act had to be complied with prior to the registration of the transfer, which caused the delay of the latter for several years.<sup>5</sup> When title was officially transferred on 23 June 1904 (see Figure 14, below), it was to DC McConnel & Sons, a company established by David Cannon McConnel prior to his death in 1885 in partnership with his sons James Henry, David Rose, Eric Walter and Edward John, and daughter Mary McLeod Banks (Matthews 2008, 44; Queensland Government 2016a).<sup>6</sup> Prominent pioneering pastoralists, the McConnel family established *Cressbrook* (QHR 600503) in 1841, the first sheep run in the district, and were instrumental in the settlement and economic development of the Brisbane Valley (Queensland Government 2016c). It is interesting to note that none of the McConnel family ever resided at Boondooma, and upon title being transferred in 1904, it was utilised by DC McConnel & Sons as collateral for a stock mortgage of a sum of £160,000 (Queensland Government 2016a).

<sup>4</sup> *Boondooma Station 1846 to 1975 Historical Record*, typescript, Boondooma Museum & Heritage Association Inc.

<sup>5</sup> *Ibid.*

<sup>6</sup> QSA, LAN/AF99.

02 02 70110 (1005) (1-2)

**TRANSFER OF** Boondooma **holding** RUN,  
**DISTRICT OF** Barrett.

(53) 202 177  
12 177

*Flowers & Hart  
11/17358 F*

**Author:** William Oswald Gilchrist (by his attorney Walter Cumming Watt) and Walter Cumming Watt,  
William Holdard Watt (by his attorney Walter Cumming Watt) and William Keen (by his attorney Walter Cumming  
Watt) and Alexander Stewart Watt (by his attorney Walter Cumming Watt) executors of the  
will of John Brown Watt deceased.

**Transferee:** James Henry McConnell, David Ross McConnell, Mary Macleod Beatty, widow (by her attorney Eric  
Walter McConnell), Eric Walter McConnell and Edward John McConnell (to be jointly as McConnell & Sons)

**Rent:** paid -

**Other Payments due:**

**Stamp Duty:** Stamped under declaration.

**Transfer Fee:** paid 26.04

**Signature properly attested:** Yes

**Application to Bring Runs under "The Crown Lands Act of 1884":**

**Date of Land Board's Order confirming Division:** 27 Sept 87

**Date of Lease:** 1 July 1887

**Lease Lodged for Endorsement:** Yes

**Certificate Lodged for Endorsement:** forfeited

**Requirements.**

1. Area Solicitor's certificate - (see 04/18570 C.O.L. hereinto.)

*W. C. O. L.  
Watt  
8/10/04*

Transfer approved  
Board.

for used day  
21.6.04

**TRANSFER COMPLETE**  
Treas. & Co. Parties Adm.  
**23 JUN. 1904**

Figure 14. A copy of the title transfer documentation for the Boondooma holding, dated 23 June 1904, identifying Gilchrist, Watt and Co as the transferor, and DC McConnell & Sons as the transferee. Source: Boondooma Museum & Heritage Association Inc (2021).

During the McConnel's tenure, David Stevens replaced Peter Munro as manager of Boondooma, and served until 1908, when he was replaced by Archibald Graham Snr (see Part 4.4 on page 53, and Figure 38 on page 59). Within subsequent years, the Boondooma holding was further reduced through resumptions and expiry of leases. In 1905, a further 60 square miles of Boondooma was resumed by the government, reducing the holding to a total of 198 square miles (Queensland Government 2016a) (see Figure 16, below). Further land resumptions occurred in 1908 and 1911, primarily on the basis of reports that parts of the holding were infested with prickly pear that was deemed to be dealt with if the land was made available for selection (see Figure 15–Figure 17, below). Around this time, in c.1913, the holding was released from the McConnel's 1904 mortgage and operations were taken up by the Marshlands Pastoral Company, which notably had three McConnel family members as shareholders: Mr Rollo Somerset, Mr Hereward Somerset, and Mrs E Drane (Queensland Government 2016a).<sup>7</sup>

Much of the property was again thrown open for selection in the early 1910s and 1920s, with the land surveyed into separate blocks. A large portion (sometimes referred to as 'The Plains') was retained by the McConnel's, including the homestead block, but the remainder was thrown open for selection (Matthews 2008, 49). In 1922, Frederick Palethorpe, who went on to become Deputy Commissioner of Police,<sup>8</sup> successfully obtained the McConnel's lease of the homestead block through a ballot process at the young age of nineteen (Matthews 2008, 49). Another successful ballot applicant, Mr Jacob Seiler, also settled with his wife and family on one of the Boondooma portions thrown open for selection (Queensland Government 2016a).

Over the years since the establishment of the Boondooma run in 1846, land resumptions, the expiration of various leases, and tenure changes resulted in the progressive reduction of the great station expanse of some 259 square miles property to its present homestead portion size (some 1,565 acres).

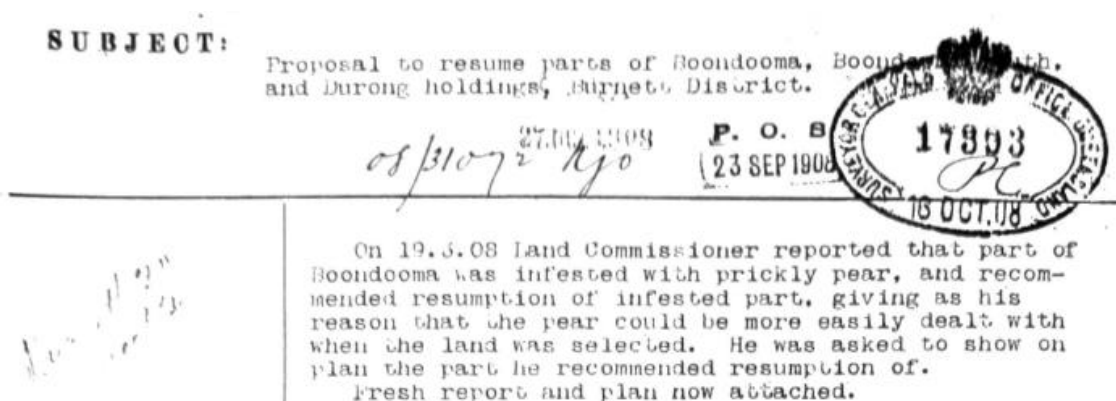


Figure 15. Extract from a memo to the District Land Office, Brisbane, addressing the proposal to resume parts of the Boondooma holding for settlement due to prickly pear infestation. *Source:* Boondooma Museum & Heritage Association Inc (2021).

<sup>7</sup> *Boondooma Station 1846 to 1975 Historical Record*, typescript, Boondooma Museum & Heritage Association Inc.

<sup>8</sup> *Boondooma Historical Background*, typescript, John Oxley Library VF 994.32.



*Kellett L. 11.3 (2309.7.6)*

**Report for Appraisal of Rent of**  
**for the** \_\_\_\_\_ **period of the Term of the Lease.**

1. Name of Holding ... .. *Boondooma.*

2. District ... .. *Burnett.*

3. Area ... .. *198 sq. miles*

4. Name of Lessee ... .. *D. C. McConnell & Sons.*

5. Date of Inspection ... .. *18.2.1905.*

6. Average rainfall for the past seven years. (From Station records if possible) } *Rainfall for 1904 - 13 in. 8 pts. see Gayndah.*

7. Distance from nearest Railway Station } *64 miles to Narna.*

8. Rates of carriage to and from nearest Railway Station }

9. Water Supply.—Giving both natural and artificial and the nature of each; whether natural supply is sufficient for grazing capacity of country, or whether both required; whether special facilities exist for obtaining water } *Watered by Boyne River, Boondooma, Narnga, Wagoner, Tugar, William, Baranby, Wangy & Rocky creeks. Large permanent waterholes in William Creek. Natural supply is sufficient in average seasons for the grazing capacity.*

Figure 16. A copy of a 1905 report for the appraisal of rent for the Boondooma holding, which identified it as now comprising 198 square miles. Source: Boondooma Museum & Heritage Association Inc (2021).

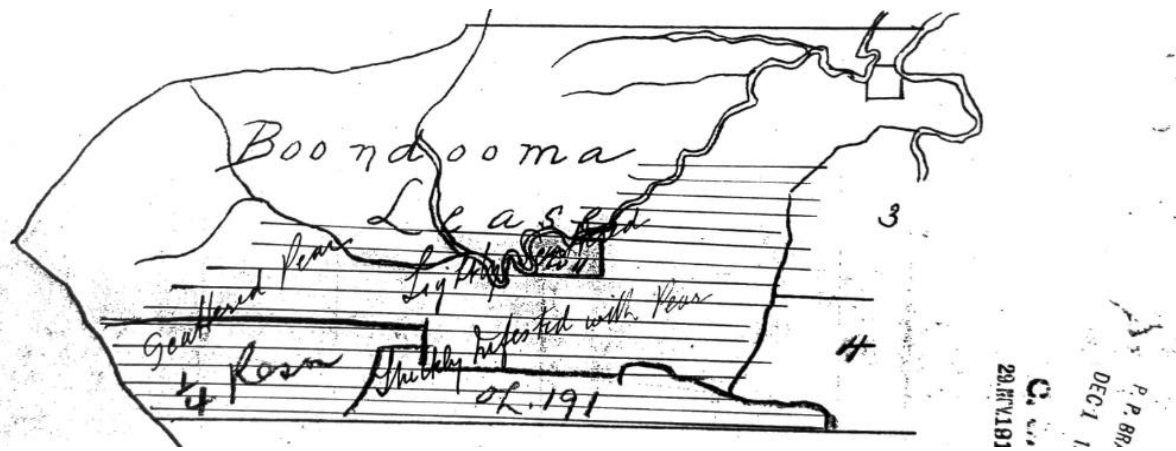


Figure 17. A scan of a hand-drawn sketch showing the general extent of the prickly pear infested areas within the Boondooma holding c.1911. Source: Boondooma Museum & Heritage Association Inc (2021).

In the mid-1920s, the property was subsequently transferred to Jane Ann Stockill, who was never married to her life partner, Edward ‘Ned’ Thomson Snr, but lived with him at Boondooma and had two children (see Figure 39, page 60). Their son, also named Edward ‘Eddie’ Thomson (Jnr), later (c.1930) acquired what remained of Boondooma station and on 30 October 1944, he married Joyce Pateman (Matthews 2008, 49, 51). The couple had seven sons and lived at Boondooma, which Edward had purchased from Jane (Matthews 2008, 54). One of their sons, Albert ‘Buddy’ Thomson, grew up there and although he left at approximately age 18, Buddy returned to Boondooma approximately 20 years later and became deeply involved in the restoration and preservation of the Boondooma property’s buildings and history, together with his wife, Lynne Bennett (Matthews 2008, 56–57). Over a period of fifty years, several generations of the Thomson family lived at and managed *Boondooma* and during that time, the property was used as a dairying farm as well as for growing cotton and rearing cattle (see Part 4.4, page 53).

By the mid-1970s, it was evident that the property’s buildings were in need of conservation, and preliminary plans for the preservation of the place were discussed by the Wondai Shire Council on 10 October 1974 (Matthews 2008, 54). Following the availability of Commonwealth grant funding for the conservation of the properties on the Register of the National Estate (which included Boondooma Homestead), the Wondai Shire Council and Councillors. RP Somerset and JI Macfarlane carried a motion for the submission of the proposed acquisition of Boondooma under the Federal Government grant scheme.<sup>9</sup>

In 1975, the Wondai Shire Council received a grant of \$30,000 for the acquisition of the homestead block, the main homestead building, and its outbuildings and by that time, an agreement had been reached with the current owners, Eddie and Joyce Thomson, for the property’s sale to Wondai Shire Council (Matthews 2008, 55). Upon Eddie’s death, Joyce relocated to Kingaroy and the remaining Boondooma portions were divided amongst some of their sons (Robert, Trevor, and Peter Thomson) and the homestead block officially passed into the hands of Wondai Shire Council (WSC).<sup>10</sup>

In c.2008, the WSC (along with several other local councils) amalgamated to form the South Burnett Regional Council (SBRC), which in association with the Boondooma Museum & Heritage Association Inc. (formerly the Boondooma Historical Society) assumed responsibility for the management and conservation of the Boondooma property. Today, the Boondooma Homestead complex is owned by SBRC, who employ an on-site caretaker who manages the day-to-day maintenance and operations of the property, together with the Boondooma Museum & Heritage Association.

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<sup>9</sup> Wondai Shire Council minutes, 10 October 1974, 3; Ibid., 14 November 1974.

<sup>10</sup> Interview between Matthews (2008) and Joyce Thomson, 19 May 2007.

## 4.3 Boondooma homestead

### 4.3.1 The principal structures

Upon the Lawsons' arrival in 1846, temporary huts and sheds were erected on the property, and according to the collection of Boondooma station wage sheets and correspondence records held in the State Library of Queensland<sup>11</sup>, Boondooma soon became 'a hive of industry'<sup>12</sup>. The subsequent period from the mid-1850s to the 1870s was in general an era of expansion for *Boondooma* and this is reflected in its physical growth over time.

The nature and location of the homesteads that the Lawsons established and lived in is the subject of some controversy; however, it is possible to discern the following from the historical record and anecdotal accounts:

- The original dwelling, likely of simple timber construction, that the Lawsons lived in upon arriving at Boondooma is no longer surviving (Matthews 2008, 33). According to Albert 'Buddy' Thomson, an earlier dwelling reputedly existed in the area that today corresponds with the western end of the covered walkway from the main homestead. This dwelling was purportedly destroyed in a storm c.1923–24.<sup>13</sup> However, the QHR citation for Boondooma Homestead cites that an earlier house was reputedly located on an area archaeologically identified as being later used for a fowl house (Queensland Government 2016a). Further, the QHR citation states that a detached 'dining room' structure was built during the 1870s, and was, at some stage, connected to the main homestead by a covered walkway (Queensland Government 2016a). It is possible that this 1870s 'dining room' structure referred to in the QHR citation was built on the location of a former dwelling as described by the Thomson's and destroyed in the mid–1920s in a storm event. It is also possible that this 1870s 'dining room' structure was utilised as temporary living quarters prior to its connection to the main homestead. Further investigation is required to determine the veracity of this information and the location of the earliest dwelling.
- By the mid–1850s, it appears that plans were being made to replace the aforementioned earlier dwelling and to construct two homesteads to accommodate both the Lawson brothers and their families (as Alexander Lawson had married in 1855 and Robert Lawson in 1857). Station correspondence records held in the State Library of Queensland from this period reveal orders for building supplies and furniture in September 1855, including door hinges, locks, handles, window glass, wallpaper, calico (to cover timber internal walls or ceilings), a

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<sup>11</sup> Boondooma Station Records Collection OM66-07, 1853-1863, State Library of Queensland, John Oxley Library.

<sup>12</sup> Letter to Matthews (2008) from Jack Coe, author of *The Big Scrub* (1977) and authority on the history of Durong and District, dated 18 April 1997.

<sup>13</sup> Notations to Matthews (2008) from Buddy Thomson, received 4 September 2007. It is noted that Albert 'Buddy' Thomson has partially reconstructed the typical timber framing of an earlier structure at the end of the covered walkway from the main homestead; however, it was not finished prior to his sale of property to Wondai Shire Council in 1975. This unfinished reconstruction is currently interpreted on-site via existing signage as the supposed location of the 'original homestead'; however, as evidenced above, whether this is historically accurate is unclear and worthy of further investigation.



drawing room table and chairs, a hand basin, cooking stove, and a bath (Queensland Government 2016a).<sup>14</sup>

- By late 1856, the Boondooma station wage records held in the State Library of Queensland indicates that two carpenters, John Groom and John Moules, were employed at Boondooma (Matthews 2008, 33; Queensland Government 2016a).<sup>15</sup> Moules was a German migrant who lived and worked at Boondooma.<sup>16</sup> Both carpenters are recorded as working at Boondooma until mid-1857, along with a team of five other tradesmen under their supervision (Queensland Government 2016a).<sup>17</sup>
- It is most likely that the two homesteads built to accommodate the Lawson brothers and their families were constructed during this period (i.e., between 1852 and mid-1857). According to Jack Coe, author of *The Big Scrub* (1977) and an authority on the history of Dulong and district, the two homesteads 'were low and side by side with a common detached kitchen, connected to the dining room by a covered way' (Matthews 2008, 33).<sup>18</sup>
- The Boondooma station records held in the State Library of Queensland<sup>19</sup> indicate that some 25,000 timber shingles were split at this time, likely to cover the roof of these homestead buildings.
- One of these Lawson-era homesteads was reputedly located to the south of the main homestead and referred to as the 'visitor's quarters'.<sup>20</sup> A typescript produced by the Boondooma Museum & Heritage Association notes that this building may have been converted for use as the jackaroo's quarters following the reduction of the Boondooma holding in 1888.<sup>21</sup> The latter was sold for removal during an auction on the property in c.1919 or 1920.<sup>22</sup>

The other Lawson-era homestead is still standing today, and is referred to as the 'main homestead'. Although no original plans of its construction survive, it is possible to discern from the extant structure that it was a single-storey, low-set timber dwelling with a broken-back, hipped roof clad in timber singles and a detached single-storey kitchen structure with a pyramid roof, centred adjacent to its south-western façade. A separate dining room, built during the 1870s and later used as a kitchen, was at some stage linked to the main homestead by a

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<sup>14</sup> Boondooma Station Records Collection OM66-07, 1853-1863, State Library of Queensland, John Oxley Library.

<sup>15</sup> Ibid.

<sup>16</sup> Letter to Matthews (2008) from Jack Coe, author of *The Big Scrub* (1977) and authority on the history of Dulong and District, dated 18 April 1997.

<sup>17</sup> Boondooma Station Records Collection OM66-07, 1853-1863, State Library of Queensland, John Oxley Library.

<sup>18</sup> Letter to Matthews (2008) from Jack Coe, author of *The Big Scrub* (1977) and authority on the history of Dulong and District, dated 18 April 1997.

<sup>19</sup> Boondooma Station Records Collection OM66-07, 1853-1863, State Library of Queensland, John Oxley Library.

<sup>20</sup> Notations to Matthews (2008) from Buddy Thomson, received 4 September 2007.

<sup>21</sup> *Boondooma Station 1846 to 1975 Historical Record*, typescript, Boondooma Museum & Heritage Association Inc.

<sup>22</sup> Notations to Matthews (2008) from Buddy Thomson, received 4 September 2007.

covered walkway (Queensland Government 2016a). At some point, possibly in the 1870s, the stone building's original shingle roof was replaced with corrugated iron sheeting; however, a great number of the original timber shingles were retained in place under the roof sheeting. Two small, skillion-roofed extensions were also added: one to the homestead's south-eastern face, and one between the detached kitchen and the covered walkway (Queensland Government 2016a). Internally, the original layout was a central band of rooms running north-west to south-east along the length of the rectangular plan, with a front and rear verandah. At some point, a part on the north-west of the front verandah was enclosed to create a long, thin outer room (Queensland Government 2016a). The southern end of the rear verandah on the homestead's south-west face was also enclosed to create a small room.

A typescript produced by the Boondooma Museum and Heritage Association makes mention of an extension of the main homestead in 1910 by architect, Robin Dods, an early architect in Brisbane,<sup>23</sup> well-known for his high-quality residential work in Queensland and New South Wales from the early twentieth century onwards (though he only designed six Queensland homesteads in total [Queensland Queensland 2016e]). Dods designed Ringsfield House (1908) in Nanango and Myendatta Homestead (1910) in Charleville, as well as extensions and alterations to Nindooibah Homestead in the Scenic Rim in 1906, and many prominent buildings in his role as the Anglican Diocesan architect (Queensland Government 2016e-f; SQC n.d.). Dods also designed a timber chapel (1901) for Cressbrook Homestead in Esk, and also extensions to the main residence, although the latter were not undertaken until later in 1914 (Queensland Government 2016c).

While it is therefore possible that the Lawson's may have been aware of Dods, there is a lack of historical evidence to indicate that Dods was involved at Boondooma, or engaged to design an extension to the main homestead. In his seminal 1982 'Restoration Strategy' for Boondooma Homestead. Bruce Buchanan agrees that the homestead was extended in 1910 to its present structure, but acknowledges the involvement of Dods as hearsay (Buchanan 1982, 8).

During the mid-1850s, a German stonemason, Wilhelm Brill (also reported in sources as 'Brell') was employed to construct a substantial stone storeroom on the property. Its construction was of roughly-coursed local rock obtained from a nearby quarry, joined together with mortar made from termite mounds (antbed) and a frame of sawn timbers and logs (Queensland Government 2016a). The walls of the central core comprised large sections of stone arranged roughly in courses, between which smaller pieces of stone were inserted. Internally, the building comprised one large room with unlined walls and exposed timber roof framing. All windows and doors had timber lintels and frames; the windows also had vertical iron bars (Queensland Government 2016a). The flooring comprised wide, hardwood shot-edge boards over the top of timber joists and bearers.

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<sup>23</sup> *Boondooma Station 1846 to 1975 Historical Record*, typescript, Boondooma Museum & Heritage Association Inc.



Figure 18. A photograph of some buildings at Boondooma, date unknown. Image courtesy of the Thomson family. Source: Matthews (2008, 38).

*Note: It is possible this image depicts the detached c.1870s 'dining room' structure located at the end of a covered walkway (with one of the outbuildings shown adjacent to the left). If so, it may have been taken prior to the 1923–24 storm event described by Albert 'Buddy' Thomson, which reputedly destroyed the structure located at the end of the walkway.*



Figure 19. A man and two women sit on the front (north-east facing) verandah of the main Boondooma homestead, c.1910. Source: Boondooma Museum & Heritage Association (2021)

*Note the sets of French or double doors from the central three rooms leading onto the verandah and the timber-framed windows, some of which have fixed-louvre shutters.*

According to a family descendant and historical immigration records, Brill did not arrive in Australia until January 1853 and subsequently stayed at Boondooma until August 1855 (Matthews 2008, 38–39).<sup>24</sup> Further, the Boondooma station wage records held in the State Library of Queensland indicate that Brill had employment as a stonemason on Boondooma from 24 May 1856 to 21 July 1857.<sup>25</sup> Therefore, the earliest the stone building is likely to have been completed in mid-1857. It is a building rare both in its method of construction (i.e., use of antbed mortar) and as an early example of the use of the metric standard in Queensland. Brill's familiarity with metric dimensions makes this building 'one of the earliest in Queensland constructed to metric standards' (Queensland Government 2016a).

A timber meat house or 'butcher's shop' structure was also originally constructed adjoining the south-western façade of the stone store building; however, all that remains today are remnant timber posts adjacent to the south-west façade that once supported the structure's lean-to roof (Wallins 1997; Queensland Government 2016a). Although it is speculated that the stone building was utilised as a dwelling, and remnant paint on the stonework 'may be indicative of previous partitioning' (Queensland Government 2016a), there is a distinct lack of a fireplace and evidence of kitchen arrangements, which would have been necessary to survive in the cold Burnett winter. Further, the building itself is isolated from the rest of the domestic buildings on the homestead block, which are clustered closer to the main homestead, 130 m north. Nonetheless, the Thomson family contends that the stone building was utilised as a dwelling from c.1929 for several years by two of his uncles (Bernard and Harold Stockill), and their wives and children.<sup>26</sup>

At some point, possibly in the 1870s, the stone building's original shingle roof was replaced with corrugated iron sheeting. While it is unclear whether Brill's original c.1850s construction had lean-to verandah additions (apart from the butcher's shop on the south-western façade), historical photographs show such additions present on both the long and short sides of the stone building by at least 1915 (see Figure 20, below). Nonetheless, these verandah additions, constructed of post and sapling frames, are relatively early features. By the late 1940s, the lean-to verandahs were in a deteriorated condition (see Figure 21, below) and were progressively removed and reconstructed over the course of the next forty years. By the early 2000s, the lean-to verandah additions on the long sides of the stone building had been reconstructed and enclosed with vertical timber slabs on the western ends of their northern and southern facades, and on their short western facades (Queensland Government 2016a). However, the verandah additions on the short sides of the stone building appear to have been reconstructed later, post-2002 (see Figure 22–Figure 23, below).

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<sup>24</sup> Letter to Matthews (2008) from Brother Placid Lawson, dated 12 September 1996 and 1 November 1996.

<sup>25</sup> Boondooma Station Records Collection OM66-07, 1853-1863, State Library of Queensland, John Oxley Library.

<sup>26</sup> Notations to Matthews (2008) from Buddy Thomson, received 4 September 2007; Boondooma Homestead Newsletter, dated October 1999. Boondooma Homestead Committee.





Figure 20. H Somerset and Archibald Graham Snr in a horse-drawn buggy on Boondooma c.1915, with the stone store building (left background) and the blacksmith's shed (right background). *Source:* Boondooma Museum & Heritage Association (2021).

*Note: This image is important as it illustrates that by 1915, there were lean-to verandah additions on the long and short sides of the stone store building and therefore, these structures were relatively early features. It also illustrates the blacksmith's shed, which is no longer extant.*



Figure 21. The stone store building c.1949, with the remnants of the timber 'butcher's shop' attached to the south-western façade. *Source:* Boondooma Museum & Heritage Association (2021).

*Note: This image illustrates the early lean-to verandah additions to the long and short sides of the stone store building, which are in a deteriorated condition here in the mid-twentieth century.*

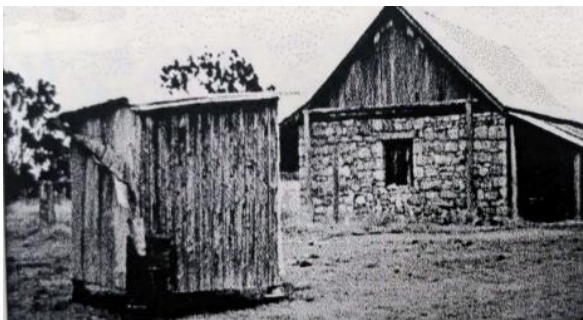


Figure 22. The stone store building (right), with the adjacent boundary rider's hut (left), c.1999. *Source:* Boondooma Museum & Heritage Association (2021).<sup>27</sup>

*Note: At this time (i.e., late 1990s), the verandah additions on the short sides of the stone store building appear to have been removed. The lean-to additions visible on the long sides of the building have likely been repaired and/or reconstructed by this time.*

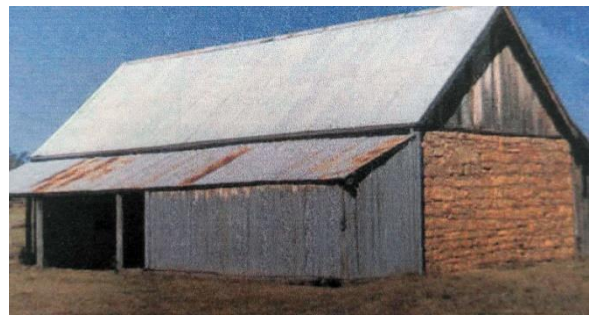


Figure 23. The stone store building at Boondooma, c. 2002. *Source:* Boondooma Museum & Heritage Association (2021).<sup>28</sup>

*Note: At this time (i.e., the early 2000s), the lean-to verandah additions are still not restored on the building's short sides. Note the original rough stone coursing joined with antbed mortar.*

*The lean-to additions on the building's long sides are clearly repaired and/or reconstructed, being semi-enclosed with vertical timber slabs.*

<sup>27</sup> Boondooma Homestead Newsletter, dated October 1999. Boondooma Homestead Committee.

<sup>28</sup> Appendices forming part of the Boondooma Homestead's application for the Fraser Coast South Burnett Tourism Awards 2002, typescript.



### 4.3.2 Grounds and gardens

Early pastoral stations and homesteads in Queensland, including Boondooma, tended to follow a similar pattern: the area at the front of the homestead was generally developed with a formal entrance and garden, while the rear area was generally used for services (e.g., workers' quarters, sheds, stables, paddocks, etc.). As a result, the northern aspect of the homestead block at Boondooma was distinguished by the main homestead positioned on 'a gentle slope near the Boyne'<sup>29</sup> and its formal gardens, while the rear aspect of the block was historically defined by a range of outbuildings constructed for ancillary services associated with the operation of the homestead and station. The latter were typically similar in terms of design and construction techniques, incorporating post and sapling frames, corrugated iron roof sheeting, and walls lined with a combination of vertical and horizontal slabs and weatherboards (Queensland Government 2016a).

Some of the early ancillary structures and features of the homestead block of *Boondooma* included:

- **Workers' quarters:** Large pastoral stations such as *Boondooma* usually incorporated separate quarters for key members of the workforce on the homestead block (i.e., the station manager and their family, lead jackaroo and their family, etc.). At Boondooma, it is believed that there were separate married and single jackaroo quarters, likely of simple timber post and frame construction with stone walls (Wallins & Associates 1997)<sup>30</sup>; however, no standing structures are evident today, as they were believed to be removed during an auction sale held on the property c.1919.
- **A postal office:** Although Boondooma was not officially registered as a postal receiving office until 1900, Joseph Booth won the contract for a weekly postal run to serve the Burnett district, which passed through Boondooma, and as a result, the timber structure now commonly referred to as the 'post office' was built during the early 1860s to service this postal run. Situated west of the milking bails, this timber building was clad in rough-sawn timber slabs, fitted vertically and had a gable roof; the gables were clad in weatherboards. Two skillion-roof extensions were added during the c.1950s, providing covered areas off two sides of the building.
- **Milk bails and stockyards—**Located to the south-east of the main homestead, the original structure was rectangular in plan with a compacted dirt floor and a gable roof. Its end walls were likely clad in rough-sawn timber slabs, fitted vertically. Stockyards, constructed of timber posts and rails, were adjoining. The structure was later converted for use as mechanised milking bails in c.1939 and as part of this conversion, a separate room located at the eastern end of the structure was used to house milking machinery equipment; the concrete footings of the machinery are in situ.

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<sup>29</sup> *Nanango News*, 26 August 1911, 2.

<sup>30</sup> Pers. comm. Albert 'Buddy' Thomson, 1997.

- Stables: Thought to be originally located to the north-west of the main homestead (i.e., to the rear), beyond the fowl house and cool/meat houses. This structure no longer exists, but appears to have been demolished in the 1970s.
- A wash house or 'cook's room': A three-room panelled structure (i.e., comprising three adjoining structures) dating from the 1860s and often referred to as the 'cook's room', but originally used as a dairy and wash house. All that is extant today is a single post (Queensland Government 2016a).
- Outhouses: Toilet facilities on nineteenth century pastoral stations typically comprised small slab timber huts with a cyprus pine floor over a cesspit. No above-ground remains of the original nineteenth century outhouses remain (although some twentieth century examples are retained on the property as part of historical displays).
- Cool and meat houses: Located adjacent to the detached dining room structure, these structures were purpose-built to store meat and other perishables (e.g., vegetables) at cooler temperatures. They were typically constructed of cyprus pine with a timber shingle roof and clad with rough-sawn timber slabs, fitted horizontally between the exposed frames.
- A fowl house: The QHR citation for Boondooma Homestead mentions an area archaeologically identified as being later used for a fowl house (Queensland Government 2016a). This structure no longer exists.
- Recreational facilities: Originally, it is believed that a half-court tennis court was located on the homestead block with a compacted antbed base. Although the date of its construction is unknown, it was at least operational by 1920 and utilised by Boondooma's workforce and their guests (see Figure 24, below). A typescript produced by the Boondooma Museum & Heritage Association also makes mention of a gravel-base cricket pitch; however, its date of construction and use is unknown.<sup>31</sup> Neither structure is extant.
- Water tanks, wells, and bores: Although no above-ground remains exist of early water-getting infrastructure, it is highly likely that a combination of water tanks and bores were utilised to support the livestock and domestic activities of *Boondooma*.
- Buggy and machinery shed: Utilised to house horse buggies and harness material, this shed was likely of simple, open-sided timber construction. This structure no longer exists; it was removed during an auction sale held on the property c.1919.
- Blacksmith's shop: Given the number of horses utilised on a working pastoral station of Boondooma's size, it would have been typical for it to support a blacksmith's shop. This structure would have likely been of simple timber construction with a roof covered in corrugated iron sheeting. This structure no longer exists; the roof sheeting was removed as part of an auction sale held on the property c.1919.

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<sup>31</sup> *Boondooma Station 1846 to 1975 Historical Record*, typescript, Boondooma Museum & Heritage Association Inc.



Figure 24. A group, including Archibald Graham (left) and R Somerset (third from right) pose on the tennis court at *Boondooma*, c.1920. *Source:* Boondooma Museum & Heritage Association (2021).

The immediate grounds in which the main Boondooma homestead is located show evidence of an early (at least 1860s) formally laid-out garden, comprising ‘an extensive lawn reaching down to a very beautiful garden on the bank of the Boyne’ (Maryborough Chronicle, 18 June 1863, 4), an orchard of citrus trees, and a range of mature plantings of both native and exotic species such as blackbean, roses, bottle, oak, pine, and pepperina trees (Queensland Government 2016a). Boondooma’s homestead garden also included trellises of grape vines; the planted in the Burnett district, imported from Scotland and Europe in the late 1850’s (SBRC n.d.). Trellises of the *Isabella* grape varieties from these original plantings are still thriving on-site today.

A 1982 site plan of Boondooma Homestead, prepared by Bruce Buchanan Architects as part of their original ‘Restoration Strategy’ for the place, illustrates the significant vegetation and plantings surviving on the property (see Figure 25, below).

A newspaper article in the *Maryborough Chronicle* in June 1863 published a male traveller’s account of his journey from *Proston* to *Wigton* stations, which included a stop at the homestead at *Boondooma*. This account, which is reproduced in Matthews’ (2008, 43) comprehensive history of the Wondai Shire, is a surviving first-hand description attributable to the 1860s when *Boondooma* was still under the Lawsons’ tenure, and provides valuable insight into the picturesque and established nature of the Boondooma homestead’s grounds and gardens in this early period:

Crossing the Boyne, which is a perfect picture of the Stuart, in a few minutes the traveller is in view of the homestead of *Boondooma*. It has a pretty appearance. The cottage, verandahed and doubly verandahed with a trellised work embowered in vines, looks out on an extensive lawn, reaching down to a very beautiful garden on the bank of the Boyne. A long range of buildings stretches along the face of the hill in the rear – the abodes of the station hands.

(Maryborough Chronicle, 18 June 1863, 4)

Later, in 1911, a small group of travellers drove from Nanango to Boondooma by motor car, which is possibly the first vehicle to have been seen on the pastoral station (Matthews 2008, 45). In addition to providing insights into the considerable feat of driving a motor car through such rugged terrain, the record of this excursion is also important for the details it provides of Boondooma at that time. In particular, it makes reference to the use of the detached dining room, the position of the main homestead in relation to the Boyne River, and the wealth of the property's garden:

We had a few exasperating tributaries of the Boyne to negotiate as we sped on our way, but they did not give any particular concern, seeing that we had a portable railway on board which would be laid down and pulled up in record. We went on and on and still further on, and we thought every time we saw a fence or a licensed gate we were at *Boondooma*; but it was further than that. As the sun sank lower and lower on the horizon, we took turns in cheering each other up...just as our hopes had fallen to zero, we again struck our old friend the Boyne...So we unanimously agreed to leave the car on one side of the river and walk to the other...*Boondooma* homestead [was] nestled prettily on a commanding eminence on the opposite side...

Having washed the travel-stains...and rested a brief interval, we were escorted from the drawing room to another portion of the establishment, and were soon seated at *Boondooma*'s hospitable board, where a most inviting meal awaited us, to which—it is needless to add—we did ample justice...

*Boondooma* station is a large holding, about the size of some European countries, well-watered and grassed, and carries a large number of stock. The homestead is situated on a gentle slope near the Boyne waters and it would be difficult to imagine a more picturesque site. The grounds have been laid out among the groves of orange trees, grapes...ferneries, and ornamental shade trees, and taken all together, it constitutes an ideal home...

(*Nanango News*, 26 August 1911, 2)

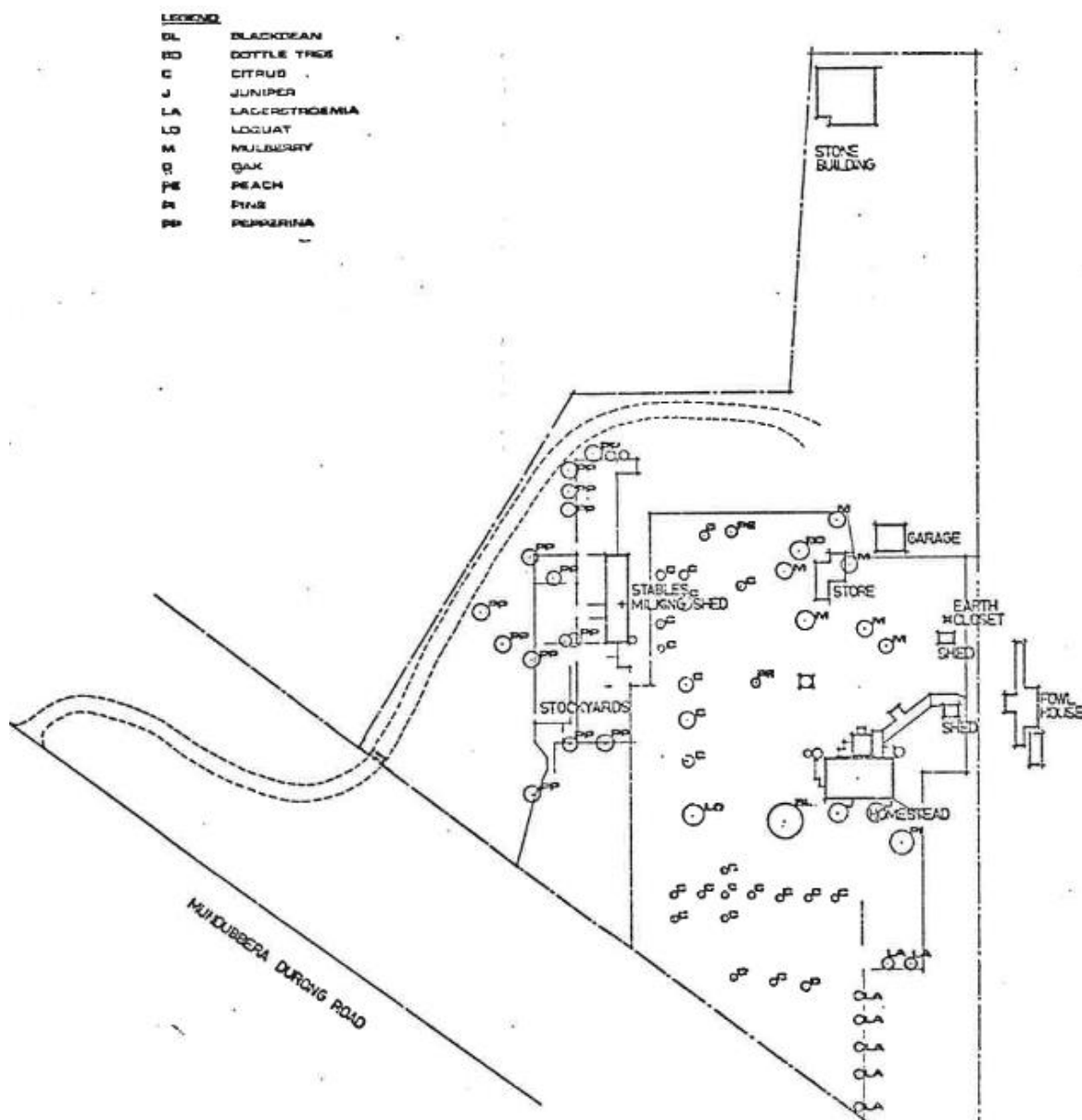


Figure 25. Extract of a 1982 site plan of Boondooma Homestead, prepared by Bruce Buchanan Architects, illustrating the significant vegetation and plantings surviving on the property. *Source:* Bruce Buchanan and Associates (1982).

### 4.3.3 Pastoral life

Establishing and maintaining these vast pastoral stations in the formative days of colonial settlement was a considerable gamble. Wool and beef, while important and potentially profitable resources, were also risky ventures for pastoralists in what were essentially untested lands. Newfound squatters had to purchase stock (which was an expensive enterprise in itself), hire shepherds and servants, and purchase necessary equipment (e.g., wagons, pack animals, tacks, stores etc.) that would be required as a minimum to establish a remote station (Matthews 2008). The larger the station, the more resources and hands required to establish and run it.

Once collated and purchased, all of the stock, personnel, stores, and equipment then had to be transported from Ipswich over the Great Dividing and Blackbutt Ranges, first by bullock teams



and later, by the 1860s, by teams of heavy drays; an arduous and potentially dangerous journey through untested, rugged country (Matthews 2008, 10). By the late 1940s, following the establishment of trading posts at the Mary River, supplies could be sent down from Wide Bay Village (later to become Maryborough) (Matthews 2008, 11). Once on location, timber had to be sourced and cut to construct living quarters, stores, and woolsheds as a first priority, and land cleared for cultivation and buildings. Given the station's isolation, the main homestead and surrounding acreage soon developed out of necessity to support the basic necessities similar to a small village, such as outbuildings, workers' accommodation, gardens, stores, etc.

By the early 1900s, conditions were improving: in addition to benefiting from improved communications through a weekly Burnett district postal service, which passed through Boondooma, station homesteads were also visited by travelling priests of the Church of England Bush Brotherhood, who travelled to stations on horseback to hold Mass and conduct marriages and christenings (regardless of the individual's denomination).<sup>32</sup> Surrounding areas, such as Wondai, were also established and as a result, Boondooma was able to source rations and other essential resources more efficiently via horse-drawn wagons from local suppliers, such as Harry Mycock and Son.<sup>33</sup> However, it was the advent of the rail line through the South Burnett in the early 1910s that dramatically affected the standard of living of those who lived and worked at Boondooma (as well as every other pastoral station and farm in the Burnett district) (Matthews 2008, 45). This vast improvement in transportation meant that it was no longer necessary to rely on slow, often unreliable and dangerous bullock or dray teams to transport supplies to Boondooma, or to transport wool or other products to markets or ports for sale. Instead, such items only needed to be transported shorter distances to the nearest rail line—either Wondai, Kingaroy or Proston—from where they would be taken via rail to other destinations (Matthews 2008, 45).

A hotel was also established on one of the holdings of Boondooma station, reputedly across the Boyne River from the homestead. It was run by John Delger (or 'Dilger'), who applied for his publican license in 1869:

I, John Delger, Publican, now residing at *Boondooma*, in the Burnett District, do hereby give notice that it is my intention to apply at the next Annual Licensing Meeting, to be holden for this District on the...[obscured] day of April next ensuing, for a Publican's License, for the sale of Fermented and Spirituous liquors, in the house and appurtenances thereunto belonging, situated at *Boondooma*...which I intend to keep as an Inn or Public-house...Given under my hand this 16th day of March 1869

(Matthews 2008, 40)<sup>34</sup>

It is likely, however, that the Boondooma hotel was operational earlier than 1869 (although the date of construction is unknown), as it is referenced in a male traveller's account of his journey

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<sup>32</sup> *Boondooma Station 1846 to 1975 Historical Record*, typescript, Boondooma Museum & Heritage Association Inc.

<sup>33</sup> *Ibid.*

<sup>34</sup> Reproduced from an undated newspaper clipping provided to Matthews (2008) by Albert 'Buddy' Thomson in September 2007.

from Proston to Wigton stations in June 1863, which included a stop at the homestead at Boondooma. After enjoying the hospitality of Proston station overnight, the traveller writes:

and next morning, on a successor and substitute for Reuben [the traveller's house—author's note], who wished for rest, I set off for *Boondooma*. On the eastern shore of the Boyne there is an excellent way-side inn—the first hotel I had encountered since leaving the haunts of civilisations.

(Maryborough Chronicle, 18 June 1863, 4; see also Matthews 2008, 43)

Workers on Boondooma station also utilised what has become colloquially known as the 'Boondooma pound note' (see Figure 26, below), which in reality are a unique form of nineteenth century Australian currency termed 'Calabash'. Payable by an issuer (e.g., Robert Lawson) or their agent (e.g., Gilchrist, Watt and Co), these private, promissory notes were in circulation in rural Australia (including on pastoral stations) from the early 1800s due to the shortage of paper money in the Australian colonies (Vort-Ronald 2008). The forms were often printed in blocks of blank notes which were filled in and signed as required, but usually only for small amounts.<sup>35</sup> These notes were a 'promise to pay' (i.e., not necessarily payable on demand); this arrangement was compounded by printing of the notes on frail paper that could disintegrate with a lot of wear, thus preventing the issuer from honouring it (NSSA 2015).

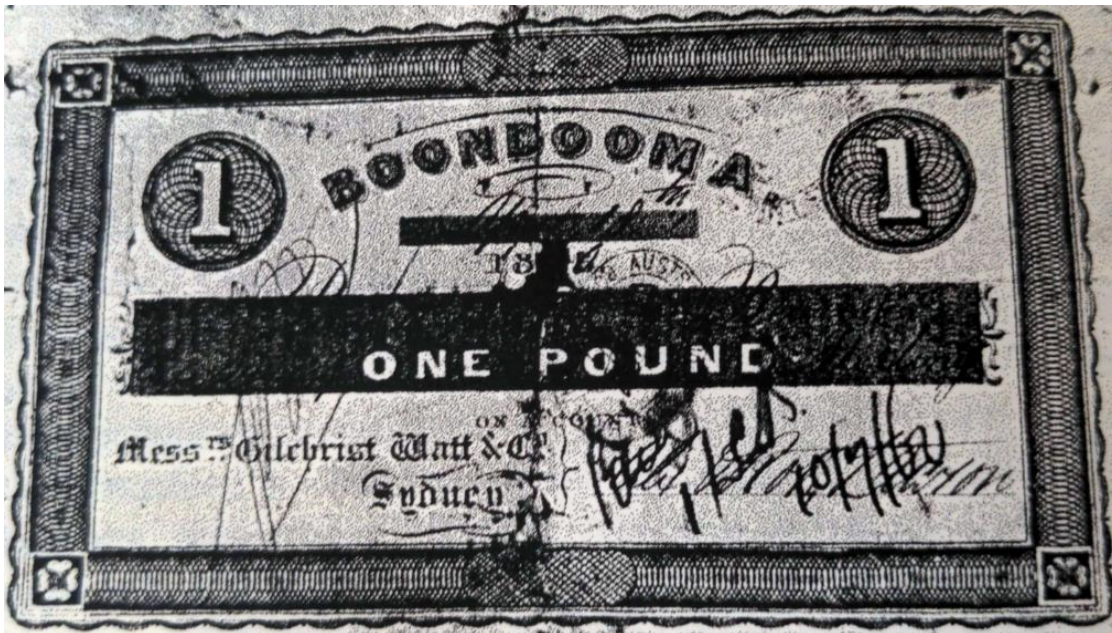


Figure 26. A copy of a 'Boondooma pound note', with Robert Lawson's signature and Messers Gilchrist, Watt and Co of Sydney as the issuer's agent, which was a form of 'Calabash' Australian currency in circulation from the early 1800s. *Source:* Boondooma Museum & Heritage Association (2021).<sup>36</sup>

<sup>35</sup> *Boondooma Homestead Newsletter*, October 1999. Boondooma Homestead Committee.

<sup>36</sup> Reproduction published in *Boondooma Homestead Newsletter*, dated October 1999. Boondooma Homestead Committee.

Like most of the large pastoral stations established during that period, sheep were predominantly pastured at Boondooma, with wool and tallow production the main income depending on the season (Matthews 2008). The rearing of the stock itself was a challenge. Sheep and cattle were prone to a number of diseases – spear grass, scab, catarrh and foot rot – that if unchecked, could cause very serious losses to the economic viability of the station (Matthews 2008). Stock was also often lost to Aboriginal raids and shepherds were sometimes attacked and killed. In retribution, the local Aboriginal people were hunted indiscriminately to the point where ‘a state of virtual war existed’ (Matthews 2008, 11). This climate made it difficult for station owners of these vast pastoral leases, such as Boondooma, to firstly obtain men willing to work and live in the bush and to also then recruit reliable replacements as required.

The Lawsons reportedly arrived at Boondooma with a vast flock numbering some 100,000 sheep (*The Scottish Banner* 2019, 12). The station predominantly relied on a migrant workforce of men (and their families) of Scottish, English, German, and Chinese origin, most of whom had migrated to Australia in search of work or in the hope of finding wealth in the gold rushes in the Australian colonies.<sup>37</sup> According to the collection of Boondooma station wage sheets and correspondence records held in the State Library of Queensland,<sup>38</sup> over twenty Chinese workers from Amoy (Xiamen) arrived at Boondooma between February 1851 and January 1852 for employment as shepherds, many completing five-year contracts. Rations were carefully documented, with their cost deducted from the men’s wages.<sup>39</sup> The Boondooma station wage records show that Chinese shepherds were able to earn a bonus (a *cumseong*) on completion of certain period of service (Matthews 2008, 34):

After the expiry of the first six months each is to receive a *cumseong* of half a dollar per month till he has served 2 years from the date of his agreement, after that from the 2nd till the 3rd year each is to receive a *cumseong* of a whole dollar per month. From the 3rd till the 4th year each is to receive a dollar and a half and from the 4th to the 5th year two dollars extra each.<sup>40</sup>

The Lawson also utilised ticket-leave convicts on Boondooma as indentured labourers. This is evidenced in a letter dated 23 June 1853 from one of the Lawson brothers held in the State Library of Queensland, wherein they are applying to renew the ticket-of-leave passports for two of their staff: a Mr John Cherry and a Mr Charles Jones (alias George Hillier) (Matthews 2008, 36).<sup>41</sup>

The shepherds’ work was often lonely and dangerous: in what was a vast, unfenced area, it was practice to pasture flocks in various suitable localities across the entire consolidating holdings of the run, with each flock supervised by a small number of shepherds.<sup>42</sup> Over the years since the station was first taken up, several shepherds were killed on their posts at

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<sup>37</sup> *Boondooma Station 1846 to 1975 Historical Record*, typescript, Boondooma Museum & Heritage Association Inc.

<sup>38</sup> Boondooma Station Records Collection OM66-07, 1853-1863, State Library of Queensland, John Oxley Library.

<sup>39</sup> *Ibid.*

<sup>40</sup> *Ibid.*

<sup>41</sup> *Ibid.*

<sup>42</sup> *Boondooma Station 1846 to 1975 Historical Record*, typescript, Boondooma Museum & Heritage Association Inc.

isolated, virtually unprotected outstations (Matthews 2008, 42). A modern typescript produced by the Boondooma Museum & Heritage Association provides some second-hand insight into the work and customs of the station's Chinese shepherds; however, it is worth noting that this typescript lacks historical source references and the following information is, therefore, unsubstantiated:

The life of the shepherds was lonely and precarious. The Aborigines resented their intrusions and the flocks onto their lands, and some of the shepherds lost their lives as the result of Aboriginal attacks. The white men buried them in what was known as the station cemetery near Boondooma Creek.

Caskets were made from packing cases. Four posts, six to seven feet, were erected around the grave and the remaining Chinese erected a bark shelter in the form of a roof over the four posts, under which they placed a quantity of food for the dead...this was their belief...It was also the custom of the Chinese to exhume the remains of their people and return them to their homeland. Thus a number of the graves were exhumed in later years.

The passage of over hundred years, with periodic bushfire, has taken a toll on the posts depicting the graves and today little identification remains.<sup>43</sup>

There are reputed to be some twenty-five graves on the *Boondooma* holding; however, only two have headstones (that of the station manager, George Munro, in the homestead's garden and that of Robert Payne Burney near the banks of the Boyne River, who is believed to have committed suicide) (Matthews 2008, 42). There is predominantly anecdotal evidence (and little to no surviving physical evidence) of the area reputed to be the former location of the Chinese cemetery referenced in the typescript above.<sup>44</sup>

Notwithstanding the utility of migrant workers to the success of Boondooma's wool production, the historical record indicates that on occasion, the Lawsons did experience trouble from their employees. A social commentator and journalist, writing under the nom de plume of 'Justicia', published a critical account of the court proceedings held in July 1854 following an altercation and attempted shooting amongst the community of Chinese shepherds living and working on Boondooma:

About five or six weeks ago a quarrel took place among a number of Chinamen on a station [Boondooma] in the Burnett District. Two of the Chinamen came into the head station with loaded guns, which they fired off at six other Chinamen...The two ruffians were identified by one of the six fired at, and by the superintendent of the station; and warrants being obtained, they were apprehended.

(Moreton Bay Courier, 10 June 1854, 2)

In 1855, a correspondent for the *Sydney Morning Herald* went so far as to blame the Chinese living and working on Boondooma for an outbreak of scab disease on the station (Moreton Bay Courier, 3 March 1885, 2; see also Matthews 2008, 37). Although altercations amongst the

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<sup>43</sup> *Boondooma Station 1846 to 1975 Historical Record*, typescript, Boondooma Museum & Heritage Association Inc.

<sup>44</sup> Interview between Matthews (2008) and Albert 'Buddy' Thomson, 13 November 1996.



Chinese workforce at Boondooma did occur, this blame for the cause of the scab outbreak is unfounded, rather borne out of the growing anti-Chinese sentiment growing traction in the late 1800s in the cause of Australian nationalism (Dunlop 2015).

Boondooma station prospered during its early period as a successful sheep run, dependent on its workforce of shepherds, jackaroos, station managers, blacksmiths, chefs, buggy drivers, and tradesmen. However, a serious outbreak of scab disease in 1853 delivered a devastating blow, (Matthews 2008, 36; Moreton Bay Courier, 3 March 1885, 2).<sup>45</sup> Scab was a feared disease due to its contagious nature—it could easily spread via sheep rubbing against each other or against the stockyard rails that had come into contact with infected sheep, or even coming into account with infected ground—and squatters worked hard to prevent its occurrence through the management of their flock, particularly during the lead-up to winter (i.e., May–July) (*Moreton Bay Courier* 8 January 1848, 3). Infected stock exhibited symptoms such as restlessness amongst the flock, and individual sheep scratching and attempting to nibble the wool from their own skin (Matthews 2008, 36). In a letter dated 17 January 1854 to Captain MO Connell, Commissioner of Crown Lands, the Lawsons blamed another pastoralist, Mr Thomas Lodge Murray–Prior for instigating the scab epidemic in the Burnett district; Murray–Prior had travelled with a large flock through Boondooma from the Logan River to his station, *Hawkwood* (Matthews 2008; 36).<sup>46</sup> In addition to being a known friend of explorer Ludwig Leichhardt, Murray–Prior was also infamously linked to the formation of the vigilante group known as ‘the Browns’ who were responsible for numerous killings of Aboriginal people following the 1857 Hornet Bank (Matthews 2008, 36).<sup>47</sup> The Boondooma station correspondence records held in the State Library of Queensland show that in December 1854, the Lawsons wrote to Murray–Prior to advise of their intention to seek legal action:

Sir, I am sorry to inform you that nearly all the sheep on Boondooma Run have become infected with scab owing to your travelling with diseased sheep through that run. We now [regret] to say that we have instructed our agents in Sydney to commence an action against you.<sup>48</sup>

While the legal penalties for travelling infected stock under the *Scab in Sheep Act 1845* were not severe, the legislation constituted grounds for the Lawson’s civil action. Under the Act, it was illegal to abandon infected sheep or dispose of infected carcasses in waterholes and squatters travelling with flocks had to take precautions (*Moreton Bay Courier*, 21 November 1846, 4). Murray–Prior’s flocks were devastated by scab and the loss of some 8,000 head of sheep dealt him a serious financial blow from which he was unable to recover; despite receiving some assistance from neighbouring pastoralist, Murray–Prior eventually had to sell *Hawkwood* (Matthews 2008, 37). As a result, the Lawson’s action never went to court, and in a letter dated 17 February 1855, Robert Lawson advised Gilchrist, Watt & Co. that ‘Mr Prior has no money to

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<sup>45</sup> See also *Boondooma Station 1846 to 1975 Historical Record*, typescript, Boondooma Museum & Heritage Association Inc.

<sup>46</sup> *Boondooma Station 1846 to 1975 Historical Record*, typescript, Boondooma Museum & Heritage Association Inc.

<sup>47</sup> See also *Queensland Geographical Journal* 1953 Vol LV, No 41.

<sup>48</sup> Boondooma Station Records Collection OM66-07, 1853-1863, State Library of Queensland, John Oxley Library.



pay us for the loss sustained' and concluded it would be 'extreme folly to carry on the action as the expenses would involve heavy responsibilities' (Matthews 2008, 37).<sup>49</sup>

To attempt to contain the scab outbreak, a wool scour and pressing plant were established on the Boyne River close to the present homestead, allowing the wool to be cleaned and baled before being backloaded by supply teamsters (Matthews 2008, 37). With a capacity of 400 gallons of water, the wool scouring pots were used to boil the fleece (with the addition of caustic soda).<sup>50</sup> Unfortunately, severe flooding of the Boyne River and the subsequent riverbank erosion resulted in the wool scouring equipment and press machinery being washed away—although it is believed that one scouring pot was rescued and utilised in subsequent years for water storage on *Boondooma*.<sup>51</sup> A similar wool scour pot is currently displayed in one of the outdoor display shelters on the Boondooma Homestead site.

As a result of this outbreak, almost the entire Boondooma flock was infected (some 30,000 sheep) and at least 17,000 sheep died or had to be destroyed. Despite the severity of this financial blow, Boondooma recovered relatively well; it took less than a decade for the total flock to be reinstated to over 100,000 again, a reasonable period given the extent of the loss.<sup>52</sup> Boondooma continued to operate as a sheep run until the early 1890s when, due to the spread of spear grass and severe drought conditions, the owners were forced to dispose of the remaining sheep and revert to cattle (Queensland Government 2016a). Cattle were more adaptable to poor drought-period grazing conditions and, in some cases, the early spear grass growth proved to be nutritious pasture (Matthews 2008). The station brand, LLO and 8WA, marked the ownership of some 1,500 head of Hereford cattle and also approximately 135 horses, predominantly greys derived from an Arab bloodline. The latter were dominant amongst the Boondooma stockmen that their horses were sometimes called 'the Boondooma Greys'.<sup>53</sup>

One of the key risks to cattle owners was the cattle tick, an exotic pest that has plagued the Queensland cattle industry since the early 1890s. Since that time, the Queensland Department of Primary Industries (DPI) has been fighting to control the spread of cattle ticks through various measures including maintaining cattle dips in proclaimed tick-free areas, and providing a vaccine to protect cattle against tick fever (DPI 2002, 22). Since the early period of pastoral settlement, graziers had to play their part as well by constructing and utilising cattle dip on their own stations and breeding tick-resistant cattle breeds. A requirement of transporting cattle from designated tick-infested to tick-free areas was to pass all of the stock through a specially-designed dip, which contained pesticides designed to kill any ticks clinging to their skin (DPI 2002, 22).

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<sup>49</sup> See also letters to Matthews (2008) from Brother Placid Lawson, dated 12 September and 1 November 1996.

<sup>50</sup> *Boondooma Station 1846 to 1975 Historical Record*, typescript, Boondooma Museum & Heritage Association Inc.

<sup>51</sup> *Boondooma Historical Background*, typescript, John Oxley Library VF 994.32.

<sup>52</sup> *Boondooma Station 1846 to 1975 Historical Record*, typescript, Boondooma Museum & Heritage Association Inc.

<sup>53</sup> *Boondooma Station 1846 to 1975 Historical Record*, typescript, Boondooma Museum & Heritage Association Inc; *Boondooma Historical Background*, typescript, John Oxley Library VF 994.32.

The South Burnett's Cleansing Area, which includes Boondooma, was first designated in October 1917 as a means of protecting the advice of the cattle tick into the northern Darling Downs (which is still a declared tick-free area) (DPI 2002, 22). The original Boondooma dip was part of the original station holding but when the holding was split up for closer settlement in the early 1920s, the Queensland government reserved the dip site area for the establishment of a formal DPI clearing dip (DPI 2002, 22). Unlike most contemporary concrete-lined dips, the Boondooma cattle dip was what is known as a 'puddle dip', made with a very thick layer of impervious clay bounded by hardwood slabs to create a channel or dip for the cattle to run through. Still in operation, it is the oldest of thirty government-run cattle dips still protecting declared tick-free area of Queensland from infestations of the potentially lethal cattle tick spreadable through travelling stock (DPI 2002). Today, as the dip reserve involves the use of hazardous chemicals, it is not publicly accessible and is located approximately 200 m south-west of the western extent of the QHR boundary of Boondooma Homestead. However, its historical association with the Boondooma station is acknowledged through the installation of an DPI information display within the homestead site (see Part 0, page 49).

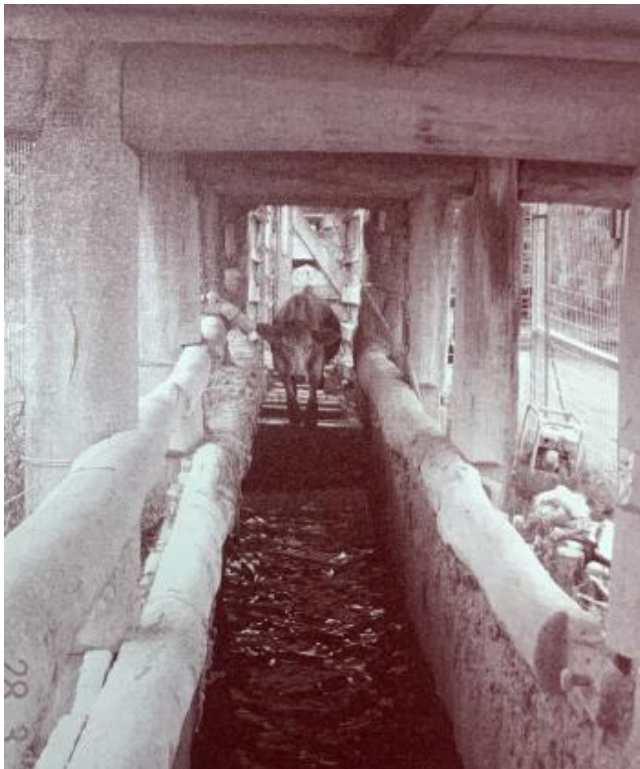


Figure 27. A heifer entering the Boondooma cattle dip, noting the unique construction of very thick layers of impervious clay bounded by hardwood slabs to create a channel. *Source:* DPI (2002, 22).

In late April 1908, the Department of Public Lands, Brisbane, received an application for a permit to ring-bark 6,000 acres on the Boondooma holding, which illustrates the availability of suitable timber and the extent of land clearing activities being undertaken at the time to facilitate more pastoral development of the consolidated run (see also Figure 28, below). By 1910s, Boondooma was flourishing again: a local Burnett newspaper favourably described it as comprising a large, 'well-watered and grassed' holding 'about the size of some European countries' that 'carries a large number of stock' (*Nanango News*, 26 August 1911, 2).

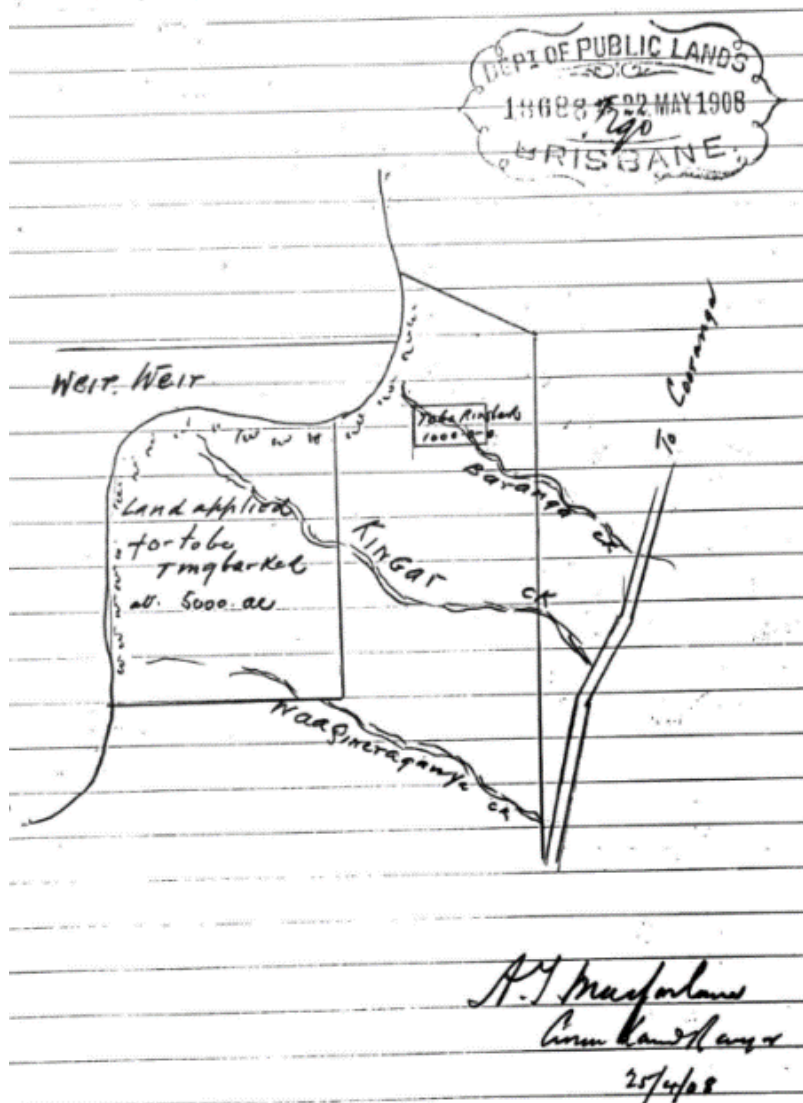


Figure 28. A copy of a hand-drawn sketch showing portion of land applied to be ring-barked in 1908 by the Marshlands Pastoral Co. Source: Boondooma Museum & Heritage Association Inc (2021).

#### 4.3.4 1920s to present

Since the establishment of the Boondooma run in 1846, land resumptions and tenure changes have resulted in the reduction of the once vast pastoral property to its present homestead block. Although a number of structures important in illustrating the typical configuration of nineteenth century pastoral homestead complexes and Boondooma’s early pastoral development have been retained, the change in use of the property from a pastoral station to a heritage tourism destination, coupled with natural deterioration over the course of a century, has resulted in the ad hoc removal and addition of various ancillary structures and adaptations to existing structures.

Over time, these physical changes and works to Boondooma’s structures and grounds were undertaken on an ad-hoc basis, with varying degrees of sensitivity to heritage fabric, and include:

- An **auction** on the property held in c.1919 (or possibly 1920) resulted in the **sale and dismantling of several structures** including (but likely not limited to) the jackaroo quarters, buggy shed, blacksmith's shop, and visitors' quarters.
- In the late 1930s, Ernest Pateman (one of the sons of Joyce Pateman and 'Eddie' Thomson) facilitated the **conversion of the milk bails** into a dairying/milking shed. The date of 1939 can be seen in the poured concrete today.
- A **wash shed**, located between the homestead and stables, was **deconstructed** in the 1940s, and its timber slabs were re-purposed as part of the conversion of the milk bails.
- In 1951, **mechanised milking equipment** was installed in the now-converted milk bails.
- The **original stables**, thought to be located north-west of the main homestead, are reported to have been **demolished** during the 1970s.
- A **large dam** was constructed to the west/south-west of the main homestead c.1980s.
- In 1997, Wondai Shire Council negotiated a deal with Powerlink for the **relocation of a worker's cottage and outbuilding** from *Glenrose* to *Boondooma* for use as a caretaker's cottage and machinery shed.
- In 1999, **various ancillary structures** were added to the site, including a toilet block (constructed using recycled timber and corrugated iron materials from Taabinga School's chook shed), and a small, timber structure known as the 'boundary rider's hut', which was relocated to Boondooma and re-stumped.
- In the early 2000s, **a number of major changes** to the Boondooma Homestead site occurred, including:
  - the commencement of **restoration works** to the floor of the c.1860s **postal receiving office** structure, including a reconstruction of the foundations to floor level, and repair of damaged timber wall slabs;
  - the commencement of restoration works to the cool house, including levelling, re-stumping, and rebuilding of collapsed walls;
  - the construction of the **DPI cattle dip interpretative shelter** in 2002;
  - the **relocation** of an early timber dwelling known as '**Brownie's Hut**' to Boondooma from another part of the holding, donated by Phil Seiler;
  - the construction of another **toilet block** (including disabled access);
  - the construction of the '**Big Top**' **entertainment area**;
  - the completion of **renovations** to the c.1920s **caretaker's cottage** and c.1950s **store**;
  - the construction of the **administration, ablution, and museum buildings**;

- the repair and where necessary, replacement of the property's **boundary fences**;
  - the establishment of a **catering/servery area** and stand-alone **camp kitchen**; and
  - installation of **water supply infrastructure** (e.g., tanks, pumps, sprinklers).
- In the early 2000s, extensive work was also undertaken on the **homestead's grounds**, transforming the area from a neglected overgrown paddock to the landscaped and cared-for gardens seen today.
  - In 2003, Trevor and Karen Thompson utilised profits from the Boondooma Homestead 2002 Heritage Day to secure the **purchase of additional land** around three sides of the complex, which is intended to enable the reconstruction of the blacksmith shop on its original site (however, the latter is not yet completed).
  - Between 2004 and 2005, a **large extension** was added to the '**Big Top**' **entertainment area** and a flagpole is erected adjacent. Two additional **water tanks** were also constructed adjacent to the 'Big Top' entertainment area
  - In 2006, a **remnant timber post** from the Boondooma cattle dip yards was relocated to a position adjacent to the DHI interpretative display shelter, and is now known as 'Stockie's Stump'.
  - Various **new plantings** are added c.2007 around the dam and camping area, replacing trees removed previously during the dam's construction. The dam is also cleaned out and enlarged. A new stage area and shop space are also constructed underneath the 'Big Top' entertainment area at this time.
  - The addition of an **ANZAC memorial space**.
  - A **main vehicular driveway entrance** and other informal access tracks throughout the property were established for use by caravans or campervans.
  - **Various ancillary services** associated with the operations of Boondooma Homestead as a heritage tourism destination were added over time, including maintenance and storage sheds, septic tanks, irrigation systems, and powered caravan sites.

In addition to the above, several major restoration works to the main homestead and the stone store building have been undertaken at irregular intervals from the 1970s onwards. In particular, Albert 'Buddy' Thomson became involved in the physical restoration and preservation of Boondooma's buildings and history, personally undertaking a majority of the physical works including the traditional carpentry.

The scope of the restoration works to-date (as of July 2022) has included:

- Stone store building:
  - repairs to the timber floorboards, joists and bearers;



- re-pointing of stone walls;
  - the construction of replacement verandah additions on the long and short sides of the building; and
  - earthworks to excavate soil out from under the structure to facilitate its restoration.
- Main homestead:
- a complete reconstruction of the foundations to floor level;
  - repair of damaged timber wall sections;
  - repair of damaged roof sections and roof cladding;
  - restoration (partial) of the covered walkway and trolley system;
  - restoration (partial) of the detached ‘dining room’ structure, or possibly the location of the original homestead; and
  - earthworks to excavate soil out from under the structure to facilitate its restoration.



Figure 29. The main homestead at Boondooma, c.mid-1980s prior to the commencement of major restoration works, the majority of which were carried out by Albert ‘Buddy’ Thomson. Imagery courtesy of the Thomson family. *Source:* Matthews (2008, 38).



Figure 30. Lionel, Helen, and Phill pose in front of the structure known as the boundary rider's hut following its relocation to Boondooma, where it was re-stumped. *Source:* Boondooma Museum & Heritage Association (2021)<sup>54</sup>



Figure 31. The structure known as the boundary rider's hut photographed in situ prior to 1999 on the property known as *Delger*. *Source:* Boondooma Museum & Heritage Association (2021)<sup>55</sup>

## 4.4 People and community

Over the course of its lifetime—some 175 years—various individuals and families have contributed to the establishment, development, and conservation of Boondooma. From its inception in 1846 and subsequent development and settlement throughout the early twentieth century, Boondooma served as a major pastoral station that over the course of its operation, supported the livelihoods of hundreds of workers and their families. It is therefore a place that has been valued by the families who lived and worked there, whether on one of the Boondooma holdings or on the homestead block itself, and in contemporary times, continues to be valued by their descendants.

In more recent decades, specifically since the purchase of the Boondooma property by Wondai Shire Council in the mid-1970s, the place has transitioned into a heritage tourism destination and maintains an important role as a place of community gathering, whether it be for events associated with the local community (i.e., school excursions, and ANZAC and Australia Day services) or major tourism events (i.e., the 'Spirit of the Bush' Balladeers and Heritage Muster).

Some of the key figures identified in the preceding history are summarised in Parts 4.4.1 to 0, below. For a more comprehensive identification of individuals known to have been associated with Boondooma, particularly from its establishment as a pastoral holding in 1846 and its subsequent development, resumption, and settlement throughout the 1910s and 1920s, please refer to the supporting documentation presented in Appendix A, appended to this CMP

### 4.4.1 The Lawsons

Scottish-born brothers Alexander Robertson and Robert Lawson (together with another Scotsman, Robert Alexander), are responsible for the establishment and expansion of the

<sup>54</sup> Boondooma Homestead Newsletter, dated October 1999. Boondooma Homestead Committee.

<sup>55</sup> Boondooma Homestead Newsletter, dated October 1999. Boondooma Homestead Committee.

*Boondooma* pastoral run from its inception in 1846. Although the brothers' partnership dissolved in 1863 (but Alexander elected to retain Boondooma), the lease continued in Alexander's name solely (Matthews 2008, 33; Queensland Government 2016a). From the mid-1860s, the lease tenure changed hands multiple times, ultimately resulting in the holding being resumed and broken into smaller leased sections. Notwithstanding these changes, the Lawsons continued to manage the property (on behalf of various lessees) until around the late 1880s.

The Lawsons are responsible for establish the vast (some 640,000 acres), conterminous nature of the original Boondooma holding; a holding made up of various pastoral leases (Waagineraganya, Proston, Waringa, Jua, Durong, Piar, Weir Weir, and Dangarabungy) with Boondooma as the head station (Matthews 2008, 31). The original two homesteads (one of which survives today) were built to both the Lawson brothers and their families (as Alexander Lawson had married in 1855 and Robert Lawson in 1857) (Matthew 2008). Robert Lawson's son, Robert Lawson Jnr, was the first European child born on the station; he later became chief draughtsman in the Queensland Survey Office.<sup>56</sup>



Figure 32. Portrait of Robert Lawson, the younger of the two brothers who took up Boondooma in 1846. *Source:* Boondooma Museum & Heritage Association Inc (2021).

Under their ownership, the principal structures that survive today (i.e., the main homestead, stone store building, and various outbuildings c.1850s-1890s) were constructed. The homestead's garden setting, which is still evident today, was established and cultivated, and the operations of a successful pastoral sheep run (at its peak numbering 100,000) were founded and expanded. The Lawsons managed a station workforce comprising ticket-leave convicts and

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<sup>56</sup> *Boondooma Station 1846 to 1975 Historical Record*, typescript, Boondooma Museum & Heritage Association Inc; Letter to Matthews (2008) from Placid Lawson, dated 1 November 1996.

migrant workers (particularly shepherds) of Scottish, Chinese, and German origin. During their period of management for various lessors, the Lawsons steered Boondooma through the devastating scab outbreak in 1853-54, and the run's subsequent transition to cattle. Tragedy struck the family when in 1869, Alexander Lawson was killed instantly in a fall from a horse near St Lawrence, north of Rockhampton (Matthews 2008, 33).<sup>57</sup> His brother, Robert, had by this time already acquired property in the Tenterfield and Stanthorpe areas.

#### 4.4.2 Gilchrist, Watt & Co

The firm trading as Gilchrist, Watt & Co. was established in January 1854 as a partnership between John Gilchrist (a Scottish merchant who emigrated to Australia in 1828 and soon had predominant interests in the whaling trade), John Watt (a Scottish merchant and politician who emigrated to Australia in 1842, and Thomas Andrew (a Melbourne businessman) amongst others (Walsh 1996). Although their interests in pastoral pursuits were mainly confined to advancing money to graziers (who, in turn, bought their stores and had their wool shipped through his firm) (Walsh 1996), Gilchrist, Watt & Co. did take up the Boondooma lease. The lease was first transferred to Gilchrist and John Young in 1867, before being transferred to Gilchrist solely in 1872, and was then held jointly by Gilchrist and Watt by 1888 (Queensland Government 2016a). By 1889, the various leases comprising the consolidated Boondooma run are either retained by Gilchrist, Watt & Co. jointly, or by Gilchrist or Watt individually (see Figure 10, page 23). However, despite their investment, Gilchrist, Young, or Watt never actually resided at the property; instead, the holding continued to be managed by the Lawsons (Queensland Government 2016a). The various tenures of Gilchrist, Watt & Co correspond with the period of growth for the Boondooma run, following the original Lawson brothers' era. However, by 1898, severe drought and the spread of spear grass forced Gilchrist, Watt & Co to revert to farming cattle and ultimately forsake Boondooma, after nearly fifty years of ownership. Gilchrist, Watt & Co went on to become one of the largest shipping firms operating out of Sydney (Walsh 1996).

#### 4.4.3 The McConnells

EJ McConnel, a member of the well-known Cressbrook Pastoral Company, obtained the lease of Boondooma in 1898 after severe drought forced Gilchrist, Watt & Co to forsake their lease (Queensland Government 20216a). When title was officially transferred on 23 June 1904, it was actually to DC McConnel & Sons, a company established by David Cannon McConnel prior to his death in 1885 in partnership with his daughter, Mary McLeod Banks, and his sons, James Henry, David Rose, Eric Walter, and Edward John (Matthews 2008, 44; Queensland Government 2016a).<sup>58</sup> Prominent pioneering pastoralists, the McConnel family established Cressbrook (QHR 600503) in 1841, the first sheep run in the district, and were instrumental in the settlement and economic development of the Brisbane Valley (Queensland Government 2016c). None of the McConnel family ever resided at Boondooma, and upon title being transferred in 1904, it was utilised by DC McConnel & Sons as collateral for a stock mortgage of a sum of £160,000 (Queensland Government 2016a).

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<sup>57</sup> Letter to Matthews (2008) from Jack Coe, author of *The Big Scrub* (1977) and authority on the history of Durong and District, dated 18 April 1997.

<sup>58</sup> QSA, LAN/AF99.



#### 4.4.4 Wilhelm Brill

Born in Kafertal, Germany in 1811, Wilhelm Brill departed for Australia in 1852 on board the *Johan Caesar*, and arrived in Brisbane on 12 January 1853 (Matthews 2008, 39). With his wife Catharina and three children,<sup>59</sup> Brill first moved to Toowoomba before making his way to Boondooma by August 1855 (Queensland Government 2016a). In the mid-1850s, the Lawsons were actively recruiting migrant workers owing to the general scarcity of labour and the productivity of those migrant workers already in their employ (Queensland Government 2016a). The Boondooma station wage records held in the State Library of Queensland indicate that Brill was employed on the property as a stonemason from 24 May 1856 to 21 July 1857.<sup>60</sup> Brill's familiarity with metric dimensions makes the stone building 'one of the earliest in Queensland constructed to metric standards' (Queensland Government 2016a). One of Wilhelm's children, his daughter Eva Catherine Moller, was reputedly the first person to be married on the property recorded as the residence of A and R Lawson in 1855 (see Figure 33, below). Brill remained at Boondooma until 1861 working as a shepherd and thereafter, moved to Ipswich and then to Toowoomba where he died in 1886 (Queensland Government 2016a).



Figure 33. Portrait of Eva Catherine Moller, whose father Wilhelm Brill built the stone store at Boondooma. Source: Boondooma Museum & Heritage Association Inc (2021).

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<sup>59</sup> One of Wilhelm and Catharina's children, Theresa, had died during the voyage from Hamburg to Brisbane, aged two years (Matthews 2008, 39).

<sup>60</sup> Boondooma Station Records Collection OM66-07, 1853–1863, State Library of Queensland, John Oxley Library.



#### 4.4.5 The Munros

George Munro served as station manager at Boondooma from c.1885 for many years and originally came from Scotland as a ‘sheep expert and jackaroo’ (Matthews 2008, 31). Upon arriving in Australia, George Munro found work with Peter Brodie of *Glenavlon* (NSW) and married Mary Brodie, the second eldest daughter of his employer. Together, they had two sons, Peter and Hector. Subsequently, around 1885, George left Brodie’s employ to work for Gilchrist, Watt & Co. who were the owners of Boondooma at the time (Matthews 2008, 31). George succeeded the Lawsons as manager of Boondooma, and served in this role until his death on the property on 24 March 1895. According to anecdotal information provided to Buddy Thomson by Mr Sam Strong, one of the station’s longest serving employees, George’s body was placed on a door from one of the station buildings (rather than a coffin) and buried in the homestead’s front garden (Matthews 2008, 33).<sup>61</sup> The headstone was manufactured by the renowned Petrie Brothers stone works in Brisbane and the inscription reads: ‘*In Memory of George Munro, born at Easter Lealty, Ross-shire, Scotland, 18th September, 1837, died at Boondooma 24th March 1895. Peace Perfect Peace*’. Munro’s lone grave and headstone is still evident in the north-eastern aspect of the homestead’s front garden, near the Mundubbera-Boondooma Road boundary fence. George was succeeded as manager by his son, Peter Munro. Mary Munro (nee Brodie) moved to Boondooma with her husband George when he commenced his tenure as station manager and is known to have entertained ladies from neighbouring pastoral properties on occasion at the Boondooma Homestead (see Figure 34, below). Upon George’s death, Mary returned to Sydney and is reported to have lived to 89 years, dying in Sydney in 1927.



Figure 34. Mrs George Munro entertaining ladies from neighbouring pastoral runs at Boondooma Station, 1890. *Source: SLQ JOL Neg: 149410.*



Figure 35. The marble headstone of George Munro, bounded by a simple timber enclosure, which survives in the north-eastern aspect of the homestead’s garden.

<sup>61</sup> Interview between Matthews (2008) and Albert ‘Buddy’ Thomson, 13 November 1996. It is noted, however, that Sam Strong must have obtained this information about George Munro’s burial second-hand from other station personnel, as he had not been employed at Boondooma in 1895.



Figure 36. Portrait of Hector and Peter Munro (standing), 1890, who *spent* their early years on Boondooma and Peter ultimately took on the role of station manager following their father's death. *Source:* Matthews (2008, 32).



Figure 37. Portrait of Mrs George Munro, wife of the manager of Boondooma Station who lived there from the early 1870s to 1895. *Source:* SLQ JOL Neg: 149407.

#### 4.4.1 Archibald Graham

Archibald Graham (Snr) was appointed manager of Boondooma in 1908, and within a few years of his appointment the property was further reduced through land resumptions and lease expiry. Graham had a long association with the station and the Durong district.

Following Graham's death on 28 October, the South Burnett Times (4 November 1938) provided the following retrospection regarding his career as station manager:

He was in charge of *Boondooma* during its development from pear-infested brigalow scrub wastes to broad plains of productive Rhodes grass, such entailing administrative capacity, as well as heavy expenditure, and throughout Mr Graham was credited by all within whom he came into contact as holding the balance fairly between employer and employee...He served a term as a member of the Wondai Shire Council but sought retirement with failing health and has lived in Brisbane during recent years.

(*South Burnett Times*, 4 November 1938)



Figure 38. EJ McConnel (left), Archibald Graham Snr (centre) and Archibald Graham Jnr (right). Image courtesy of the Thomson family. *Source:* Matthews (2008, 44).

#### 4.4.2 The Thomsons

Over a fifty-year period, several generations of the Thomson family lived at and managed Boondooma, and during that time the property was used as a dairying farm as well as for growing cotton and rearing cattle. The Thomson family were the last two generations of owner-occupiers of *Boondooma* station prior to their sale of the property to the Wondai Shire in 1975. In the mid-1920s, the Boondooma property was subsequently transferred to Jane Ann Stockill, who was never married to her life's partner, Edward 'Ned' Thomson Snr, but lived with him at Boondooma and had two children (see Figure 39, below). Their son, also named Edward 'Eddie' Thomson (Jnr), later (c.1930) acquired what remained of Boondooma station and on 30 October 1944, he married Joyce Pateman (Matthews 2008, 49, 51). The couple had seven sons and lived at Boondooma, which Edward had purchased from Jane (Matthews 2008, 54). One of their sons, Albert 'Buddy' Thomson, became involved in the preservation of the Boondooma property's buildings and history, personally undertaking a majority of the restoration works to the main homestead and other structures over several decades. Together with his wife, Lynne Bennett, Buddy lived on the property until the mid-1970s, and forged a successful country music career (Matthews 2008, 56–57). Buddy Thomson was later awarded the Wondai Shire Council Australia Day Senior Cultural Aware for his work on Boondooma Homestead.





Figure 39. A portrait (date unknown) of the Stockill/Thomson family with Bernard Stockill (standing), Edward ‘Ned’ Thomson (seated left), Jane Anne Stockill (right) and children: Edward Albert Schofield-Thomson and Ivy Eileen Annie Yvonne Stockill. Image courtesy of the Thomson family. *Source:* Matthews (2008, 49).



Figure 40. Edward ‘Eddie’ Thomson (standing left), Jane Anne Stockill (standing centre), Ivy Eileen Annie Yvonne Stockill (standing right) and Edward ‘Ned’ Thomson Snr (seated) on the front steps of the homestead, date unknown. Image courtesy of the Thomson family. *Source:* Matthews (2008, 50).



Figure 41. Joyce Thomson and her son, Buddy Thomson, in the garden of Boondooma Homestead, date unknown. *Source:* Boondooma Museum & Heritage Association Inc (2021).

### 4.4.3 Contemporary community associations

Boondooma Homestead has special, ongoing associations with its local community as an early, major pastoral station settled in the Burnett district, and as a place of employment for many hundreds of local residents and their families, many of whom remain in (or return to visit) the area. Today, the Boondooma Homestead is a popular heritage tourism destination and maintains an important role as a place of community gathering, whether it be for events associated with the local community (i.e., school excursions and ANZAC and Australia Day services) or major tourism events for the general public.

Through its resident caretaker, the Boondooma Homestead complex is able to offer year-round accommodation for caravans and campers. The latter includes the 'Spirit of the Bush' Balladeers' and Heritage Muster, which was first held in 2001 as a fundraising event for the Boondooma Homestead Committee but has since grown into a successful, major annual event with up to 1,500 attendees from across Australia. The program comprises a week of traditional bush poetry and performance entertainment and competitions, camp oven cooking, vintage car and equipment displays, traditional craft skill displays, etc. Held each year in April, this event also includes an ANZAC memorial service. This event forms a core part of the Boondooma Museum & Heritage Association's funding for the ongoing conservation of the homestead complex, and plays a key role in raising the public profile of Boondooma Homestead and in facilitating community engagement with the place's history and protection.

Another major annual event is the 'Scots in the Bush', held on the third weekend in August, which reflects and is a celebration of the Scottish origins of the original pastoral station's owners, Alexander and Robert Lawson and Robert Alexander. The program includes traditional Scottish poetry, music and dance entertainment and competitions, and traditional highland games and Scottish food.



Figure 42. The ANZAC memorial service held on-site at Boondooma Homestead as part of the 2013 'Spirit of the Bush' program. *Source:* Boondooma Museum & Heritage Association Inc (2021).



Figure 43. An example of the traditional Scottish and Celtic musical performances held at Boondooma Homestead as part of the annual 'Scots in the Bush' event. *Source:* SQC (n.d.).





Figure 44. A collection of photographs taken during the Boondooma Homestead 'Heritage Weekend' in 2005.  
Source: Boondooma Homestead News (1999).

## 4.5 Chronology

The following chronology is adapted from historical information obtained from primary sources and the QHR citation for Boondooma Homestead (see Queensland Government 2016a), as well as information obtained directly from the Boondooma Museum and Heritage Association Inc. including newsletters, typescripts and grant and/or award applications (see Part 13 of this CMP, beginning on page 238, for a list of supplementary sources relevant to the history of Boondooma).

This chronology identifies the key milestones of the history of Boondooma Homestead within the context of the development of the Boondooma run and the more recent history of the place as a heritage tourism destination.

1830s	An entrepreneurial class of settlers fans out in two movements away from the limits of the already settled areas around Sydney: one south–west towards Port Phillip Bay and western Victoria and another north-west towards New England and the Darling Downs.
1840	Patrick Leslie undertakes an expedition to explore the Darlings Downs.
1842	Henry Stuart Russell travels northwards from Kilcoy Station to Tiaro in the company of William Orton and an Aboriginal guide named Jemmy, and in doing so, is the first European to pass through the area that was later to become <i>Boondooma</i> .
1843	Russell establishes <i>Burrardown</i> on the Boyne River as a sheep station.
1846	<p>Scottish-born brothers Alexander Robertson Lawson and Robert Lawson (together with another Scotsman, Robert Alexander) establish a pastoral sheep run named ‘Boondooma’ in the area previously visited by Russell.</p> <p>The Lawsons erect temporary huts and sheds and establish a conterminous run made up various pastoral leases and outstations: Waagineraganya, Proston, Waringa, Jua, Durong, Piar, Dangarabungy and Weir Weir with Boondooma as the head station.</p>
1850s	<p>The principal structures of Boondooma, the main homestead and the stone store building, are constructed and likely completed by c.1857.</p> <p>The partnership between the Lawson brothers and Robert Alexander dissolves in 1851. The Lawson brothers take Boondooma and its various leases, except for Proston, which is taken by Robert Alexander. The application for the Boondooma lease is pursued by Alexander and Robert Lawson that same year.</p> <p>Alexander and Robert Lawson’s application to lease Boondooma is approved in 1852 and in the same year, wool scour and processing plant appear to have been established near the Boondooma homestead on the banks of the Boyne River.</p> <p>In 1853–54, the majority of Boondooma’s flock is severely infected by a scab outbreak, caused by another pastoralist, Murray-Prior of Hawkwood, travelling through the station with his own large flock of infected sheep.</p> <p>The first wedding is held on Boondooma on the 16 August 1855 between Friedrich Moeller, a bullock driver, and Eva Catherine Brill, daughter of the builder of the station’s stone store, Wilhelm Brill.</p> <p>Grape vines of the Isabella variety are imported to Boondooma from Scotland and Europe, and planted in the homestead’s garden.</p> <p>Over twenty Chinese workers from Amoy (Xiamen) arrive at Boondooma between February 1851 and January 1852 for employment as shepherds.</p> <p>The Lawson brothers apply to renew the ticket-of–leave passports for two of their convict staff on 23 June 1853.</p>
1860s	<p>A structure utilised as a postal receiving office is constructed on Boondooma during the 1860s.</p> <p><i>Pugh’s Almanac &amp; Queensland Directory 1862</i> confirms the Lawson brothers’ joint ownership of the run, listing ‘A and R Lawson’ as owners of Boondooma.</p> <p>The Lawson brothers dissolve their partnership in 1862: Alexander continues to run Boondooma and Robert leaves for Tenterfield and Stanthorpe.</p> <p>The following year, in 1863, the Boondooma lease transfers to Alexander Lawson solely. In the same year, a traveller publishes an account of his journey from Proston to Wigton stations, which included a stop at the homestead at Boondooma.</p>

	<p>The Boondooma hotel, run by John Delger, appears to have been operational in June 1863.</p> <p>In 1865, Alexander Lawson takes his book-keeper, William Stewart, into partnership.</p> <p>The ownership of Boondooma passes to John Young and William Oswald Gilchrist in 1867.</p>
1870s	<p>The homestead's detached 'dining room' structure and several outbuildings, including the meat and cool houses, are constructed.</p> <p>At this time, the roof shingles on the stone house are likely replaced with corrugated iron sheeting.</p> <p>Boondooma's ownership passes solely to William Oswald Gilchrist in 1872.</p>
1880s	<p>The combined holdings of Boondooma come under the provisions of the <i>Crown Lands Act 1884</i>, and Boondooma is subsequently broken up: 259 square miles of leased land in the name of Gilchrist, Watt &amp; Co, and 249 square miles of resumed land.</p> <p>During the 1880s, the Lawsons continue as managers of the Boondooma run on behalf of various owners and lessees. Around c.1887, George Munro succeeds the Lawsons as manager of Boondooma.</p> <p>The Boondooma run is further consolidated and gazetted in 1887 under the provision of the <i>Crown Lands Act 1884</i>.</p>
1890s	<p>The acting manager of Boondooma, George Munro, dies on 24 March 1895 and is buried at Boondooma in the garden of the main homestead. He is replaced by his son, Peter Munro, as manager.</p> <p>In 1898, severe drought and the spread of spear grass forces Gilchrist, Watt &amp; Co to revert to farming cattle and ultimately forsake Boondooma.</p>
1904	<p>The title of Boondooma is officially transferred from Gilchrist, Watt &amp; Co to DC McConnel &amp; Sons on 23 June 1904. Upon title being transferred in 1904, it was utilised by DC McConnel &amp; Sons as collateral for a stock mortgage of a sum of £160,000.</p> <p>During the McConnel's tenure, David Stevens supersedes Peter Munro as manager of Boondooma.</p>
1905	<p>A further 60 square miles of the Boondooma holding is resumed by the government, reducing it to a total of 198 square miles.</p>
1908	<p>Archibald Graham Snr supersedes Stevens as manager at Boondooma.</p> <p>Further land resumptions reduce the size of the Boondooma holding, primarily on the basis of reports that parts of the holding were infested with prickly pear.</p>
1910	<p>The main homestead is extended to its present structure.</p> <p>The advent of the rail line through the South Burnett dramatically affects the standard of living of those who lived and worked at Boondooma (as well as every other pastoral station and farm in the Burnett district).</p>
1911	<p>Further land resumptions reduce the size of the Boondooma holding, primarily on the basis of reports that parts of the holding were infested with prickly pear.</p> <p>A small group of travellers drive from Nanango to Boondooma by motor car, which is possibly the first vehicle to have been seen on the pastoral station.</p>

1913	<p>The Boondooma holding lease expires and is released from the McConnel's 1904 mortgage. Operations are then taken up by the Marshlands Pastoral Company, which notably had three McConnel family members as shareholders.</p> <p>A large portion (sometimes referred to as 'The Plains') is retained by the McConnel's, including the homestead block, but the remainder is thrown open for selection, with the land being surveyed into separate blocks.</p>
1919–1920	<p>An auction is held at Boondooma, resulting in the sale and dismantling of several structures including (but not limited to) the jackaroo quarters, buggy shed, blacksmith's shop, and the visitors' quarters.</p>
1920s	<p>Fred Palethorpe, who went on to become Deputy Commissioner of Police, acquires the McConnel's lease of the <i>Boondooma</i> homestead block in 1922 through a ballot process at the young age of nineteen. Another successful ballot applicant, Mr Jacob Seiler, also settles with his wife and family on one of the Boondooma portions thrown open for selection.</p> <p>The Boondooma lease is transferred to Jane Ann Stockill in the mid-1920s, who then lived there with life's partner, Edward 'Ned' Thomson Snr, and had two children. During the Thomson's tenure, the property was used as a dairying farm as well as for growing cotton and rearing cattle.</p> <p>The structure reputedly thought to be one of the Lawson-era homesteads is destroyed in a storm (although it is equally possible that this structure was the detached 'dining room' associated with the surviving main homestead).</p> <p>The stone building is used as a residence by Bernard Stockill and family.</p>
1930s	<p>A road is proposed from Proston to Boondooma.</p> <p>Edward 'Eddie' Thomson (Jnr), the son of Jane Ann Stockill and Edward 'Ned' Thomson, acquires what remained of Boondooma station property. Eddie married Joyce Pateman and together, they have seven sons. One of their sons, Albert 'Buddy' Thomson, becomes personally involved in the restoration and preservation of Boondooma's buildings and history until its sale in the mid-1970s.</p> <p>In 1939, Ernest Pateman helps to convert the milking bails into a milking shed. The legend '1939' can be seen in the concrete today.</p>
1940s	<p>A wash shed located between the homestead and stables is deconstructed and its slabs are used in the aforementioned conversion of the milk bails.</p>
1950s	<p>Milking machinery is installed at Boondooma.</p>
1970s	<p>The original stables located to north-west of the main homestead are thought to have been demolished.</p> <p>Wondai Shire Council discuss preliminary plans for the preservation of Boondooma Homestead in 1974 and the following year, in 1975, the Council receives a grant of \$30,000 for the acquisition of the station homestead and its outbuildings.</p>
1980s	<p>Construction begins on the dam at Boondooma.</p> <p>The Boondooma Homestead Committee is established.</p>
1990s	<p>Eddie Thomson, the last owner-occupier of Boondooma, passes away and the remaining Boondooma blocks are divided amongst some of his sons, Robert, Trevor, and Peter Thomson and the homestead block officially passes to Wondai Shire Council.</p>

	<p>Wondai Shire Council announces further restoration work to be undertaken at Boondooma, allocating some \$,3500 under the National Estate grant scheme.</p> <p>In 1997, Wondai Shire Council negotiates a deal with Powerlink for the relocation of the cottage and outbuildings formerly at <i>Glenrose</i> to be relocated to <i>Boondooma</i> for use as a caretaker's cottage and machinery shed.</p> <p>In 1999, Boondooma Homestead Committee receives a \$25,000 grant from the Centenary of Federation Project for restoration work on the stone store building and main homestead, with council also contributing \$5,000.</p> <p>Council approves a \$3,500 grant in 1999 for the erection of a toilet block using recycled materials from Taabinga School's chook shed.</p> <p>Ms Rose Pateman is appointed the Boondooma Homestead's first resident caretaker in 1999 and the same year, the boundary rider's hut is transported to Boondooma and re-stumped.</p> <p>The tallow vat is cleaned out and displayed in a machinery display shelter.</p>
<p><b>2000</b></p>	<p>Bill and Aileen become the resident caretakers at Boondooma.</p> <p>Wondai Shire Council contribute a further \$19,500 to the restoration of the Boondooma Homestead complex and work begins on the restoration of the stone store building and the main homestead.</p> <p>Renovation proposals for the caretaker's cottage are accepted, including a garden fence and woodworking shed.</p> <p>A number of archaeological finds are uncovered during restoration works to the stone store building and the main homestead, and displayed on-site.</p>
<p><b>2001</b></p>	<p>Boondooma Homestead receives the Community Garden Grants Award.</p> <p>The first inaugural heritage open day held at Boondooma Homestead.</p> <p>The first annual Heritage and Balladeers Muster is held at Boondooma Homestead.</p> <p>Boondooma receives a grant of \$36,800 through the Queensland Heritage Trails Network program for the continuation of conservation works on the main homestead, as well as an additional \$9,200 from the Wondai Shire Council.</p> <p>Work begins on restoring the floor of the postal receiving office structure.</p>
<p><b>2002</b></p>	<p>The DPI shelter is constructed, containing an interpretative display regarding the Boondooma cattle dip.</p> <p>A timber dwelling known as 'Brownie's Hut' is donated to Boondooma site by Phil Seiler.</p> <p>Restoration work continues and several improvements are made to the broader site utilising the grant funding received in 1999, including the construction of another toilet bock (including disabled access), construction of the 'Big Top' entertainment area, completion of renovations to the caretaker's cottage and store, construction of the administration and museum buildings, establishment on a catering/servery area, and installation of water supply infrastructure (e.g., tanks, pumps, sprinklers).</p> <p>Extensive work is undertaken to the grounds, transforming the area from a neglected overgrown paddock to the landscaped and cared-for gardens seen today.</p> <p>Restoration works to the stone store building continue, including repairs to the timber floor, re-pointing of the stone walls, and the construction of verandah additions on the short sides of the building.</p> <p>Restoration works to the main homestead continue including a complete reconstruction of the foundations to floor level, and repair of damaged wall and roof sections and attention to roof cladding.</p>





	<p>Restoration works to the postal receiving office structure continue, including a reconstruction of the foundations to floor level, and repair of damaged timber wall slabs.</p> <p>Restoration works to the cool house continue, including levelling, re-stumping, and rebuilding of collapsed walls.</p> <p>Preparations begin for the restoration works to the milk bails and stockyards, including excavation and termite control.</p> <p>The boundary rider's hut is re-erected.</p> <p>A shelter is erected over the Sunshine harvester machinery.</p>
<p><b>2003</b></p>	<p>General improvements are made to the 'Big Top' entertainment area involving extensions to the catering area.</p> <p>Restoration works to the postal receiving office structure are completed.</p> <p>The Boondooma Homestead Committee is renamed the Wondai Shire Council Boondooma Homestead Management Advisory Committee, and consists of twelve members.</p> <p>Boundary fences around the Boondooma Homestead complex are repaired and replaced by Tim and Joc Doran.</p> <p>Fencing around George Munro's grave is repaired.</p> <p>Phil and Pattie Brown become the new resident caretakers.</p> <p>The Boondooma Homestead Committee receives a \$2,450 grant from the Wondai Shire Council's Regional Arts Development fund, which is put towards the cost of researching, collecting, and recording an oral history of ten Boondooma locals.</p> <p>Trevor and Karen Thompson utilise profits from the 2002 Heritage Day to secure the purchase of additional land around three sides of the Boondooma Homestead complex, referred to colloquially as 'historical breathing space'. This is to enable the reconstruction of the blacksmith shop on its original site (however, this remains incomplete).</p> <p>Surveying for public access to the grave and wool scouring sites near the Boyne River.</p>
<p><b>2004– 2005</b></p>	<p>The latest round of restorations to the main homestead are completed, and restoration of the covered walkway and trolley system adjacent to the homestead begins.</p> <p>The 'Big Top' entertainment area is extended, and a flagpole is erected adjacent.</p> <p>Two additional water tanks are constructed adjacent the 'Big Top' entertainment area.</p> <p>A large amount of volunteer work is undertaken as part of the maintenance of the homestead's gardens.</p> <p>Boondooma Homestead is entered in the 2005 Fraser Coast South Burnett Tourism Boards Tourism Awards under the Heritage Category.</p>
<p><b>2006</b></p>	<p>The Boondooma Homestead Committee purchases new piece of land from Trevor and Karen Thomson with help of the Wondai Shire Council, expanding the size of the Boondooma property.</p> <p>Stock Inspectors hold a reunion held at Boondooma Homestead.</p> <p>The Department of Primary Industries and Fisheries celebrated the 150th anniversary of animal and plant biosecurity in Queensland on the 12 November 2005. One highlight of the weekend was the unveiling of the 'Stockie's Stump', a remnant timber post from the Boondooma cattle dip yards that was relocated to a position adjacent to the DHI interpretative display shelter. A time capsule is buried beside the stump.</p> <p>An application to Wondai Shire Council's RADF committee, for a funding grant of \$1,800 to preserve historical items in the Boondooma Homestead museum, is approved.</p>



<p><b>2007</b></p>	<p>Several gum trees are planted around the dam and camping area, replacing trees removed previously during the dam’s construction. The dam is also cleaned out and enlarged.</p> <p>A new stage area and shop are constructed underneath ‘Big Top’ entertainment area.</p> <p>Val and Les Edmonds begin as resident caretakers of <i>Boondooma</i>.</p> <p>Two new water tanks are installed near the homestead, and one installed near the ‘Big Top’.</p>
<p><b>2008</b></p>	<p>The ownership of Boondooma Homestead comes under the control of the South Burnett Regional Council, following the amalgamation of various local councils.</p>
<p><b>2010</b></p>	<p>Boondooma Homestead hosts its first major ‘Scots in the Bush’ event.</p> <p>The former management committee of Boondooma formalises into the Boondooma Museum and Heritage Association Inc.</p>
<p><b>2011– present</b></p>	<p>Advisors from Extent Heritage are engaged in 2019 to provide preliminary heritage advice regarding the ongoing conservation of the Boondooma Homestead complex.</p> <p>Extent Heritage and Gibson Architects prepared measured survey plans of the main homestead in preparation for upcoming conservation and restoration works to the building.</p> <p>Restoration works are undertaken to the stockyards.</p>

## 4.6 Changes over time



In the process of the establishment of the Boondooma run in 1846 and its development over the course of 175 years, the property has been subject to a range of changes. Table 2, below, presents a selection of historical aerial imagery that illustrate the development of the Boondooma property from the 1950s to 2017. In all images, north is to the top-left.

Table 2. A selection of historical aerial imagery of Boondooma and its immediate surrounds illustrating the development of the Boondooma property from 1952 through to 2017. *Source:* QImagery (2021).


Year	Comments	Historical aerial image
1952	<p>Boondooma Homestead is positioned centrally in the property, and presents as a carefully curated complex within a rural, pastoral setting.</p> <p>The homestead complex appears to have surrounding trees and vegetation. Beyond this, the land has been cleared for grazing purposes.</p> <p>Note the stone store building, which is located a short distance to the south-west of the main homestead complex (but still within the area marked by the red circle).</p> <p>The DPI cattle dip is situated further to the south-west.</p>	 <p>Figure 45. Aerial image of Boondooma Homestead (red circle) and its immediate surrounds, 1 June 1952. Image FilmWAP0281 Frame 044. <i>Source:</i> QImagery (2021).</p>
1966	<p>Tracts of land surrounding the Boondooma Homestead complex appear to have been set aside and utilised for agricultural and pastoral purposes.</p> <p>A small dam has been constructed to the north-west of the complex.</p>	 <p>Figure 46. Aerial image of Boondooma Homestead (red circle) and its immediate surrounds. 1 May 1966. Image Film QAP1684 Frame 050. <i>Source:</i> QImagery (2021).</p>

Year	Comments	Historical aerial image
1971	<p>A track is now visible between the DPI cattle dip to the south-west and the Boondooma Homestead complex.</p> <p>Several pockets of trees to the west have been removed, particularly near Boondooma Creek.</p>	 <p>Figure 47. Aerial image of Boondooma Homestead (red circle) and its immediate surrounds, 1 June 1971. Image Film QAP2233 Frame 065. <i>Source:</i> QImagery (2021).</p>
1984	<p>Evidence of further land clearing activities by this time.</p> <p>A new access track has been constructed connecting the Boondooma Homestead complex and Mundubbera-Durong Road.</p>	 <p>Figure 48. Aerial image of Boondooma Homestead (red circle) and its immediate surrounds, 1 August 1984. Image Film QAP4306 Frame 171. <i>Source:</i> QImagery (2021).</p>



Year	Comments	Historical aerial image
1991	<p>Evidence of informal access tracks between the main section of the homestead complex and the stone store building to the south-west.</p> <p>Evidence of vegetation regrowth within the homestead complex and surrounds.</p>	 <p>Figure 49. Aerial image of Boondooma and its immediate surrounds, 1 March 1991. Image Film QAP4929 Frame 157. Source: QImagery (2021).</p>
2002	<p>A caretaker's cottage has since been relocated to the Boondooma Homestead complex.</p> <p>A number of additional structures have since been constructed including the 'Big Top' entertainment area, archives building and museum building, all within the area between the stone store building and the main homestead.</p>	 <p>Figure 50. Aerial image of Boondooma and its immediate surrounds, 1 July 2002. Image Film QAP6010 Frame 048. Source: QImagery (2021).</p>



Year	Comments	Historical aerial image
2017	<p>At the time this image was captured, caravans are visible parking on the Boondooma property.</p> <p>An accommodation block has been constructed to the south of the 'Big Top' area, and an extension to latter has also been constructed.</p> <p>An access road has been constructed to the north.</p> <p>Vegetation has been planted along Mundubbera-Durong Road has been planted.</p>	 <p>Figure 51. Aerial image of Boondooma and its immediate surrounds, 1 July 2017. Image L16-7538E-3477N. <i>Source:</i> QImagery (2021).</p>

## 4.7 Historical themes

The Queensland thematic framework (Blake 1996; DEHP 2013) identifies ten historic themes to assist heritage practitioners to identify and assess the significance of a heritage item, site, and/or area by placing them within the broader patterns of the historical development of Queensland. Several of these historic themes are relevant to Boondooma Homestead (see Table 3, below), parts of which reflect the historical forces that shaped the early settlement and pastoral development of Queensland. These themes have informed the assessment of heritage significance in Part 6 (page 159).

Table 3. An overview of the relevant Queensland historical themes applicable to the heritage significance of Boondooma Homestead. *Source:* Blake (1996); DEHP (2013).


Queensland historical theme	Sub-theme
1. Peopling places	1.2 Migration from outside and within 1.3 Encounters between Indigenous and non-Indigenous peoples
2. Exploiting, utilising, and transforming the land	2.1 Exploring, surveying, and mapping the land 2.3 Pastoral activities
3. Developing secondary and tertiary industries	3.5 Struggling with remoteness, hardship and failure 3.11 Lodging people

Queensland historical theme	Sub-theme
4. Working	4.1 Organising workers and workplaces 4.7 Working as exploited/indentured labour
5. Moving goods, people and information	5.2 Using draught animals 5.3 Using rail 5.8 Postal services
6. Building settlements, towns, cities and dwellings	6.1 Establishing settlements 6.4 Dwellings

## 4.8 Comparative analysis

The following properties are described to provide a comparative analysis of Boondooma Homestead with other state-listed nineteenth century pastoral homestead complexes (see Table 4, below). The statements of significance provided below are extracts from the relevant QHR citations. For the full statements of significance, refer to the QHR (see Queensland Government 2016b–d).

Table 4. Comparative analysis of Boondooma Homestead with other state-listed nineteenth century pastoral homesteads in Queensland. *Source:* Queensland Government (2016b-d).

Description	Image
<p><b>Burrandown Station Homestead (QHR 600648)</b> Kingaroy Road, Kingaroy</p> <p>Established by Henry Stuart Russel in c.1843, Burrandown Station Homestead is one of the first pastoral runs and stations in the Burnett district and provided the impetus for further settlements of the region. As an early pastoral property, which has remained in continuous use, Burrandowan has important associations with the development of the pastoral industry in Queensland. Burrandowan Homestead complex incorporates structures from the early operation of the station brought together in their current formation in the early twentieth century, including residential and working buildings that demonstrate the recycling of useful structures commonly made on pastoral properties and are good examples of traditional buildings that are pleasing in form, materials, and detail. Burrandowan homestead has special associations with the life and work of Henry Stuart Russell who took up the run, with Philip Friell who was responsible for the construction of the buildings and with members of the Borton family of whom three generations worked on the property.</p>	 <p>Figure 52. <i>Top and Bottom:</i> Burrandown Station Homestead, 2001. <i>Source:</i> Queensland Government (2016b).</p>

**Description**

**Image**

**Cressbrook Homestead (QHR 600503)**

Cressbrook–Camboombah Road, Esk QLD

Established by the prominent McConnel family in 184, Cressbrook Homestead was the first pastoral run taken up in the Brisbane Valley, and demonstrates the development of Queensland, particularly the Brisbane River Valley area in the 1840s, after it was opened to settlement. Cressbrook has strong aesthetic significance: the site has a picturesque quality resulting from the layering of various periods of building construction over 150 years and the siting of these buildings overlooking the Brisbane River. The arrangement of the early buildings and their relationship to the working farm and outbuildings provides important evidence of early station life. The chapel is an important and characteristic example of the work of renowned architect, Robin Dods. The early station buildings are good intact examples of slab huts constructed in the mid-nineteenth century. The site remains remarkably intact; Though continual additions have been made, very few early structures have been removed from the site. Cressbrook has special associations with the Brisbane River Valley community as their first settled station and a place of employment for many hundreds of local residents and their families many of whom remain in the area. It is associated with the prominent McConnel family who still own Cressbrook and were instrumental in the development of the Valley and the town of Esk. It is also associated with Robin Dods, who designed the chapel and extensions to the House.



Figure 53. *Top and Bottom:* Cressbrook Homestead in 2005 and 2007. *Source:* Queensland Government (2016c).

**Gracemere Homestead (QHR 600508)**

234 Gracemere Road, Gracemere QLD.

Gracemere Homestead was founded in the early 1850s by David, Charles, and William Archer, whose family played a key role in the development of the pastoral industry in Central Queensland and were keenly involved in public and community affairs. The Archers' pioneering efforts illustrate the pattern of pastoral settlement in colonial Queensland, and the change from sheep to cattle is reflected in adjustments to the station's layout. The station buildings, in particular the house and its garden, occupy a picturesque setting on a promontory on the eastern shore of a large perennial lagoon. The complex of buildings survives highly intact and is important in demonstrating the principal characteristics of an early pastoral homestead with its house and extensive sub-tropical garden, detached kitchen, offices and shops, and other sheds and yards.



Figure 54. The main elevation of the Gracemere Homestead set within landscaped grounds. *Source:* Queensland Government (2016d).



### Comparative analysis

Boondooma Homestead is similar to each of the aforementioned nineteenth century pastoral homesteads in its demonstration the principal characteristics of an early Queensland pastoral station through the arrangement of its surviving early buildings in a rural setting.

The early date of the establishment of the Boondooma station (1846), combined with its history and surviving features, suggest potential exists for further historical and archaeological research that may yield information that would contribute to an understanding of early Queensland pastoral life. This potential to yield information that contributes to a great understanding of Queensland's history, particularly its pastoral history, is a key feature of each of the QHR-listed pastoral homesteads, including Boondooma Homestead.

Although Boondooma was not the first pastoral run taken up in the 1840s (see Cressbrook), it was taken up as part of the seminal exploration of the Burnett district by Henry Stuart Russell in the 1840s, who also established Burrandowan. Boondooma Homestead is therefore evidence of the early settlement and pastoral development of Queensland, particularly in the 1840s, after it was made more accessible to settlement with the closure of the penal colony on the Brisbane River.

Like the aforementioned major pastoral stations, Boondooma Homestead has special associations with its local community as an early key settled station and a place of employment for many hundreds of local residents and their families, many of whom remain in the area.

Boondooma Homestead is comparable to Cressbrook Homestead in that it has an association with the prominent McConnel family, who established *Cressbrook* as the first pastoral run in the Brisbane Valley, and who were instrumental in the pastoral development of the Brisbane Valley area.

Boondooma Homestead is comparable to Gracemere Homestead in that they both illustrate the economic evolution of pastoral settlement in Queensland (i.e., the change from sheep rearing and wool production to cattle grazing and beef production).

Boondooma Homestead is similar to each of the aforementioned nineteenth century pastoral homesteads in that the original timber core of its c.1850s principal homestead survives intact, which is rare for a structure of timber slab construction of this era in Queensland.

Unlike the aforementioned nineteenth century pastoral homesteads, the integrity of Boondooma Homestead's setting and the station buildings' configuration has been impacted by the ad hoc removal and addition of ancillary structures over the past 150 years, particularly as part of the operations of the place as a heritage tourism destination.

Boondooma station faced particular challenges: the tests of weather, disease, and remoteness that over time has lead to less success as a pastoral business, compared to the success of the aforementioned pastoral stations. The sale of several key buildings at Boondooma in the early 1900s demonstrates a key turning point in the station's fortunes. It is recognised, however, that all of the aforementioned stations have suffered downturns, challenges, and changes to their pastoral operations.

While the surviving Boondooma Homestead features some similarly grand details, it is a smaller dwelling than the homesteads of Cressbrook, Burrandowan, and Gracemere. Additionally, fewer of the original outbuildings survive at Boondooma.

Notwithstanding this, Boondooma Homestead is no less significant for these differences. The station's features and its history of gritty, determined survival against the odds, are an important surviving examples of the expansion of pastoral settlement in Queensland.



## 5. Physical description

Extent Heritage carried out a physical assessment of Boondooma Homestead on three separate occasions: in February 2019, February 2020, and October 2021. This assessment involved a visual inspection of the built forms, landscape, and immediate context of Boondooma Homestead. This inspection permitted an overview of key elements that assist in determining the management requirements based on its significance.

The site inspections were undertaken as a visual study only. The following description does not constitute a formal dilapidation report or a building assessment.

All photographs presented in this section were taken by Extent Heritage unless otherwise cited.

### 5.1 Setting

The Boondooma Homestead complex is positioned on a gentle slope, near the junction of the Boyne River and the Boondooma Creek, in a corridor of land between the two watercourses less than 1 km wide. The property is parallel to the Mundubbera–Dulong Road at the east, and is bounded by various large rural allotments at the north, west, and south. The surrounding area is distinctly rural, characterised by low undulating hills and pastoral plains, usually cleared of trees with occasional clusters of shade trees retained for grazing cattle.

The principal structure within the complex is the main Lawson-era timber homestead, which is situated in the property's north-eastern aspect. The building is well set back from Mundubbera–Dulong Road and is not readily visible due to the intervening topography and its immediate garden setting. The homestead comprises the main house, a detached kitchen, two skillion-roofed extensions, and a covered walkway at its western corner that connects to the former location of a 'dining room' structure (or possibly an earlier dwelling (see Part 4.3.1, on page 31, and Part 5.8, on page 107).

Beyond its immediate garden setting, the homestead is surrounded by a cluster of ancillary buildings associated with the historical operations of Boondooma station: meat and cool houses, a postal receiving office, an outhouse, and milking bails and stockyards property. Together with the main homestead, this collection of historical c.1850s-1890s structures form a heritage precinct within the site. The other principal surviving historic building, the stone store (c.1850s), is located some 130 m away at the southern-most end of the property.

A number of other structures are arranged according to their functional relationship to one another in the intervening space between the main homestead and the stone store building. These buildings and structures are either of contemporary construction or have been relocated from other pastoral properties to Boondooma over the years as part of its operations as a heritage tourism destination. This includes: the 'Big Top' entertainment area and extension; toilet and accommodation blocks, an ablution block, the archives, museum, and administration buildings; toilets; a camp kitchen; a caretaker's cottage and store; a camp kitchen; a large shed; and administration, museum, and archives buildings.



**LEGEND:**

- 1A Main homestead
- 1B Dining room
- 1C Laundry
- 1D Covered walkway
- 2 Stone store
- 3 Meat shed
- 4 Original homestead (former)
- 5 Cool house
- 6 Outhouse
- 7 Post office
- 8 Display shelters
- 9 Stables and stockyards
- 10 Caretaker's cottage
- 11 Caretaker's store
- 12 Brownies' hut
- 13 DPI shelter
- 14 Boundary riders' hut
- 15 Chicken coop and timber outhouses
- 16 Administration building
- 17 Archives
- 18 Museum
- 19 'Big Top' entertainment area and extension
- 20 'Big Top' extension
- 21 Accommodation block
- 22 Camp kitchen
- 23 Machinery shed (former)
- 24 Blacksmith (former)
- 25 Toilet blocks
- 26 Contemporary shed
- 27 Dam
- 28 Demountable amenities
- 29 Covered servery
- 30 ANZAC memorial and flagpole
- 31 Carport
- 32 Cattle loading ramp
- 33 Caravan parking
- 34 Hoop pine
- 35 Landscaped garden area
- 36 George Munro's grave
- 37 Potential former entrance
- 38 Main vehicle entrance

- - - Queensland Heritage Register Boundary  
Boondooma Homestead (600967)
- Lot Boundary
- Items located inside the QHR boundary
- Items located outside of QHR Boundary



Figure 55. Existing aerial view site plan for Boondooma Homestead, identifying the site's principal and ancillary structures in relation to the place's QHR boundary. Source: Extent Heritage (2021).



## 5.2 Views and vistas

The main homestead, and almost all other buildings contained on the Boondooma property (with the exception of the ‘Big Top’ entertainment area and the accommodation building) are not readily visible from the Mundubbera–Dulong Road. The property’s buildings and structures are well set back from the road and are predominantly screened by the intervening topography and vegetation.

Nonetheless, there are several important views associated with Boondooma Homestead:

- Internal views from the main homestead towards the stone store building (facing west) and vice versa, from the stone store building towards the main homestead (facing east)—given that these are the two principal surviving structures, this view line is significant; however, it has been progressively impacted by the ad hoc relocation and addition of ancillary structures and buildings in the intervening space between the main homestead and the stone store;
- internal views of the entrance to and principal elevation of the main homestead from within the homestead’s garden;
- internal views between the main homestead and the associated cluster of outbuildings and ancillary structures (e.g., the postal receiving office, milking bails and stockyards, meat and cool houses, etc.)—these views are important as they illustrate the inter-relationship between this cluster of historical structures;
- internal views from the edges of the property facing in towards the main cluster of historical and ancillary buildings; and
- external views from Mundubbera–Dulong Road (facing north and south).



Figure 56. View facing north-west towards the principal elevation of the main homestead from within the homestead’s gardens.



Figure 57. Long view of the entrance to and principal elevation of the main homestead eastern entrance from within the homestead’s gardens.



Figure 58. View facing west from the gate of the main homestead (i.e., adjacent to the postal receiving office) towards the stone store building.

*From this vantage, there is a clear view line to the stone store building. However, if standing further to the north-east (i.e., behind the photographer at the rear of the homestead building itself), the stone store building is not as readily visible.*



Figure 59. View facing east from the stone store building towards the main homestead.

*From this vantage, the main homestead is not readily visible due to the garden and vegetation surrounding the building. As an indication, the mature hoop pine is in the homestead's front garden.*



Figure 60. View facing east of the rear elevation of the main homestead from the open space between the cluster of other historical structures.

*Note: The milking bails and stockyards are located to the right, out of frame, the postal receiving office behind the photographer, and the cool and meat houses to the left, out of frame.*



Figure 61. View towards the cluster of other historical structures from the covered walkway of the main homestead.





Figure 62. View from the open grassed area utilised for caravans and campers, facing south-east towards the main cluster of buildings and structures comprising the Boondooma Homestead complex.

*Note the dam in the foreground.*



Figure 63. View from the open grassed area utilised for caravans and campers, facing north-east the main cluster of buildings and structures comprising the Boondooma Homestead complex.

*This view captures the stone store building (left), one of the toilet blocks (centre), and the 'Big Top' entertainment area. Ca*



Figure 64. View facing south-west along the entrance driveway towards the milking bails and stockyards at the right (and beyond that the main homestead) and the accommodation building at the left.



Figure 65. View of the Boondooma Homestead complex from across Mundubbera-Durong Road. *From this vantage, the main buildings and structures are not readily visible.*

## 5.3 Entrance

The principal entrance to Boondooma Homestead is located on Mundubbera–Durong Road, which forms a primary connection to Chinchilla–Wondai Road to the south. The point of entrance at the roadside is flanked by large gum trees. A large timber and steel signage advertising the 'Boondooma Homestead Heritage & Museum Complex' is installed in the grassed verge and faces Mundubbera–Durong Road. A small timber letterbox and some pieces of rusted farm machinery are positioned adjacent to the entrance.

The driveway, comprising a packed gravel base, leads into the property in a westerly direction and at the point where it meets the stockyards, splits into a fork: one route branches to the south-west, providing access to the accommodation building and the large, grassed caravan and camping areas in the rear aspects of the property; and the other route continues west, terminating at a small, grassed visitor car parking area adjacent to eastern corner of the 'Big Top' entertainment area.



Figure 66. Signage advertising the 'Boondooma Homestead Heritage & Museum set in the grassed verge facing Mundubbera–Durong Road.



Figure 67. The main entrance to Boondooma Homestead from Mundubbera–Durong Road.



Figure 68. View facing east showing the gravel entrance driveway, at the point where it branches off to provide access along the accommodation building.



Figure 69. View facing south-west from the grassed verge on the western side of Mundubbera–Durong Road, showing a caravan arriving at Boondooma Homestead.

## 5.4 Grounds, gardens, and landscaping

Boondooma Homestead is set within a distinctly rural property, characterised by low undulating hills and flat plains, usually cleared of trees but with occasional clusters of shade trees.

The immediate setting of the main homestead is a formally laid-out garden, comprising an extensive grassed lawn extending down to the eastern property fence, various garden bed arrangements edged with timber planks or logs, and a range of exotic and native plantings, including citrus, blackbean, roses, bottle, oak, and pepperina trees. A mature Hoop pine tree dominates the garden landscape, situated to the north-east of the homestead, and is a late 1930s planting. This Hoop pine acts as a visual landmark for the location of the main homestead, as it is readily visible from other vantage points throughout the property, above the height of intervening buildings and vegetation. The current garden layout is an interpretation of an earlier layout, and contains changes and modifications. Garden areas to the east and south-east of the main homestead in particular show evidence of new plantings in recent years. A large trough, carved out of a single log of timber, is positioned between Brownie's Hut and the caretaker's cottage.

This homestead garden also includes a number trellises of grape vines of the Isabella grape varieties, arranged around the eastern, southern, and western sides of the homestead. These



grapes are propagated from the original plantings brought to Boondooma from Scotland and Europe in the late 1850s.

The grave of George Munro, one of the managers of Boondooma station, is located in the eastern aspect of the homestead garden and comprises a marble headstone enclosed with a timber fence.

The areas beyond the QHR boundary, to the north-west, west and south-west of the main cluster of buildings, are characterised by open, grassed plains largely devoid of trees (except for occasional clusters of gums). These areas are utilised for camping and caravan parking year-round, but particularly as part of the complex’s annual major fundraising and tourism events. A large cluster of gum trees defines the embankments of a dam, which is located to the north-west of the main cluster of buildings.



Figure 70. View facing north of an area of the homestead’s gardens.



Figure 71. View facing north-west of the homestead’s gardens, noting the mature Hoop pine in the right background and the rose garden beds in the foreground.



Figure 72. View facing north-west towards the main homestead, showing one of the trellises of grape vines.



Figure 73. View facing north towards the main homestead from the southern aspects of the gardens, with a large trellis of grape vine at the right.



Figure 74. View of the eastern aspect of the homestead garden, showing some of the newly planted citrus trees in this area.

*Note: The line of gum trees in the background mark the boundary fence parallel to Mundubbera–Durong Road.*



Figure 75. View from Mundubbera–Durong Road looking west towards the homestead’s gardens, noting the newly planted citrus trees.

*Note George Munro’s grave in the left corner of the property boundary.*



Figure 76. View facing north illustrating the typical open, grassed areas beyond the main cluster of buildings utilised for caravan and camping.



Figure 77. View facing west illustrating the typical open, grassed areas beyond the main cluster of buildings utilised for caravan and camping.

### 5.4.1 Potential former entrance

Positioned in line with the main elevation of the Boondooma Homestead, along the eastern boundary fence, is a potential former entrance comprising two dilapidated timber posts with entrance. a timber board that has partially collapsed across the entrance way. The posts and entrance way is overgrown with vegetation. It is possible that the collapsed timber board may have had signage attached originally.

It is possible that these timber posts may be the remnants of a former, earlier entrance to the main homestead, which is located in a direct line approximately 60 m to the front steps of the main homestead. This gate and entrance is a poor condition, is not easily accessed and is not in use; however, it is noted that it faces and aligns with the main elevation of the homestead, appearing to lead from the present-day road to the property.





Figure 78. The potential former entrance facing west towards the main homestead of the.

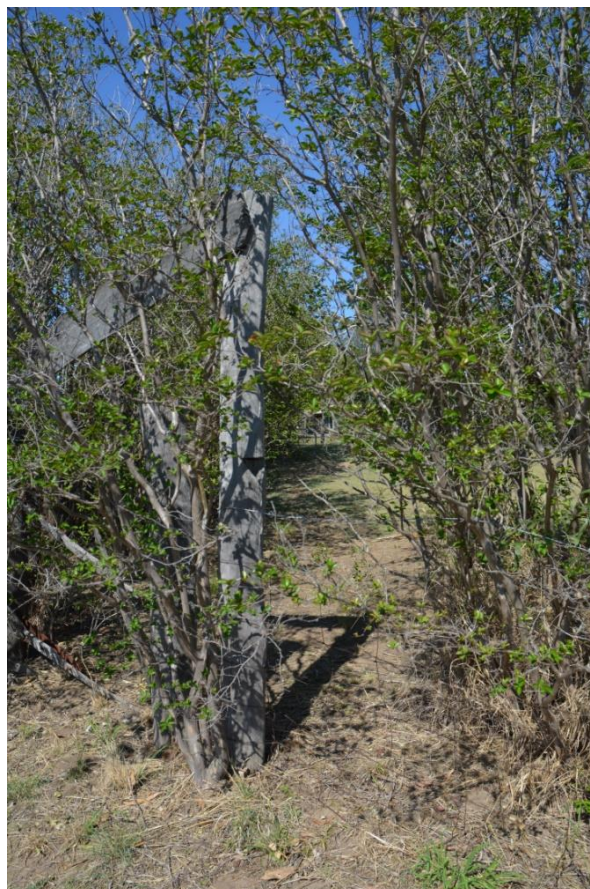


Figure 79. View looking from the potential former entrance through to the main homestead, where the front steps are just visible.

## 5.5 Boondooma homestead

### 5.5.1 Exterior

The Boondooma homestead is situated in the north-east aspect of the complex, and is well set back from Mundubbera–Dulong Road. As previously noted, the homestead is set within a formally laid-out garden comprising of various mature plantings, trellises, and garden beds. The homestead is a good example of a colonial-style residence constructed with skilled bush carpentry methods.

The single-storey, timber-framed and timber-clad house has a long-ridge hipped roof with ‘broken back’ profile to verandahs wrapping the perimeter and clad in corrugated galvanised iron. The building is elevated a small distance above the ground and is rectangular in plan. The lower pitch of the roof extends over verandah areas which encircle the building. The roof of the living wing is in a weathered and dilapidated condition, and contains a large number of surviving timber shingles that are fixed under the roof sheet, which provide evidence of the original roof finish.

The verandah area that extends across the shorter, north-east elevation has been enclosed through various timber construction methods: weatherboards at the front corner enclosing a sleeping area, then rough-hewn boards between widely spaced studs, fitted horizontally and vertically to form a wall extending through to the western corner where an additional room, protected by a skillion roof, which projects past the line of the rear verandah. The rear verandah is open through to the southern corner, which is partly enclosed, and French doors provide access to living room and main bedroom. The verandah floors are lined with shot-edge timber boards fixed to sawn hardwood floor joists, and the timber verandah posts bear on an outer line of log bearers, now supported on low, round timber stumps with ant caps, all of more recent reconstruction. The timber-framed windows, some of which have fixed-louvre shutters, are generally casement with three or four panes.

The remaining front verandah is open through to the eastern corner, and is accessed by timber steps which are constructed of three roughly-sawn timber logs. The front verandah provides access via French doors to the three core rooms of the dwelling. The main bedroom, at the south of the dwelling, extends through to include the area under the low-pitched roof and a steel-clad fireplace with a chimney at the south. A small skillion-roofed addition provides for another sleeping area, which is covered with a low skillion roof set under the eaves of the main roof at the south, and connects with an internal door to the main bedroom, beyond the fireplace.

A detached kitchen, covered by a corrugated galvanised sheeted, pyramid roof abuts the rear verandah of the living area at the south-east. The kitchen roof includes a simple vent at its ridge, and is lined with wide timber boards internally.

The detached kitchen room is constructed with roughly sawn timber with horizontally fixed slabs connected to columns, as a single skin. The room contains a fireplace projecting to the north-west, with the chimney clad in flat galvanised iron sheet, and another projecting space to the south-east. Otherwise, the room is square in plan. Two casement windows are fitted to the kitchen, and the northern window contains fixed blade timber shutters. The kitchen also features a separately-supported skillion roof verandah to the north-east elevation; the underside is lined with wide timber boards, and links to the rear verandah of the living wing.

A combination of ogee gutters, half-round gutters, and quad gutters are fitted to the eaves of both kitchen and living area structures in an ad-hoc manner. The surviving half-round gutter at the kitchen is supported on customised brackets, and appears to be early fabric. A small, skillion-roofed, open awning structure is fixed to the south-eastern elevation of the kitchen.

At the western corner of the homestead, between the kitchen and the skillion-roofed verandah, a covered walkway constructed of a post-and-sapling frame with a barrel-vaulted sprung roof leads off to the west, linking the homestead to a reconstructed timber structure to its north-west. A short section of the walkway roof is no longer in place.

The exterior is largely unpainted; however, the exterior walls facing the verandahs at the rear verandah and kitchen area are painted, possibly in a lime-based paint. Some window and door joinery has been painted, or refinished clear. The verandahs have been enclosed by modern, powder-coat steel, grid-mesh screening, and gates for security purposes.





Figure 80. The south-west (rear) elevation of the main homestead.

*Note the pyramid roof profile of the detached kitchen.*



Figure 81. The north-east (front) elevation of the main homestead.



Figure 82. The south-east elevation of the main homestead, illustrating its immediate setting within a maintained garden.



Figure 83. The north-west elevation of the main homestead.

*Note the long-ridge hipped roof with 'broken back' profile, clad in corrugated galvanised iron and the ad-hoc configuration of the rainwater goods.*



Figure 84. The timber entrance steps providing access to the front verandah of the homestead.



Figure 85. The north-east (front) elevation of the main homestead, showing the long-ridge hipped roof, clad in corrugated galvanised iron.



Figure 86. View facing north-east showing the 'broken back' roof profile of the main homestead, and the skillion-roof of one of the small extensions.



Figure 87. View facing north-east showing covered walkway, constructed of a post-and-sapling frame with a corrugated iron roof, connected to the main homestead.



Figure 88. The front verandah of the main homestead, showing the modern, powder-coat steel, grid-mesh screening that encloses the verandah for security purposes.



Figure 89. View along the front verandah of the main homestead, showing the French timber doors providing access to the core internal rooms (left) and the bedroom created by the enclosure of the verandah at its western end.

*Note the original timber shingles surviving under the verandah roof.*





Figure 90. The underside of a section of the front verandah roof, showing the early timber shingles.



Figure 91. View along the front verandah of the main homestead, showing the eastern end of the verandah.



Figure 92. Example of the homestead's timber-framed windows with fixed-louvre shutters.



Figure 93. Detail of the external wall of the homestead's north-west elevation, illustrating the use of a variety of materials including unpainted weatherboards, fixed horizontally, and wide chamber boards, fitted vertically.



Figure 94. Rear of the detached kitchen on the south-west elevation of the main homestead, showing the pyramid roof profile and galvanised metal-clad chimney.



Figure 95. Example of the reconstructed timber window awnings fitted to window openings on the homestead's north-west elevation.



Figure 96. Example of the timber French doors leading from the main bedroom onto the rear verandah, noting the infilled fanlight.



Figure 97. View along the rear enclosed verandah area on the homestead's south-west elevation.





Figure 98. View from underneath the covered walkway facing towards the detached kitchen of the main homestead.

*Note the walkway's barrel-vaulted sprung roof.*



Figure 99. Detail of the half round gutters surviving attached to the northern wall of the homestead's detached kitchen.



Figure 100. Detail of the exterior of the dining room fireplace, which projects into the verandah space on the south-west of the homestead.

*Note the lower half is clad in wide, vertical timber boards, and the upper half is clad in sheet steel up to the chimney stack.*



Figure 101. Example of the typical verandah floorboards on the homestead's verandahs, which is lined with shot-edge boards.

### 5.5.2 Interior

Figure 128, below, presents an existing floor plan of the main homestead. The homestead has a core of three rooms aligning north-west to south-east, which include a bedroom at the north (Bedroom 2), a central living area (Dining Room), and main bedroom at the south (Bedroom 1). The core is encircled by verandahs, with most of the front and rear verandah space remaining open. Enclosed verandah rooms include another bedroom (Bedroom 3) and a study, with an extended area providing a work room. A nursery is also constructed as an addition. The kitchen is a separate structure that abuts the rear verandah and contains a separate linked verandah to the north. A partly-completed covered walkway leads to the north-west, and this is flanked by a partly-enclosed utilities area.

The central dining room features timber joinery details constructed with fine skill, and has a higher level of finish, with skirtings, trims, and architraves. The fireplace and mantelpiece along with the cedar doors are a feature of the room. The dark hardwood walls are constructed in vertically fitted, rough-hewn slabs and lighter milled-timber boards line the ceiling, approximately 3 m high. The ceiling is lined and partly follows the rake of the roof resulting in a faceted form to the perimeter of the room. The timbers have a natural finish, and were perhaps oiled in the past. The floor is unfinished, milled shot-edge boards. In this main room, a picture rail is fitted at approximately 2.5 m and above this the walls are lined with horizontal timber boards matching the ceiling.

Bedroom 1 may have been extended at some point, and opens through to include a section of verandah area. This is evident in the low-pitched ceiling, partly painted, falling from the beam that may once have contained a wall. The wall under the low side of the ceiling has a doorway that accesses the small additional room, which is considered to have been used as a nursery. A reconstruction clad in galvanised iron sheet replicates a fireplace adjacent to the nursery door. Some framing elements are painted and remnants of wall paper are found above the doorway leading to the dining room. The room is fitted with period furniture. The room has a four-panel timber door to the dining room and French doors open to the front and rear verandah.

The former nursery adjoining Bedroom 1 is in a partly-repaired condition, with a reconstructed floor. However, the roof, framing, and surviving shingles are dilapidated and in danger of collapsing. The small room may have once been painted; however, there is little evidence of any surviving internal linings or finishes. The small door leading to Bedroom 1 is constructed with beaded boards in a rough-ledged and braced panel.

Bedroom 2 is constructed and finished in a similar manner to the dining room: a sash window opens to the rear verandah, and a French door opens to the front verandah. The four-panel door through to the dining room is restored; however, significant water damage is evident, with calico ceiling linings becoming dilapidated. Substantial movement at the north-west corner is also evident.

Bedroom 3, an enclosed section of the western end of the front verandah, has evidence of wallpaper surviving above the door, and the single-skin construction framing is exposed. The early roof shingles are visible in this room.



In the detached kitchen, the walls are unlined and the single-skin construction framing is exposed. The boards are painted, and simple mouldings are fixed at the joints with the framing. The stove recess is lined with corrugated iron. Its pyramid ceiling profile is lined on the rake with unpainted, horizontal timber boards.

Numerous layers of wallpaper and backing material are evident, some of which have been papered over with magazines cuttings. Remnants of ceiling paper and associated backing materials, and various types of linoleum are also evident in some areas. Electricity is connected to most rooms and single pendant lights are fitted. A range of furniture, period display items, and framed images from different eras, some relating to Boondooma and some with no relationship to the place, are located in the rooms.



Figure 102. *Left and Right.* Interior of the main homestead's dining room.

*Note the finely detailed timber joinery in this main section of the house, and the contrast between the dark hardwood timber used for the internal walls compared to the lighter milled timber used to line the ceiling. The early paint/lime wash finish on the ceilings is no longer extant.*



Figure 103. Interior of the main homestead's central dining room.

*The door at the right leads to Bedroom 2, and the door at the left leads to the rear, semi-enclosed verandah and detached kitchen.*



Figure 104. Interior of the main homestead's central dining room.

*Note the internal walls of dark hardwood, rough-hewn slabs, fitted vertically. The door to the right of the mannequin leads to Bedroom 1.*



Figure 105. The dining room fireplace and timber mantelpiece, showing the fine timber joinery work.



Figure 106. Detail of the single pendant light fitted in the central dining room.

*Note the milled timber boards lining the ceiling.*





Figure 107. Detail of the timber mantelpiece of the dining room fireplace in the main homestead.  
*Note the finely-detailed timber joinery and mouldings. The early shellack and wax finish of the mantelpiece has been removed.*



Figure 108. Interior of Bedroom 1, the main bedroom in the homestead.  
*Note the low-pitched ceiling, partly painted, falling from the beam that may once have contained a wall. Some of the timber framing elements are also painted.*

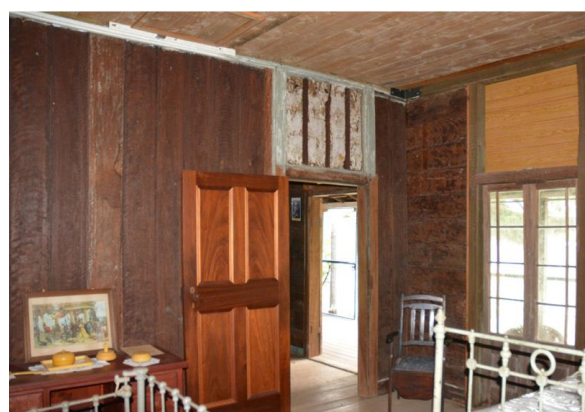


Figure 109. Interior of Bedroom 1.  
*Note the four-panel timber door to the dining room and French doors opening to the front verandah.*



Figure 110. Interior of Bedroom 1 showing the wall under the low side of the ceiling with a small timber slab door that accesses an additional room, which is considered to have been used as a nursery.

*Note the reconstruction clad in galvanised iron sheet that replicates a fireplace, adjacent to the nursery door.*



Figure 111. Interior of the addition to the eastern wall of Bedroom 1, which is considered to be a former nursery area.

*This former nursery room is in a partly-repaired condition, with a reconstructed floor and surviving timber framing and shingles (albeit dilapidated).*



Figure 112. Detail of the north-west corner of the ceiling in Bedroom 2, showing water penetration affecting the ceiling, and movement at wall and ceiling junction.



Figure 113. The south-east corner of Bedroom 2, which is showing evidence of water penetration affecting the timber ceiling fabric.





Figure 114. Interior of Bedroom 2.  
*Note the sash window opening onto the rear verandah.*



Figure 115. Interior of Bedroom 2.  
*Note the French door opening to the front verandah and the dilapidation of the calico ceiling lining.*



Figure 116. Detail of the dilapidated calico ceiling lining in Bedroom 2.

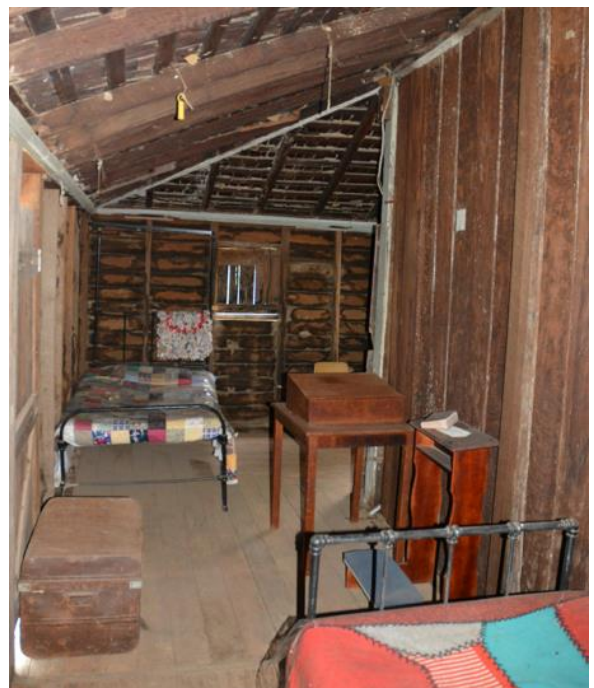


Figure 117. Interior of Bedroom 3, an enclosed section at the western end of the front verandah.



Figure 118. Interior of Bedroom 3, showing the surviving roof shingles fixed under the roof sheet.



Figure 119. Interior of Bedroom 3 showing the single-skin construction framing exposed in this room.



Figure 120. Interior of the small room of unknown use created through the addition of a skillion-roof extension.



Figure 121. Interior view looking out from the study to the rear, semi-enclosed verandah.





Figure 122. Interior of a small room referred to as a study, adjacent to Bedroom 3.



Figure 123. Interior of the detached kitchen, showing the fireplace recess with simple timber mouldings fixed at the joints with the framing.



Figure 124. The kitchen stove recess, lined with corrugated iron contained with a skillion-roof addition.



Figure 125. Example of the replacement timber casement windows in the kitchen, which are non-sympathetic additions.



Figure 126. Interior of the detached kitchen, with the doorway to the semi-enclosed verandah (and beyond that, the dining room), at the left.

*Note the unlined walls.*



Figure 127. Detail of the ceiling of the detached kitchen, lined on the rake with unpainted, horizontally-fixed beaded boards.

*Note the boards show evidence of being smoke or fire affected.*





## 5.6 Stone store building

The single-storey stone building (c.1850s) is constructed of courses of locally-mined stone from a quarry near Boondooma Creek, approximately 1 km to the north-west. The walls of the central core are constructed of large sections of stone arranged roughly in courses, between which smaller pieces have been inserted. The whole construction is jointed with mortar made from termite mounds (ant bed). The stonework continues to the underside of the main roof, except at each gable end where roughly-sawn vertical timber slabs have been fixed. As part of previous restoration efforts, some of the stonework has been re-pointed with the incorrect mortar mix.

The rectangular core is flanked on all sides by lean-to verandah additions, constructed of post-and-sapling frames with a corrugated iron sheeting roof. These verandah additions are re enclosed with vertical timber slabs on the western ends of their northern and southern facades, and on their short western facades. The western verandah has been partially enclosed with corrugated iron sheeting, and is used for storage of assorted farm machinery. The eastern verandah is utilised for the historical display of a large wagon.

The main gable roof sheeted with corrugated galvanised iron is continuous with the verandah roof to the south-west, while that to the north-east is separate, meeting the core's wall just below the eaves line. The pitch on both verandah roofs is slightly reduced from that of the main roof. All bargeboards are timber. A single line of guttering is fixed to the north-eastern edge of the main roof. All these roofs are clad in corrugated galvanised iron. The timber rafters are exposed on the interior, and some battening from the original shingle roof is still evident. The gables are infilled with vertical slabs of ironbark timber.

All windows and doors have timber lintels and frames, and have shutters made of vertical timber slabs, which open onto the interior. The windows also have vertical iron bars, except for a window in the north-eastern facade that has horizontal and vertical bars.

The timber posts remaining adjacent to the south-western façade are remnants of the original adjoining meat house or 'butcher's shop'.

The main entrance to the building is via a vertical timber slab door with a timber lintel and frame, set within the stonework. A larger double door of similar timber slab construction is set into the stonework on the opposite elevation.

Internally, the building is rectangular in plan and features no internal walls or partitions, although paint on the stonework may be indicative of previous partitioning. The stone walls are unlined. The timber rafters and roof framing are exposed and the battening from the original shingle roof is still visible. A number of ironbark roof ties are also in place. The floor is constructed of wide, hardwood shot-edge boards atop timber joists and bearers, which were restored and reconstructed in the early 2000s.

The building currently displays miscellaneous historical equipment and items relevant to Boondooma station and the pastoral activities of the surrounding area.



Figure 129. The south-west elevation of the stone store building, standing in the open, grassed caravan parking area.



Figure 130. View facing north-west of the stone store building, with one of the toilet blocks partially visible at the right.



Figure 131. The north-east elevation of the stone store building.

*Note the lean-to verandah additions, constructed of post-and-sapling frames with a corrugated iron sheeting roof, on all sides.*



Figure 132. The south-east elevation of the stone store building, where the lean-to verandah addition is utilised for the display of a historical wagon.



Figure 133. View of the north-west elevation of the stone store building, noting the two water tanks attached either side of the structure.



Figure 134. View facing south-west of the stone store building.

*Note the verandah addition has been enclosed with vertical timber slabs on the western end of its northern façade, and on its short western façade.*





Figure 135. Typical example of the central core, constructed of large sections of stone arranged roughly in courses, between which smaller pieces have been inserted.



Figure 136. Example of the post-and-sapling frame construction of the lean-to verandah additions, which are reconstructions of earlier features.



Figure 137. The verandah on the north-west elevation of the stone store building, used to display associated machinery pieces.



Figure 138. View facing north-west along one of the lean-to verandah additions to the stone store.



Figure 139. Detail of a section of re-pointed stonework utilising the incorrect mortar mix, as part of previous restoration works.



Figure 140. Detail of the typical stonework held together with ant bed mortar.





Figure 141. Interior of the north-west end of the stone store.  
*Note the exposed timber rafters and roof framing.*



Figure 142. Detail view of the stone store's exposed internal roof structure.



Figure 143. Interior of south-east end of the stone store.  
*Note the two windows with vertical iron bars and timber shutters.*



Figure 144. Detail of the timber double doors, which provide access to the stone store.

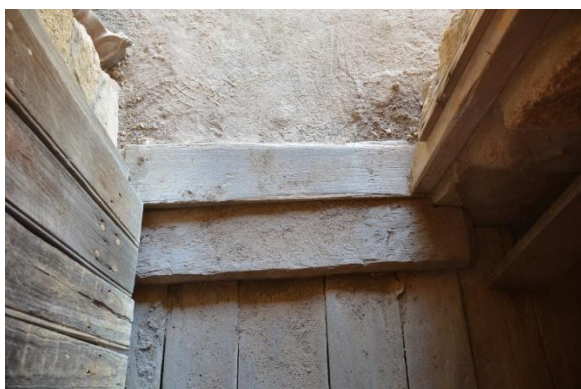


Figure 145. View of the timber framing and step at the main entrance to the Stone Store.



Figure 146. Interior view of hardwood shot-edge boards of the Stone Store.





Figure 147. Exterior view of the store's double entrance doors.

*Note here how the stonework continues to the underside of the main roof.*



Figure 148. Interior view of the south-west wall of the stone store, showing the floor constructed of wide, hardwood shot-edge boards atop timber joists and bearers, which were restored and reconstructed in the early 2000s.



Figure 149. Detail of a typical window with timber lintels and frames and iron bars.

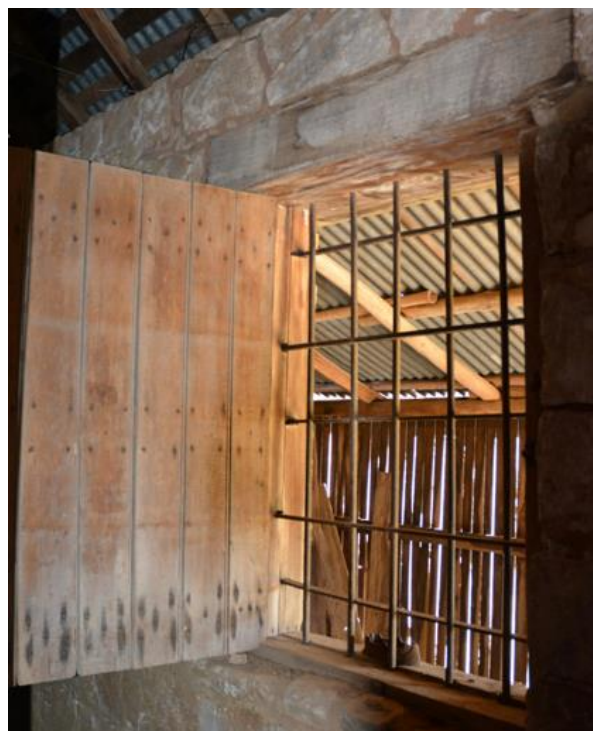


Figure 150. Detail of a typical window shutter made of vertical timber slabs.

## 5.7 Meat house

Constructed c.1870s, the meat house is located to the north-west of the main homestead, on the northern side of the covered walkway. It was traditionally used as a domestic meat store for the occupants of Boondooma homestead. The structure is of timber slab and bed-log construction with a compacted earth floor and gable roof clad in corrugated iron sheet.

Due to the structure's natural deterioration, it was reconstructed in the early 2000s. The two gable ends are now infilled with chicken wire mesh and a large contemporary water tank and timber trestle are positioned on the north and north-east sides of the structure.



Figure 151. The north-east elevation of the meat house with a large water tank adjacent.

*Note the timber slab and bed log construction and gable roof clad in corrugated iron.*



Figure 152. The main south-east elevation of the meat house.



Figure 153. Interior of the meat house.

*Note the rusted stove and pieces of timber currently stored inside.*



Figure 154. Interior of the meat house showing the compacted earth floor.

*Note the bed logs, which are replacements.*





Figure 155. View facing south-west of the meat house, showing the adjacent water tank and timber trestle supporting the rainwater goods.

*Note the covered walkway to the main homestead visible at the left.*



Figure 156. Detail of the chicken wire mesh gable infill.

## 5.8 Original homestead (former) or ‘dining room’ structure

As noted in Part 4.3.1 (page 31), an early dwelling, likely of simple timber construction, in which the Lawsons lived upon arriving at Boondooma, is no longer surviving. According to the last owner-occupier of the property, Albert ‘Buddy’ Thomson, this earlier dwelling reputedly existed in the area that today corresponds with the western end of the covered walkway from the main homestead, and was purportedly destroyed in a storm c.1923–24.<sup>62</sup>

However, the QHR citation states that a detached ‘dining room’ structure was built during the 1870s and was, at some stage, connected to the main homestead by a covered walkway (Queensland Government 2016a). It is possible that this 1870s ‘dining room’ structure referred to in the QHR citation was built on the location of a former dwelling as described by the Thomson’s and destroyed in the mid-1920s in a storm event. It is also possible that this 1870s ‘dining room’ structure was utilised as temporary living quarters prior to its connection to the main homestead. Further investigation is required to determine the veracity of this information and the location of the earliest dwelling.

Today, the structure existing at the end of the covered walkway presents as a partial, contemporary reconstruction of a former structure utilising traditional bush carpentry techniques. This reconstruction is incomplete and comprises timber bearers, columns, a gable roof structure with a timber infill. The roof is clad with corrugated iron sheeting.

This unfinished reconstruction is currently interpreted on-site via existing signage as the supposed location of the ‘original homestead’; however, as evidenced in Part 4.3.1, above, whether this is historically accurate is unclear.

<sup>62</sup> Notations to Matthews (2008) from Buddy Thomson, received 4 September 2007.





Figure 157. View facing north-west of the incomplete reconstruction of the detached c.1870s 'dining room' structure, or possibly an earlier dwelling.



Figure 158. View facing north-east of the incomplete reconstruction of the detached c.1870s 'dining room' structure, or possibly an earlier dwelling.

*Note the gable roof with timber infill.*



Figure 159. Interior view of the reconstructed timber roof framing built using traditional bush carpentry construction.



Figure 160. The reconstructed timber bearers and columns comprising the structure.



Figure 161. Detail of the timber gable infill.



Figure 162. Detail of the intersection of a column and bearer reconstructed using traditional bush carpentry techniques.

## 5.9 Cool house

The cool house is located between a timber outhouse (see Part 5.10, below) and the reconstruction of the detached 'dining room' structure (see Part 5.8, above). It is constructed of horizontal timber slabs of Cypress pine with a gable roof form clad in corrugated iron and a compacted earth floor. It is believed to have been completed sometime in the early 1860s and is believed to have been used for hanging meat after slaughter. It features openings through to the ground in the lower wall perimeter, allowing cooler air to enter. The building has been re-stumped at some point in recent years, and has contemporary steel brackets/tie-downs.

The building originally featured a shingle roof, which was covered by a thatched roof. There was a void between the two, providing a level of insulation that minimised heat transference, providing the coolest possible temperature for the storage of perishable items in the internal space below.



Figure 163. The rear north-west elevation of the cool house, which has been re-stumped in recent years.

*Note the contemporary steel tie-downs.*



Figure 164. The main south-east elevation of the cool house, constructed of Cypress pine slabs, horizontally fitted.





Figure 165. The south-east elevation of the cool house, with the reconstruction of the detached c.1870s 'dining room' structure adjacent.



Figure 166. The north-east elevation of the cool house.



Figure 167. Interior of the cool house, illustrating its construction of horizontal timber slabs of Cypress pine.



Figure 168. Interior of the cool house showing the gable roof form and horizontal timber slabs of Cypress pine.



## 5.10 Outhouse

A single timber outhouse is located adjacent to the cool house, west of the main homestead, and is constructed of timber chamferboards with a bent corrugated iron sheet roof. The outhouse is in a dilapidated condition, and a tree has wrapped itself along the western and northern sides. It has been disused for decades, and currently stores miscellaneous items.



Figure 169. The south-east elevation of the outhouse.



Figure 170. The north-west elevation of the outhouse, showing the extent of the tree growth around the structure.

## 5.11 Postal receiving office

The postal receiving office is located to the south-west of the main homestead and was constructed in the early 1860s. The building features a typical gable roof form with corrugated iron and the walls are clad in a mixture of vertical and horizontal timber slabs. It also features a single timber board casement window.

In the 1950s, two extensions were constructed, a skillion-roofed awning, and a carport, both of bush carpentry construction and with a corrugated iron roof. The carport is currently being used as a storage space for salvaged timbers.

Internally, the post office is well-preserved as a result of having its floor reconstructed and being restumped in the early 2000s.



Figure 171. The rear south-west elevation of the postal receiving office, showing the adjacent carport skillion-roof extension and water tank.



Figure 172. The south-east elevation of the postal receiving office, showing the c.1950s skillion awning attached to the front.



Figure 173. Interior of the postal receiving office, showing the timber slab case window in the rear elevation.

*Note the left wall is clad in vertically-fitted timber slabs, compared to the use of horizontally-fitted timber slabs on the right wall.*



Figure 174. Interior of the postal receiving office with the timber casement window visible in the centre.

*Note the reconstructed timber floor.*





Figure 175. View facing south-west of the postal receiving office showing the adjoining carport extension.



Figure 176. The north-west elevation of the postal receiving office, showing the thin chamferboards used in the c.1950s construction of the carport extension.

## 5.12 Display shelters

Two display shelters, known as the tank display and machinery display, are positioned in the open area between the main homestead and stone store building, adjacent to the west of the postal receiving office. Both shelters are constructed of bush timbers, have a corrugated iron skillion roof, and are more recent, contemporary constructions.

The tank display shelter is open-sided and displays a large ship's tank used as a water tank at Boondooma until c.1920, a large tallow/wool scour pot reputedly from the station's early wool pressing plant, and miscellaneous pieces of farm machinery and pastoral equipment. The machinery display shelter is positioned adjacent to the southern boundary fence of the main homestead. A timber partition divides the shelter into separate sections; the western end of the northern wall is also enclosed with timber slabs. This shelter displays an assortment of farm machinery and tools used on Boondooma station.

Both shelters contained ad hoc examples of interpretation signage.



Figure 177. View facing east of the tank display shelter.

*Note the ship's tank and tallow vat displayed under the shelter.*



Figure 178. The north-west elevation of the tank display shelter, with the caretaker's cottage located behind.





Figure 179. The south-west elevation of the machinery display shelter.  
*Note the timber partitions dividing the shelter into separate sections.*



Figure 180. Interior of the machinery display shelter, which displays an assortment of farm machinery and tools used on Boondooma station.

### 5.13 Milking bails and stockyards

The milking bails structure is long and rectangular in plan with a gable roof clad in corrugated iron. The walls are clad in rough-sawn timber slabs, fitted vertically, which partially enclose the structure along its perimeter. Seven rows of three round timber posts support the structure. Internally, the milking bails structure is being used to store a range of equipment, tools, and timber pieces. Dilapidated timber slabs internally divide the structure along its length, creating individual stalls. Over the course of its use and adaptation, a substantial amount of fabric has been lost or damaged.

The former stockyards and cattle-loading dock, which is situated to south-west and south-east of the milking bails, presents as a combination of dilapidated timber posts and rails and recently reinstated, erect sections.



Figure 181. The north-west elevation of the milk bails structure.  
*Note the rough-sawn timber slabs, fitted vertically, that partially enclose the structure at this end and the timber posts supporting the structure.*



Figure 182. View facing south-west from showing the combination of dilapidated timber posts and rails comprising the former stockyards and recently reinstated erect sections.



Figure 183. View facing south-west showing the dilapidated section of the stockyards and the milking bails structure behind.



Figure 184. The dilapidated cattle-loading dock, which has a few pepperina plantings either side.



Figure 185. View facing west of the milking bails structure from within the stockyards.



Figure 186. The timber slab doors that divide the milking bails structure internally to create individual stalls.



Figure 187. Typical interior view of the milking bails structure, which is not readily accessible due to the use of the structure for storage of timber.



Figure 188. The north-eastern end of the milking bails structure, which is substantially deteriorated.



## 5.14 Caretaker's cottage

The building known as the caretaker's cottage was relocated to the Boondooma Homestead complex in the early 2000s from a nearby property named 'Glen Rose'. The cottage is centrally positioned within the complex, between the main homestead and the 'Big Top' entertainment area.

It is enclosed by a combination of timber post and wire fencing, within which is a small garden area featuring various plantings, trees, garden beds, and a water tank. Given the cottage's location adjacent to the south-east of the machinery shed display shelter, some miscellaneous farm machinery and pastoral tools items relating to that display are located adjacent to the cottage's western garden fence.

The cottage presents as a typical adapted workers' cottage of timber construction, clad in timber chamferboard with a large, corrugated iron gable roof. Both the rear and front verandahs have been enclosed, and contemporary extensions have been constructed to the northern elevation and the south-west corner since its relocation to the site. A majority of the windows are contemporary aluminium-framed, with some traditional timber casements evident on the eastern elevation.

Internally, the cottage features VJ-lined walls and ceilings, and the internal timber studs are exposed. Contemporary timber flooring has been installed since its relocation.

A large store shed is located to the south of the cottage (see Part 5.15, below).



Figure 189. The south-east elevation of the caretaker's cottage.

*Note the timber post and wire fencing, which encloses the cottage's small garden.*



Figure 190. The main north-west elevation of the caretaker's cottage.

*Note the timber entrance gate and fencing.*





Figure 191. The south-west elevation of the caretaker's cottage, showing the contemporary extension in the foreground.



Figure 192. The south-west elevation of the caretaker's cottage.

*Note the contemporary aluminium-framed windows on this elevation.*



Figure 193. Typical interior of the caretaker's cottage.

*Note the contemporary timber flooring.*



Figure 194. Internal view of the caretaker's cottage.

*Note the VJ-lined walls and ceilings and exposed internal stud typical of worker cottage construction.*

## 5.15 Caretaker's store

Adjacent to the south-east of the caretaker's cottage is a large, corrugated iron shed with a gable roof, known as the caretaker's store. The roof's gable ends are infilled with horizontal timber boards. A wide double door provides access from the south-east, which may have once been intended as a vehicle access. A single vertical timber slab door provides access from the north-west. Two six-pane awning windows are positioned on both long lengths of the building.

Internally, the shed is divided with a corrugated iron partition wall. The southern interior space is used for storage and the northern interior space is used as an office/storeroom by the resident caretaker.



Figure 195. The south-west elevation of the caretaker's store.

*Note the two six-pane awning windows on this elevation.*



Figure 196. View facing north of the caretaker's store, with the caretaker's cottage visible adjacent in the left background.



Figure 197. The south-east elevation of the caretaker's store, showing the double door access.



Figure 198. Typical interior of the caretaker's store.



## 5.16 Brownie’s hut

The building known as ‘Brownie’s hut’ was relocated to the Boondooma Homestead complex in 2002 from another pastoral property, Glentulloch. The building was originally built in 1918, and formed part of the suite of structures comprising the Glentulloch Homestead complex.

The building is constructed with traditional bush carpentry techniques using rough-sawn, square timber posts and wide timber weatherboard slabs. It has a hipped and gable roof with a fireplace/stove skillion extension on the south-east elevation. A verandah skillion extension has been constructed on the main south-west elevation. The building features two doors constructed from thin timber boards, horizontally fixed, on the south-west and north-east elevations. Internally, a horizontal timber board wall divides the space into two. The interior spaces contain displayed historical items, tools, and equipment relevant to the domestic life of the area in the early twentieth century. Two windows with a top-hung timber shutter are located adjacent to the doors. Two windows with a top-hung timber shutter are located adjacent to the doors.

A separate makeshift open-sided carport awning, of simple timber construction with a corrugated iron roof, is located immediately adjacent to the north-west. It used for storing the caretaker’s buggy/golf cart.



Figure 199. The main south-west elevation of Brownie’s hut.



Figure 200. View facing north of Brownie’s hut.  
*Note the adjacent carport shelter used for storing the caretaker’s buggy.*



Figure 201. The south-east elevation of Brownie’s hut.  
*Note the fireplace/stove skillion extension.*



Figure 202. The north-east elevation of Brownie’s hut.  
*Note the wide timber weatherboard slabs, fitted horizontally.*





Figure 203. Interior of Brownie's hut showing the dividing wall between the two internal spaces.



Figure 204. Interior of Brownie's hut, showing some of the historical items, tools and equipment relevant to the domestic life of the area in the early twentieth century.

## 5.17 DPI shelter

The DPI display shelter was constructed in 2002 to commemorate eighty years of the Boondooma cattle dip. The shelter is of contemporary construction, but utilises repurposed vertical timber slabs and posts, and has a gable roof clad with corrugated iron sheeting.

The shelter is located adjacent to the rear (south-west facing) elevation of the 'Big Top' entertainment area and structure. The Boondooma cattle dip reserve itself, which is still operational and not publicly accessible, is located approximately 200 m further south-west of the shelter. Internally, the shelter contains interpretation signage summarising the history of cattle tick management in Queensland and the importance of the Boondooma clearing dip. This signage is deteriorating and in need of replacement.

A remnant timber post from the Boondooma cattle dip yards was relocated to a position adjacent to the DHI display shelter in 2006, along with a commemorative plaque. It is known as 'Stockie's Stump'.



Figure 205. The north-east elevation of the DPI shelter.



Figure 206. The south-west elevation of the DPI shelter, showing the remnant timber post of the cattle dip installed herein 2006 known as 'Stockie's Stump'.



Figure 207. The north–western elevation of the DPI shelter, with the rear elevation of the ‘Big Top’ entertainment area structure adjacent at the left.



Figure 208. Interior of the DPI shelter, showing the existing interpretation signage.

### 5.18 Boundary rider’s hut

This small, make-shift timber hut was originally built in the 1940s on the property of Delgar, and was likely utilised by station hands tasked with roaming the property’s boundaries. Charlie Brazier, a stockman, reportedly camped in this hut for a number of years at a time while managing the property.

Despite its remote location, in 1993 vandals blasted the hut with a 12-gauge shotgun and a .22 and .357 magnum; the resulting bullet holes are still evident in the walls of the hut.

In 1999, the structure was relocated to Boondooma and re-stumped upon arrival. The hut comprises a combination of corrugated iron sheets and thin timber boards, vertically fitted. Located immediately adjacent to the south-east corner of the hut is the rusted remains of a barrel and make–shift guttering; these items were retained when the hut was relocated from Delgar to Boondooma.

The location of this hut within the Boondooma Homestead complex, south-east of the stone store building, is not of any significance, as it was randomly placed there at the time of its relocation.





Figure 209. The northern elevation of the boundary rider's hut.



Figure 210. The eastern elevation of the boundary rider's hut, with the stone store building partially visible at the right.

*Note the rusted water barrel and make-shift guttering attached to the structure.*



Figure 211. The southern elevation of the boundary rider's hut.

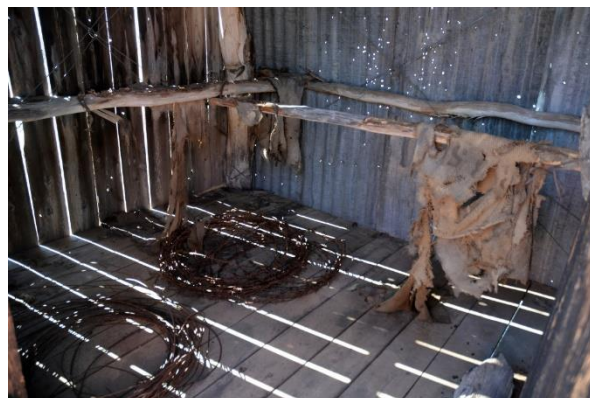


Figure 212. Interior of the boundary rider's hut.

## 5.19 Administration building

The administration building is located centrally within the Boondooma Homestead complex in the open area between the main homestead and the 'Big Top' entertainment area. It is a building of relatively recent construction, and was built on the site in the early 2000s.

The building is a long timber hut, elevated on timber stumps with a corrugated iron gable roof. The exterior is clad with timber chamfer boards and features several timber single-hung sash windows protected by decoratively-cut, galvanised iron hoods.



A corrugated iron skillion extension has been constructed on the main south-east-facing elevation, and it is partially enclosed. This extension is used for storage of supplies and other office materials associated with the operations of the Boondooma Museum & Heritage Association. The open section of the extension frames the entrance to the building, leading to a timber stair that provides entry to the interior. Internally, the building has been divided to accommodate an administration office in the eastern end and a dark room in the western end.

A demountable amenities (ablution) block is positioned adjacent to the rear of the administration building and a large water tank is located to the north.



Figure 213. The main south-eastern elevation of the administration building.

*Note the partially enclosed skillion extension at the left of the main entrance.*



Figure 214. View facing west of the administration building, showing the large water tank adjacent at the right and behind that, the demountable amenities block (not visible).



Figure 215. The south-eastern corner of the administration building, showing the corrugated iron skillion extension.



Figure 216. The south-western corner of the administration building.

*Note the single sash windows with decorative-cut, galvanised iron hoods.*

## 5.20 Archives building

The small structure known as the ‘archives building’ is a contemporary construction utilising timber stud framing and a mix of Trimdeck profile and corrugated iron sheets. The structure has a low-pitched skillion roof, also clad in corrugated galvanised iron, and is elevated on timber stumps. Access is via an external timber stair and landing on the north-west elevation.

Externally, the building appears in a makeshift manner, with an area of timber stud framing exposed and a patchwork of cladding sheets. Internally, the building is clad in fibrous sheeting (possibly asbestos) and has five aluminium-framed sliding windows.

This structure was originally used as an archive store building (hence its name); however, it has recently been used for accommodation.



Figure 217. The north-eastern elevation of the archives building.

*Note the two aluminium-framed sliding windows.*



Figure 218. The north-eastern elevation of the archives building.

*Note the different corrugated iron sheeting, which creates a patchwork effect.*



Figure 219. The main north-western elevation of the archives building, showing the external timber stair and landing.

*Note the exposed timber stud framing visible on this elevation.*



Figure 220. Interior of the archives building, which is currently being used for accommodation purposes.



## 5.21 ANZAC memorial

The ANZAC memorial is provided in two components, the earlier existing consisting of a bronze plaque fixed to the sloped face of a shaped, commemorative stone cairn. The stone cairn is set on a small stone-paved pad, edged with small stones creating a small garden bed. Three flagpoles are set behind providing a back drop. This part of the memorial installation is located in front of the south-east elevation of the museum building.

Immediately adjacent to the south-west is a more recent memorial installation, a contemporary timber post-and-rail frame with individual plaques for service personnel associated with Boondooma station and district. This is set in a landscaped garden bed, edged with timber boards and divided by a T-shaped concrete path.



Figure 221. The shaped, commemorative stone cairn forming part of the site's ANZAC memorial.



Figure 222. View facing south-east of the rear of the more recent memorial installation adjacent to the existing cairn (out of frame at the left).



Figure 223. The more recent memorial installation comprising a contemporary timber post-and-rail frame with individual plaques for service personnel associated with Boondooma station and district. *Note the museum building behind to the north-west.*



## 5.22 Museum building

The museum building is located to the north-west of the ‘Big Top’ entertainment area, between the covered servery shelter and the administration building. The building is a contemporary construction and was erected on the site in the early 2000s to house the collection of historical artefacts, documents and photographs relevant to the history of Boondooma and the surrounding district.

The building is constructed with timber framing, clad with timber chamferboards and protected by a curved corrugated iron roof with minimal overhangs. A small, bullnosed skillion verandah has been constructed on the north-eastern corner of the building, which is accessed via a timber-framed ramp on the south-east elevation and a timber stair on the north-east elevation.

Internally, the museum features VJ timber walls and floorboards, as well as some areas of linoleum flooring, with a fibrous sheet lined ceiling. The available museum space is divided internally with a single partition wall, creating a front and rear room. The two existing windows have been sealed shut from the inside and painted in an effort to minimise the impact of the elements on the stored museum materials.

While the museum contains a wealth of information and artefacts, it presents as a loose arrangement of artefacts, documents, and photographs (some of which are both valuable and fragile) and would greatly benefit from the development of a formal Interpretation Plan and exhibition strategy for the wider site.



Figure 224. The south-western elevation of the museum building, showing the adjoining water tank.



Figure 225. The north-eastern elevation showing the main entrance to the museum building.



Figure 226. The south-eastern elevation of the museum building, showing timber-framed ramp providing disabled access.



Figure 227. Typical interior of the museum building.

### 5.23 ‘Big Top’ entertainment area and extension

This large, contemporary open-sided shed is supported by an array of steel columns, topped with timber framing system and clad with corrugated galvanised iron sheet. The large structure has a low-pitched gable roof form and was built in the early 2000s to accommodate the growing numbers of visitors to the Boondooma Homestead complex, particularly during the major annual events in April and August. When not in use at full capacity, parts of the structure are used for the storage of various equipment and seating associated with the major events.

Colloquially referred to as the ‘Big Top’, this structure is used for a variety of purposes, and features a raised stage for performances, a carport extension on the south-western elevation, various storage spaces, a gift and merchandise shop on the south-eastern elevation, and an open-sided camp kitchen and servery area in the north-eastern corner, enclosed with galvanised open-mesh fencing.

The full width of the main roof of the ‘Big Top’ was extended on its north-eastern gable during the late 2000s. This extension is rectangular in plan and supported on tall timber log posts. The roof is framed in substantial steel purlins and clad with corrugated galvanised iron sheeting.



Figure 228. The north-eastern elevation of the ‘Big Top’ extension.



Figure 229. The north-western elevation of the “ entertainment area and extension.



Figure 230. View of the south-western corner of the “ entertainment area.



Figure 231. View to the rear south-western elevation of the ‘Big Top’ entertainment area.





Figure 232. Internal view of seating under the 'Big Top' extension.



Figure 234. Internal view of the 'Big Top' entertainment area showing the raised stage in the background.



Figure 236. The stage area incorporated into the rear of the 'Big Top' entertainment area.



Figure 238. Interior of the camp kitchen incorporated in the 'Big Top' entertainment area.

Figure 233. Internal view of the camp kitchen and servery area incorporated into the 'Big Top' entertainment area.



Figure 235. Interior of the camp kitchen incorporated in the 'Big Top' entertainment area.



Figure 237. Interior of the Boondooma Homestead complex's gift shop incorporated into the south-eastern corner of the 'Big Top' entertainment area.



Figure 239. Interior view of the enclosed servery area incorporated in the 'Big Top' entertainment area.



## 5.24 Accommodation block

The accommodation building is a long rectangular building above the ground on steel stumps, comprising several individual accommodation bedrooms, a separate kitchenette, and a disabled access bathroom. The building is of contemporary construction in steel framing with corrugated iron sheet cladding. A large verandah with timber floorboards runs the length of the main south-east-facing elevation and provides access to each of the bedrooms.

Internally, the walls of the individual bedrooms are lined with laminated sheets with imitation timber finish. The ceilings are lined in FC sheets with plastered joints and the rooms feature tall glass louvre windows fixed with fly screens. The floors are finished in clear finished timber boards. The bathroom and kitchenette, which are more recent additions, are clad internally with FC sheet and tiles, and feature sliding aluminium-framed windows instead of glass louvres.



Figure 240. The south-east elevation of the accommodation building.



Figure 241. The north-west elevation of the accommodation building.



Figure 242. Interior of the kitchenette in the accommodation building.



Figure 243. View facing south-west along the front verandah of the accommodation building, providing access to the individual bedrooms, kitchenette and bathroom.

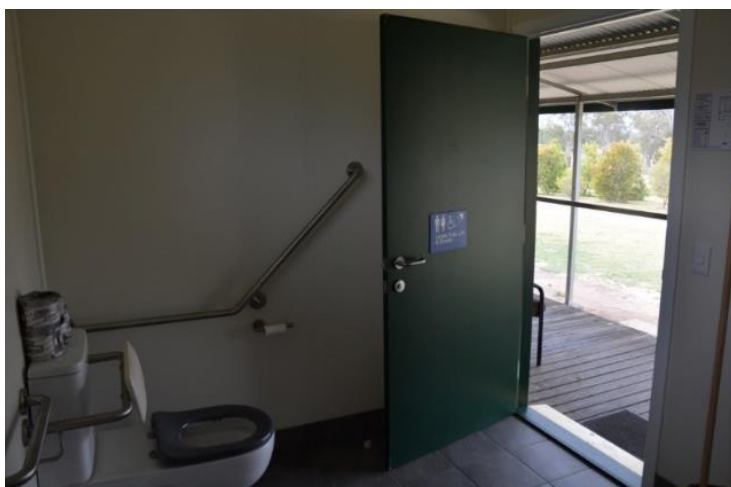


Figure 244. Interior of the bathroom in the accommodation building, which is fitted for disabled access.



Figure 245. Typical interior of a bedroom in the accommodation building.

## 5.25 Camp kitchen

The camp kitchen is of recent construction and is located to the rear of the museum building, adjacent to the footprint of the former blacksmith shop. This makeshift building presents as a slim corrugated iron shed set on a concrete slab, with timber bush carpentry framing and a gable roof form. Two skillion roof extensions have been constructed to the north-west and south-east elevations, with the former skillion being entirely enclosed. Re-purposed corrugated galvanised iron sheeting encloses the rest of the structure, whilst the south-east elevation is enclosed with a permeable contemporary steel grill fence and gate. Two large water tanks are positioned on the north-eastern corner of the building. Internally, the building is divided into a cooking area and a preparation area, and contains several cooking appliances that appear disused. It is provided for use by campers and persons staying in caravans on the premises.



Figure 246. The north-western elevation of the camp kitchen.

*Note the enclosed skillion extension on this elevation.*



Figure 247. The south-eastern elevation of the camp kitchen.

*Note the skillion extension.*





Figure 248. Interior of the rear north-west enclosed skillion extension attached to the camp kitchen.



Figure 249. Interior of the main space of the camp kitchen.

## 5.26 Machinery shed (former)

The former machinery shed is believed to have been located in the western aspect of the site, between the former blacksmith's shop and the dam. The location of the former shed is today evidenced by a series of tall, contemporary timber posts that have been re-erected in recent decades to show where the structure once stood. Within the boundary of these posts, several machinery pieces and farming equipment items are on display.



Figure 250. The south-eastern corner of the former machinery shed, with contemporary timber posts re-erected in recent decades to show where the structure once stood.



Figure 251. The north-eastern side of the former machinery shed, which now contains a display of machinery pieces within a series of timber posts.



Figure 252. The south-western corner of former machinery shed.



Figure 253. The north-western corner of the former machinery shed.



## 5.27 Blacksmith's shop (former)

The former blacksmith's shop is believed to have been located short distance to the north-west of the stone store building, in the rear western aspect of the site. The location of the former shed is today evidenced by a series of tall, contemporary timber posts and bearers that have been re-erected in recent decades to show where the structure once stood.



Figure 254. The south-eastern corner of the former blacksmith's shop, with contemporary timber posts and bearers re-erected in recent decades to show where the structure once stood.



Figure 255. The north-eastern end of the former blacksmith's shop.



Figure 256. The north-western side of the former blacksmith's shop.



Figure 257. The south-western corner of the former blacksmith's shop.

## 5.28 Chicken coop and outhouses

A chicken coop of recent construction and two, dilapidated timber outhouses are positioned north of the cool house and original homestead (former) or 'dining room' structure, under the shade of a large tree. The outhouses are currently used for storage and the chicken coop is maintained by the resident caretaker



Figure 258. The two timber outhouses.



Figure 259. One of the timber outhouses used for storage.



Figure 260. View north-west of the chicken coop and timber outhouses.



Figure 261. View south-east of the chicken coop and timber outhouses.

## 5.29 Toilet blocks

Two toilet blocks were separately constructed on the Boondooma Homestead complex in the early 2000s. Although both blocks are of contemporary construction, they are built of recycled and repurposed timber and corrugated iron building materials, and are inspired by aesthetic of the complex's surviving heritage buildings. These blocks are considered to be sympathetically-designed additions.

Both blocks are constructed of repurposed, rusted corrugated iron sheeting as a single skin with exposed timber framing internally. A timber-framed and corrugated iron-clad fence screens the entrance to the amenities. Both blocks feature modern amenities internally and are divided internally to create male and female toilets. One toilet block is located adjacent to the eastern end of the 'Big Top' extension structure, while the other toilet block is located a short distance to the south-east of the stone store building.





Figure 262. The north-east elevation of the toilet block located a short distance to the south-east of the stone store building.



Figure 263. The south-west elevation of the toilet block located adjacent to the 'Big Top' extension.



Figure 264. Interior of a typical toilet stall in the toilet blocks.



Figure 265. Interior of a typical hand washing area in the toilet blocks.

### 5.30 Contemporary shed

A large, corrugated iron shed of contemporary (2020) construction is positioned to the north-west of the administration building. The shed houses a variety of large equipment used at Boondooma, and is not publicly accessible. This facility provides secure and well-maintained storage. Two large double doors are located on the south-east elevation of the shed with an access door located towards the south-western corner.

A collection of old machinery, miscellaneous equipment and a large shipping container is located immediately adjacent to the north-west elevation of the shed structure. Two large, plastic water tanks are positioned on the north-west corner.





Figure 266. The south-east elevation of the shed.

*Note the two water tanks at the right.*



Figure 267. The south-west elevation of the shed, showing the shipping contained installed adjacent at the rear.

### 5.31 Dam

A large, irregular-shaped dam is located in the north-west aspect of the Boondooma Homestead property. It is surrounded by several tall gum trees. An embankment has been constructed at one end, which forms an access track between the caravan parking areas further to the north-west and the main homestead aspect of the property.



Figure 268. View facing north-west of the dam located on the Boondooma Homestead property.



Figure 269. View facing south-east towards the main aspect of the Boondooma Homestead complex from atop the dam embankment.

### 5.32 General condition

Given that the Boondooma Homestead is over 150 years old and has been subject to various changes over the course of its history, the place is generally in a reasonably sound condition, with few major maintenance items.

In mid-2021, Extent Heritage provided SBRC with a scope of works package addressing a range of conservation tasks to inform a program of repairs and reinstatement works to the main homestead building (see Extent Heritage 2021). As part of this package, Gibson Architects prepared a set of existing measured survey drawings for the main homestead, which effectively capture the building's current (2021) configuration, and a separate set of conservation drawings that provide technical specifications for the proposed repair and restoration works to this building. These drawing sets are presented in Appendix C, appended to this CMP.

It is **highly recommended** that both the set of ‘measured survey’ plans and ‘conservation works’ plans are made available to the owners and managers of Boondooma Homestead to assist with that particular building’s future building management and care.

This Part provides a brief overview of the visible surface condition of building fabric and key site elements that could be observed during the site inspections conducted by Extent Heritage. Table 4, below, defines the condition grading levels used in the subsequent condition analysis, which is detailed in Table 5, below. Refer to the conservation policies section of this CMP (see Part 10, page 207) for further guidance on the maintenance aspects required at Boondooma Homestead.

In addition to the analysis presented in Table 5, the key condition items relating to the main homestead building are as follows (see Extent Heritage 2021):

- A beam at the rear verandah near the entrance to the detached kitchen is failing; it requires by a qualified structural engineer and replacement (matching like-for-like).
- The north-west wall of Bedroom 2 requires bracing and securing of loose fixings.
- The condition and structural integrity of the front verandah roof framing at the western corner requires inspection by a qualified structural engineer, and needs to be addressed as a priority. Any sound surviving timber shingles (original fabric) must be accommodated.
- The southern interior wall of Bedroom 1 is sagging, and requires inspection by a qualified structural engineer and needs to be addressed.
- The main roof framing requires inspection by a qualified structural engineer, and any additional fixings, bracings, and/or structural improvements need to be provided in conjunction with advice from a heritage architect. Any roof sheeting and ridge capping requiring replacement is to be in like-for-like material to match existing profiles.
- Loose timbers, floorboards, weatherboards, timber shingles, and roof sheeting require re-fixing.
- Missing cover strips, skirting boards, trims, cornice, floorboards, architraves, and wall cladding require reinstatement in like-for-like material to match existing profiles (using salvaged original sections or cut from stored cedar stockpiled on site).
- The partially-restored covered walkway needs to be made sound and floor boards are to be completed to cover bearers.
- The canvas ceiling lining in Bedroom 3 and kitchen verandah timber linings require reinstatement.
- Wall boards, fireplace chimneys, and flashing to walls require patch repairs in like-for-like material to match existing profiles.
- Existing dilapidated doors, gutters and windows (including jambs and studs) need to be made good and missing hardware requires reinstating. The existing pine timber awning

window shutters are non-original and inappropriate reconstructions, and require replacement in accordance with specific advice from a heritage architect.

- Existing metal gutter brackets are to be retained and missing gutters with half round profile are to be reinstated in like-for-like material to match existing profiles
- Galvanised sheet chimney needs to be made sound and watertight, and dilapidated sheets required replacement in like-for-like material and damaged flashings require repair.
- Ground levels need to modify in the immediate vicinity of the main homestead to construct drainage swale falling to pit or away from building. Existing down-pipe drainage to tanks is ad-hoc and inappropriate, and requires modification to generally make good the homestead’s gutter drainage system.
- External structural steel plates and brackets are rusted and require treatment for rust and paint finish.
- Existing white limewash areas require reinstatement utilising same white limewash paint, in accordance with advice from a heritage architect.
- All unpainted walls, ceilings, and floors require re-finishing with pure tung oil. Polished trims, joinery (including door panels) require re-finishing with traditional bee’s wax polish.
- Dining room fireplace has evidence of cracked render and requires patch repairs with a patching render mix and repainting of the fireplace interior with limewash paint, in accordance with advice from a heritage architect.
- Surviving paint finishes are fragile and require conservation in accordance with advice from a heritage architect.
- Debris and loose timbers have accumulated and been stored under the building, which needs to be cleared to reduce a fire hazard risk and improve existing drainage away from the building. Any salvageable timbers are to be stored on-site for potential use as part of future restoration works.
- Existing metal verandah grilles are rusted and intrusive, and are recommended to be replaced with timber batten screen.

Table 5. Gradings of building condition






Grading	Description
Good	Little to no maintenance and repair works required.
Fair	Some maintenance and repair work required.
Poor	Significant maintenance and repair works required.



Table 6. An overview of the condition of key elements and fabric of Boondooma.






Element	Condition	Comment
<i>Grounds, gardens and landscaping</i>		
Grassed areas	Fair	
Garden beds (general)	Fair	
Mature plantings (including Hoop pine, blackbean, bottle, oak, and pepperina trees)	Fair	 
Grape vines and trellises	Good	

Element	Condition	Comment
Rose and individual species plants	Variable	
Timber fencing	Fair	
Gravel surfaces	Fair	
Concrete surfaces/slabs	Fair	N/A
Entrance driveway	Fair	
Visitor and caravan parking areas	Fair	

Element	Condition	Comment
Septic tanks and services	<b>Good</b>	
Modern plantings and recent landscaping	<b>Good</b>	
George Munro's headstone and fencing	<b>Poor</b>	
<i>Ancillary structures</i>		
Stockyards	<b>Poor</b>	
Milk bails	<b>Poor</b>	



Element	Condition	Comment
Postal receiving office	Fair	
Cool house	Fair	
Meat house	Fair	
Large contemporary shed	Fair-Good	
Display shelters	Fair-Good	

Element	Condition	Comment
		
Brownie's hut	Fair	
Caretaker's cottage and store	Good	 
DPI shelter	Good	

Element	Condition	Comment
Boundary rider's hut	Fair	
Chicken coops and timber outhouses	Fair	
Administration building	Fair	
Archives building	Poor	
Museum building	Poor	



Element	Condition	Comment
'Big Top' entertainment area and extension	<b>Fair–Good</b>	
Accommodation block	<b>Good</b>	
Camp kitchen	<b>Fair</b>	
Toilet blocks	<b>Good</b>	
Machinery shed (former)	<b>Poor</b>	



Element	Condition	Comment
Blacksmith's shop (former)	Poor	
Dam	Good	
Demountable amenities	Fair	
Covered servery	Fair	
ANZAC memorial and flagpoles	Good	

Element	Condition	Comment
Carport	Fair	
Cattle loading ramp	Poor–Fair	
<i>Exterior: main homestead</i>		
Roof fabric detached kitchen: corrugated iron sheeting	Poor	
Roof fabric main homestead: corrugated iron sheeting	Poor–Fair	



Element	Condition	Comment
Remnant timber shingles (preserved underneath sheeting)	<b>Poor</b>	
Rainwater goods	<b>Fair</b>	
Gutters	<b>Variable Good–Poor</b>	





Element	Condition	Comment
Dining room fireplace	<b>Poor</b>	
Bedroom CGI-clad fireplace frame	<b>Poor</b>	
External walls: timber slabs	<b>Fair</b>	
External walls: unpainted weatherboards or milled cladding	<b>Fair</b>	

Element	Condition	Comment
Verandah posts and framing	Fair	
Verandah floorboards	Good	
Metal security grill	Good	








Element	Condition	Comment
External doors: French	Fair	
Windows: timber-framed	Variable Good–Poor	
Fixed louvre shutters	Fair	


Element	Condition	Comment
Timber awning windows	<b>Poor</b>	
Entrance steps	<b>Fair</b>	
Skillion-roofed extensions (c.1910s)	<b>Fair</b>	
Detached kitchen	<b>Fair-Good</b>	

Element	Condition	Comment
Covered walkway	Fair–Poor	
Detached former 'dining room' reconstruction	Fair	
<i>Interior: main homestead</i>		
Internal doors: panelled timber	Variable Good–Poor	
Surviving wallpaper and ceiling/backing material	Poor	








Element	Condition	Comment
<p>Internal walls: wide vertical timber boards and exposed timber framing</p>	<p><b>Variable Good–Poor</b></p>	
<p>Ceiling linings: timber</p>	<p><b>Fair</b></p>	
<p>Ceiling linings: calico</p>	<p><b>Poor</b></p>	


Element	Condition	Comment
Ceilings: unlined	Fair	
Timber floorboards	Good	
Lighting	Poor	
Fireplaces	Poor	
Timber joinery and mouldings	Variable Good–Poor	
<i>Exterior: stone store building</i>		

Element	Condition	Comment
Roof fabric: corrugated iron sheeting	Poor	
Remnant timber shingles	Poor	
Timber gable infill	Fair	
Rainwater goods	Fair	
Gutters	Fair	
External walls: stone rubble joined together by termite mound mortar	Fair (Stonework) Poor (Mortar)	



Element	Condition	Comment
Timber joists and bearers	<b>Fair</b>	
Lean-to verandah additions: post and sapling-framed enclosed with timber slabs	<b>Fair</b>	
External doors: timber-framed	<b>Fair</b>	
Windows and shutters: timber-framed	<b>Fair</b>	

Element	Condition	Comment
Vertical iron window bars	Fair	
Remnant timber posts from former adjoining meat house	Poor	
<i>Interior: stone store building</i>		
Internal stone walls: unlined	Fair	
Exposed timber roof framing	Fair	
Ironbark roof ties	Fair/Poor	

Element	Condition	Comment
<p>Timber flooring: wide, shot-edge hardwood boards</p>	<p><b>Poor</b></p>	



## 6. Assessment of heritage significance

### 6.1 Assessment criteria

Assessing the cultural significance of a place is crucial to identifying the appropriate management regimes for that place. It also assists to identify those individual components of the site that make important contributions to its overall significance.

The *Queensland Heritage Act 1992* provides eight criteria against which potential heritage places in Queensland should be assessed (see Table 7, below).

Table 7. The assessment criteria for heritage significance in the Queensland Heritage Act.

Criterion	Description
a	The place is important in demonstrating the evolution or pattern of Queensland's history.
b	The place demonstrates rare, uncommon, or endangered aspects of Queensland's cultural heritage.
c	The place has potential to yield information that will contribute to an understanding of Queensland's history.
d	The place is important in demonstrating the principal characteristics of a particular class of cultural places.
e	The place is important because of its aesthetic significance.
f	The place is important in demonstrating a high degree of creative or technical achievement at a particular period.
g	The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.
h	The place has a special association with the life or work of a particular person, group or organisation of importance in Queensland's history.

Additionally, the former Queensland DEHP (now Department of Environment and Science) has adopted a range of policy and guideline documents to assist practitioners to assess the heritage significance of places. These expand on the principles contained in the Australia ICOMOS *Burra Charter*, and include the guideline document, *Assessing Cultural Heritage Significance: Using the Cultural Heritage Criteria* (DEHP 2013).

These documents include the requirement that in assessing the heritage significance of a place, practitioners should also take into account the place's:

- Level of 'integrity': Integrity is a measure of the wholeness and intactness of a heritage place and its attributes. It requires heritage practitioners to assess how much of a site is 'original' and how much is the product of later modifications, including ones that mimic earlier forms.

- Level of 'authenticity': Authenticity relates to the ability of people to understand the value attributed to the heritage of a site. It requires heritage practitioners to assess whether or not sufficient of the original/early form or fabric of a place remains for people to appreciate the place's significance.

The above concepts are important when assessing a place like Boondooma Homestead, which has a long history of occupation and use, as well as the potential for further change over the course of its life. It is the role of the heritage assessor to not only identify the heritage criteria that the site might satisfy, but to also reach a conclusion concerning whether a heritage place satisfies one or more of those criteria at the local or state level. This assessment directly impacts the rigour with which the place must be managed.

The above observations have guided the assessment of significance and conservation policies contained in this CMP.

## 6.2 Integrity and authenticity

Over the years since the establishment of the Boondooma run in 1846, land resumptions and tenure changes have resulted in the reduction of the property to its present size (i.e., the homestead block). The place no longer retains its original and historic function as a farm and pastoral station; however, despite natural deterioration and the ad hoc removal and addition of a large number of ancillary structures over time, this original function is still readable in the place's physical layout and extant original structures. There are a number of surviving original and early structures and features important in illustrating the typical configuration of nineteenth century pastoral homestead complexes and Boondooma's role in Queensland's early pastoral development.

The survival of the main homestead (c.1850s) and the stone store building (c.1850s) and a number of early outbuildings (e.g., the postal receiving office, and the meat and cool houses) contribute greatly to the heritage value of Boondooma Homestead.

There is a consistent display of weathering to the structures' timber and corrugated iron fabric, which gives a level of cohesion to the group of surviving historical forms despite the ad hoc addition of intervening contemporary structures to the property over time. The majority of the built structure illustrate the traditional or improvised use of timber and corrugated iron materials.

The main homestead has suffered significant deterioration in the past and a wide range of reinstatement works have been undertaken. Some of the works are very sympathetic and including the authentic reconstruction of the front walls where hand hewn slabs appear to have been reinstated. The dwelling was restumped and verandahs were reconstructed. The restumping has not addressed some of the structural problems where the connection between the upper walls and roof framing is out of alignment. Timber awnings over the windows on the north-west wall are replacement fabric. It is not possible to ascertain how authentically the range of repairs replicate the original fabric or circumstances. The result is that several areas of the homestead exist now as reconstructions. The stone store is however in relatively original and authentic condition. The north and south awnings have been added later along with enclosed verandah areas and some unsympathetic repairs exist, including replacement mortar.

### 6.3 Assessment of significance

This CMP adopts the following assessment of heritage significance, prepared for the inclusion of Boondooma Homestead on the QHR. The extracts from the QHR citation (Queensland Government 2016a) relevant to Boondooma are presented in Table 8, below.

Table 8. The assessment of heritage significance for Boondooma in accordance with the criteria established in the Queensland Heritage Act. *Source:* Queensland Government (2016a).

**Criterion (a) The place is important in demonstrating the evolution or pattern of Queensland's history**

Boondooma station was established in 1846 by the Lawson brothers and Robert Alexander, in the wake of Henry Stuart Russell's exploration of the Burnett River district in 1842. The Boondooma Homestead site stands as important surviving evidence of the early exploration and settlement of the Upper Burnett region, and its buildings are indicative of early pastoral life in Queensland. The physical growth of the site reflects periods of economic prosperity in Queensland, while periods of rural hardship can be reflected in the abandonment and sale of structures.

**Criterion (d) The place is important in demonstrating the principal characteristics of a particular class of cultural places.**

Boondooma station was established in 1846 by the Lawson brothers and Robert Alexander in the wake of Henry Stuart Russell's exploration of the Burnett River district in 1842. The Boondooma Homestead site stands as important surviving evidence of the early exploration and settlement of the Upper Burnett region, and its buildings are indicative of early pastoral life in Queensland. The physical growth of the site reflects periods of economic prosperity in Queensland, whilst periods of rural hardship can be reflected in the abandonment and sale of structures.

**Criterion (c) The place has potential to yield information that will contribute to an understanding of Queensland's history.**

The site remains a good example of the early vernacular homestead and contains a range of ancillary buildings in varying states of preservation. It provides present generations the opportunity to observe and understand the operation of early pastoral stations, and through further historical and archaeological research the site also has the potential to yield information that will contribute to an understanding of early European settlement in the Burnett region.

**Criterion (d) The place is important in demonstrating the principal characteristics of a particular class of cultural places.**

The Boondooma site is an example of a homestead setting, with remnants of other structures including various outbuildings, graves, fences, and mature trees. The relationship between these elements contributes to an understanding of early station life, and as such it is important in demonstrating the principal characteristics of a particular class of cultural places.

**Criterion (e) The place is important because of its aesthetic significance.**

The Homestead site provides a relatively well-preserved and vivid example of vernacular architecture of the Queensland pastoral frontier, and its aesthetic significance is enhanced by the ongoing preservation of the site. The individual buildings that remain reveal a high degree of workmanship and design. The use of local resources for building, as evidenced most notably in the stone building on the site in which rubble obtained from a nearby quarry and antbed are used for construction, demonstrates a high degree of skill and highlights the adaptive lifestyle of Queensland's pastoral pioneers.



**Criterion (a) The place is important in demonstrating the evolution or pattern of Queensland’s history**

**Criterion (g) The place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons**

Boondooma remains valued by the local community for its strong and very important links with early pioneers of the Burnett district, including the Lawson family.

Boondooma Homestead is also identified as a place of local heritage significance, and its local heritage card prepared by SBRC reproduces the QHR statement of significance (SBRC 2017).

## 6.4 Relative levels of significance

Relative levels of significance are a management tool used to assign the contributions that specific elements of a heritage item, place or site make to its overall significance. They also assist decision-making in relation to the management of individual elements and fabric.

This Part considers the cultural heritage significance embodied in various elements of Boondooma Homestead for the contribution that they make to the place’s overall significance. The levels of relative significance and their general conservation principles are reproduced in Table 9, below. Table 10, below, then presents the assessment of relative significance.

Table 9. The five relative levels of significance and their general conservation principles.

Level of significance	General conservation principles
Exceptional	The highest significance level is fabric that must be retained and appropriately conserved.
High	Fabric that is recommended to be retained and appropriately conserved and would include all original fabric important in demonstrating the cultural values of the place. The fabric may bear some intervention, handled with care and control, in a limited manner.
Moderate	Fabric that is desirable to be retained but not essential to the understanding of cultural heritage significance. Modification or new work is appropriate however consideration to nearby or adjoining areas of significance are not to be compromised.
Low	Modification or new work is appropriate; however, nearby or adjoining areas of higher significance are not to be compromised. Removal or replacement of the fabric may be considered.
Intrusive/none	Fabric is considered intrusive where it interferes, damages or irreversibly changes the significant elements in an adverse manner. Intrusive fabric may be considered where removal would be beneficial to the understanding of cultural heritage significance. Appropriate replacement or reconstruction if matching an original element, could be undertaken with a well-considered approach.

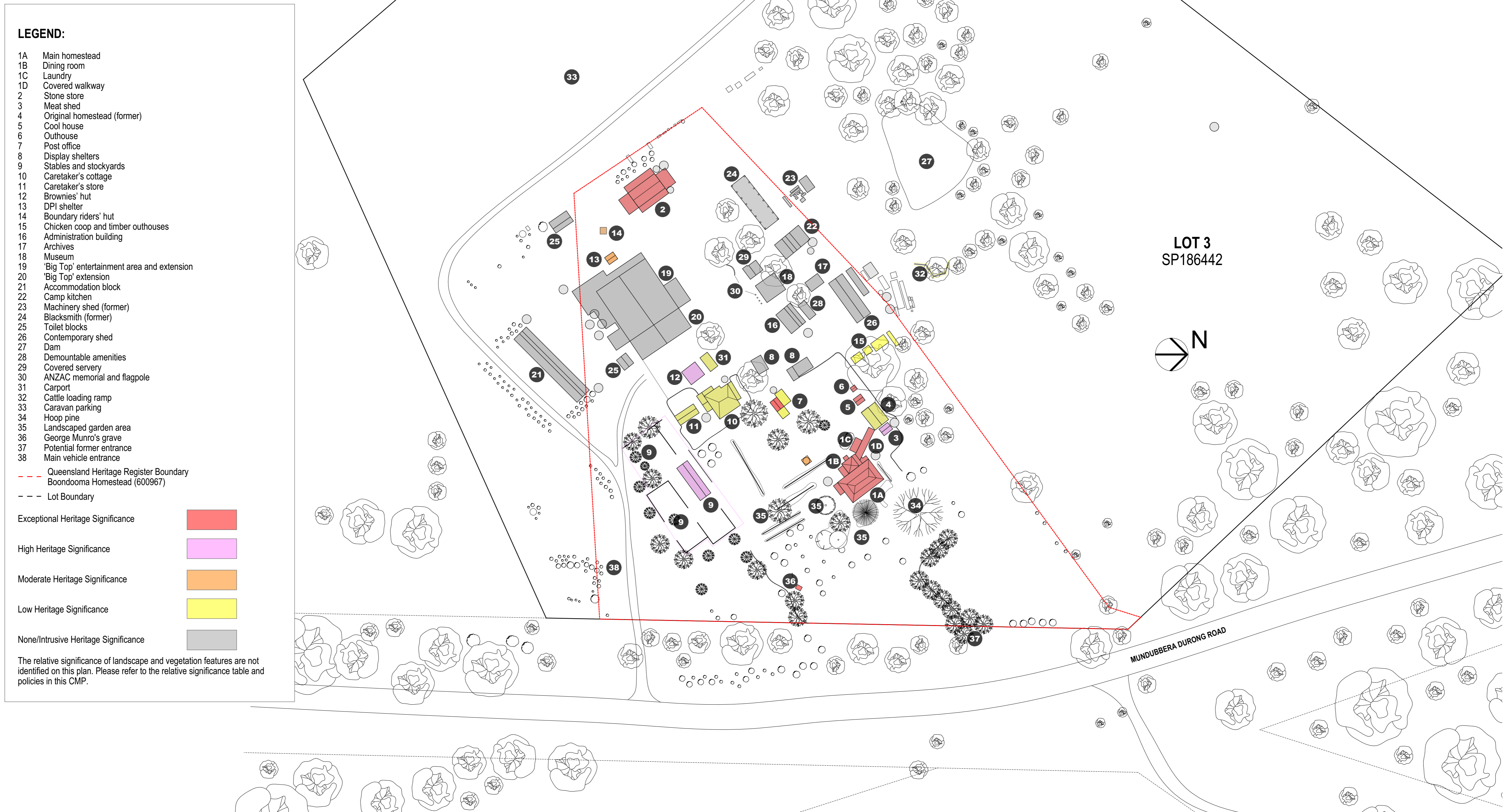


Figure 270. Existing site plan for Boondooma Homestead, showing the relative levels of heritage significance of the principal and ancillary structures, in accordance with the schedule presented in Table 10, below. Source: Extent Heritage (2021).











Table 10. The overall assessment of relative significance for key elements of Boondooma Homestead

Element	Relative heritage significance	Image
<i>Grounds, gardens and landscaping</i>		
Open spaces: grassed areas, gravel areas	<b>Exceptional</b>	
Garden beds (general)	<b>High</b> <i>Note: The assessed significance level is subject to review, pending a formal Heritage Vegetation Assessment</i>	
Mature plantings, incl. Hoop pine, blackbean, bottle, oak and pepperina trees	<b>Exceptional</b> <i>Note: The assessed significance level is subject to review, pending a formal Heritage Vegetation Assessment</i>	 
Grape vines and trellises	<b>Exceptional</b> <i>Note: The assessed significance level is subject to review, pending a formal Heritage Vegetation Assessment</i>	







Element	Relative heritage significance	Image
Roses and other plant species	<p><b>Variable</b></p> <p><i>Note: The assessed significance level is subject to review, pending a formal Heritage Vegetation Assessment</i></p>	
Milled timber boundary fence	<p><b>None</b></p>	
Gravel finishes	<p><b>None</b></p>	
Concrete surfaces/slabs	<p><b>Low</b></p>	<p>N/A</p>
Entrance driveway	<p><b>None</b></p>	
Visitor and caravan parking areas	<p><b>None</b></p>	






Element	Relative heritage significance	Image
Septic tanks and services	<b>None</b>	
Modern plantings and recent landscaping	<b>None</b>	
George Munro's headstone and fencing	<b>Exceptional (headstone)</b> <b>None (fence)</b>	
<i>Ancillary structures</i>		
Stockyards	<b>High</b>	
Milking bails	<b>High</b>	

Element	Relative heritage significance	Image
Postal receiving office, inclusive of skillion additions	<b>Exceptional (core structure)</b> <b>Low (skillion additions)</b>	
Cool house	<b>Exceptional</b>	
Meat house	<b>High</b>	
Original homestead (former)	<b>Low</b>	
Large contemporary shed	<b>None</b>	




Element	Relative heritage significance	Image
Display shelters, inclusive of equipment	<p><b>None (shelter structures)</b> <b>High (equipment and moveable heritage items contained within shelters)</b></p>	
Brownie's hut	<p><b>High</b></p>	
Caretaker's cottage and store (c.1950s)	<p><b>Low</b></p>	
DPI shelter	<p><b>Low</b></p>	


Element	Relative heritage significance	Image
Boundary rider's hut	<b>Moderate</b>	
Chicken coops and timber outhouses	<b>Low</b>	
Administration building	<b>None</b>	
Archives building	<b>None</b>	
Museum building	<b>None</b>	

Element	Relative heritage significance	Image
'Big Top' entertainment area and extension	<b>None</b>	
Accommodation block	<b>None</b>	
Camp kitchen	<b>None</b>	
Toilet blocks	<b>None</b>	
Machinery shed (former)	<b>None</b>	



Element	Relative heritage significance	Image
Blacksmith's shop (former)	<b>None</b>	
Dam	<b>None</b>	
Demountable amenities	<b>None</b>	
Covered servery	<b>None</b>	
ANZAC memorial and flagpoles	<b>None</b>	

Element	Relative heritage significance	Image
Carport	None	
Cattle loading ramp	Low	
<i>Exterior: main homestead</i>		
Roof form main homestead: broken-back, hipped	Exceptional	
Roof form detached kitchen: pyramid	Exceptional	
Roof fabric: corrugated iron sheeting	Moderate	

Element	Relative heritage significance	Image
Remnant timber shingles (preserved underneath sheeting)	<b>Exceptional</b>	
Rainwater goods and replaced quad gutters	<b>Moderate</b>	
Water tank and stand	<b>Moderate</b>	
Original handmade half-round gutter and bracket at kitchen	<b>Exceptional</b>	







Element	Relative heritage significance	Image
<p>Dining room fireplace hearth (render) and galvanised clad chimney extending to verandah and through roof</p>	<p><b>Exceptional</b></p>	
<p>External walls: vertical milled timber boards</p>	<p><b>Exceptional</b></p>	
<p>External walls: unpainted hand adzed timber slab</p>	<p><b>Exceptional</b></p>	

Element	Relative heritage significance	Image
External walls: unpainted weatherboards	<b>Exceptional</b>	
Verandah form	<b>Exceptional</b>	
Verandah posts and framing	<b>Exceptional</b>	

Element	Relative heritage significance	Image
Verandah floorboards	<b>High</b>	
Metal security grills	<b>Intrusive</b>	
External doors: French	<b>Exceptional</b>	









Element	Relative heritage significance	Image
Windows: timber-framed	<b>Exceptional</b>	
Fixed louvre shutters	<b>Exceptional</b>	
Entrance steps	<b>High</b>	
Timber stumps	<b>Moderate</b>	

Element	Relative heritage significance	Image
Skillion-roofed extensions (c.1910s)	<b>High</b>	
Detached kitchen: timber walls linings and fittings	<b>Exceptional</b>	
Covered walkway	<b>Moderate</b>	
Detached kitchen: reconstruction of dining room scene	<b>Low</b>	

Element	Relative heritage significance	Image
<i>Interior: main homestead</i>		
Ceiling linings: timber	<b>Exceptional</b>	
Ceiling linings: calico	<b>Exceptional</b>	
Ceilings: unlined	<b>Exceptional</b>	
Internal walls: wide vertical timber boards and exposed timber framing	<b>Exceptional</b>	






Element	Relative heritage significance	Image
Modification to verandah to enclose a bathroom	<b>Low</b>	
Fireplaces	<b>Exceptional</b>	
Surviving wallpaper and ceiling/backing material	<b>Exceptional</b>	

Element	Relative heritage significance	Image
Internal doors: panelled timber	<b>Exceptional</b>	
Timber floorboards	<b>Exceptional</b>	
Lighting	<b>High</b>	

Element	Relative heritage significance	Image
Timber joinery, mouldings and carvings	<b>Exceptional</b>	
<i>Exterior: stone store building</i>		
Roof form: gabled	<b>Exceptional</b>	
Roof fabric: corrugated iron sheeting	<b>Moderate</b>	
Remnant timber battens	<b>Exceptional</b>	
Timber gable infill	<b>Exceptional</b>	



Element	Relative heritage significance	Image
Water tank	<b>Moderate</b>	
Gutters and downpipes	<b>Moderate</b>	
External walls: stone rubble joined together by termite mound mortar	<b>Exceptional</b>	
Lean-to verandah additions: post and sapling-framed enclosed with timber slabs	<b>High</b>	

Element	Relative heritage significance	Image
External doors: timber-framed	<b>Exceptional</b>	
Timber-framed windows and shutters	<b>Exceptional</b>	
Vertical iron window bars	<b>Exceptional</b>	

Element	Relative heritage significance	Image
Bush timber-framed skillion additions	<b>Moderate</b>	
<i>Interior: stone store building</i>		
Exposed timber roof framing	<b>Exceptional</b>	
Ironbark roof ties	<b>Exceptional</b>	
Internal stone walls: unlined	<b>Exceptional</b>	



Element	Relative heritage significance	Image
Floor framing and floorboards: short length, shot-edge boards	<b>Exceptional</b>	 

## 6.5 Views and setting

Table 11, below, presents an assessment of the relative significance of the key views and vistas associated with Boondooma Homestead.

Table 11. Assessment of relative significance for key views and vistas associated with Boondooma Homestead

View/vista	Relative level of significance	Comment
Internal views from the main homestead towards the stone store building (facing west) and from the stone store building towards the main homestead (facing east).	<b>Moderate</b>	Given that these are the two principal surviving structures, this view line is significant; however, it has been progressively impacted by the ad-hoc relocation and addition of ancillary structures and buildings in the intervening space between the main homestead and the stone store.
Internal views of the entrance to and principal elevation of the main homestead from within the homestead's garden.	<b>Exceptional</b>	
Internal views from the entrance verandah towards the pedestrian gate, path and the Boyne River.	<b>High</b>	

View/vista	Relative level of significance	Comment
Internal views between the main homestead and the associated cluster of outbuildings and ancillary structures (e.g., the postal receiving office, milking bails and stockyards, meat and cool houses, etc.).	<b>Exceptional</b>	These views are important as they illustrate the inter-relationship between this cluster of historical structures.
Internal views towards the stone store building from the east, west, north, and south.	<b>High</b>	
External views from Mundubbera–Durong Road (facing north and south).	<b>Exceptional</b>	

## 6.6 Heritage items in the vicinity

The nearest Queensland heritage place to Boondooma Homestead is Burrandowan Station Homestead (QHR 600648) (see Queensland Government 2016g), a c.1840s pastoral run and homestead located approximately 25 km to the south of Boondooma Homestead.

## 7. Potential archaeological resource

This Part considers the potential historical archaeological resource in relation to the place known as Boondooma Homestead.

Consideration of the potential Aboriginal archaeological resource did not form part of the scope of this CMP. Notwithstanding this, a broad policy directive regarding the Aboriginal archaeological resource is provided in Part 10.4.8 (page 227).

### 7.1 Archaeological potential

‘Archaeological potential’ refers to the likelihood of archaeological remains to survive, which is assessed based on physical evaluation and historical research. The potential for archaeological remains to survive depends on the ‘site formation processes’ that have operated there. These processes include the physical development of the site (e.g., the phases of construction) and the activities that occurred there (e.g., past ground disturbance). For example, a site that has been graded by earthmoving machinery may have low archaeological potential because grading works often disturb or remove archaeological evidence. Also, some archaeological remains are more vulnerable to disturbance (for example, botanical remains), while others are more robust (for example, brick wall footings).

Archaeological potential is to be distinguished from ‘archaeological significance’, which refers to the heritage values of any remains that may prove to have survived. Thus, there may be low potential for certain remains to survive, but if they do survive, they might be assessed as being of high significance.

### 7.2 Potential historical archaeology

There are no known archaeological sites within the property known as Boondooma Homestead currently registered on any statutory or non-statutory registers.

However, a desktop archaeological study conducted in 1997 by Wallins & Associates attempted to create a plan of potential orientation, location, and features of structures now removed or destroyed but once associated with the homestead (see Wallins & Associates 1997). This desktop study has broadly informed the below consideration of the potential historical archaeological resource, in addition to the historical research and site inspections conducted by Extent Heritage as part of the preparation of this CMP.

In the process of Boondooma’s establishment and development over more than 150 years, the land has been subject to a range of changes with varying degrees of ground disturbance. These include:

- land clearing associated with the establishment of the 1846 Boondooma pastoral run;
- land clearing and earthworks associated with the establishment of the Lawson-era homesteads from the mid-to-late 1850s, and the implementation of additions to the main homestead c.1910;



- the construction of other principal structures on the homestead block, including a substantial stone store building, jackaroo quarters, a postal office, cool and meat houses, a fowl house, stables, milk bails, stockyards, and sheds from the mid-1850s and through the early twentieth century;
- the truncation and subdivision of land from 1885 onwards, resulting the progressive reduction of the Boondooma run to the current homestead block size;
- deposition of fill and levelling of the ground surface to create a tennis court and cricket pitch facilities, with the tennis court being in use by at least 1920 (but likely earlier);
- the laying out and ongoing maintenance of the main homestead's landscaped gardens in 1860s, including earthworks associated with the creation of garden beds, the planting and cultivation of citrus tree orchard and the establishment of grape vine trellises;
- the early and ongoing use of the Boondooma property for growing fodder, fruit, and vegetables on a small scale,
- earthworks associated with the establishment of water-getting infrastructure, such as water tanks, and bores, which likely provided connection to or at least controlled access to water from the Boyne River (or other nearby creeks);
- earthworks associated with the establishment and subsequent enlarging of the dam;
- the removal of a number of built structures from the property as a result of an on-site auction c.1919;
- periodic flood and bush fires events, as well as scrub cutting and land clearing activities (in particular to eradicate prickly pear), over the course of the past 150 years;
- the establishment of a station cemetery reputedly near Boondooma Creek (and over time, exhumation of some graves)<sup>63</sup>;
- the ad hoc relocation and re-purposing of a number of ancillary structures to the Boondooma property, including the boundary rider's hut, caretaker's cottage and garage, toilet blocks, and administration building (formerly a cottage);
- extensive restoration works to the principal, built structures (including earthworks to excavate soil out from under the structures to facilitate their restoration), undertaken principally by the Thomson family to the main homestead and stone store building;
- the addition of a number of contemporary structures in recent decades as part of the changing use of the place as a heritage tourism destination, including the 'Big Top' entertainment area and its subsequent extension, the ANZAC memorial, accommodation

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<sup>63</sup> *Boondooma Station 1846 to 1975 Historical Record*, typescript, Boondooma Museum & Heritage Association Inc.

block, detached camp kitchen, a large commercial shed, and a series of improvised blocks (e.g. archives, ablution, and museum);

- the establishment of the main vehicular driveway entrance and other informal access tracks throughout the property for use by caravans or campervans;
- earthworks associated with the establishment of the cattle ramp adjacent to the dam;
- the repair and where necessary, replacement of the timber boundary fence; and
- the addition of various ancillary services over time associated with the operations of Boondooma Homestead as a heritage tourism destination, including maintenance and storage sheds, septic tanks and irrigation systems, and powered caravan sites.

In such circumstances, the potential for surviving archaeological evidence is usually considerably reduced. However, the place has functioned as a pastoral station and homestead since 1846 through to the mid-1970s, after which time it was sold to Wondai Shire Council and converted for use as a heritage tourism destination. As a result of this long history of use and occupation, there are a number of elements that no longer exist, including:

- The original dwelling, likely of simple timber construction, that the Lawsons lived in upon arriving at Boondooma: According to Albert ‘Buddy’ Thomson, this earlier dwelling reputedly existed in the area that today corresponds with the western end of the covered walkway from the main homestead.<sup>64</sup> However, the QHR citation for Boondooma Homestead cites that an earlier house was reputedly located on an area archaeologically identified as being later used for a fowl house (Queensland Government 2016a). Further investigation is required to determine the location of this earlier dwelling.
- The other homestead built between 1852 and mid-1857, sometimes referred to as the ‘visitor’s quarters’: Initially built to accommodate one of the Lawson brothers and their family, this structure was reputedly located to the south of the surviving main homestead. A typescript produced by the Boondooma Museum & Heritage Association notes that this building may have been converted for use as the jackaroo’s quarters following the reduction of the Boondooma holding in 1888;<sup>65</sup> the latter was sold for removal during an auction on the property in c.1919.<sup>66</sup>
- A number of original and/or early structures, since removed or destroyed including (but not limited to); the original stables building, fowl house, wash house (or ‘cook’s room’), blacksmith’s shed, buggy shed, jackaroos’ quarters, outhouses, and the meat house (or ‘butcher’s shop’) adjoining the stone store building: Although it is difficult on the ground to discern clear remnant traces of these structures, there is still potential for sub-surface archaeological evidence.

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<sup>64</sup> Notations to Matthews (2008) from Buddy Thomson, received 4 September 2007.

<sup>65</sup> *Boondooma Station 1846 to 1975 Historical Record*, typescript, Boondooma Museum & Heritage Association Inc.

<sup>66</sup> Notations to Matthews (2008) from Buddy Thomson, received 4 September 2007.

- The early tennis court and cricket pitch: Although it is difficult on the ground to discern clear remnant traces of these early features, there is still potential for sub-surface archaeological evidence.
- Early water-getting infrastructure, such as tanks and bores: Although it is difficult on the ground to discern clear remnant traces of these early features, there is still potential for sub-surface archaeological evidence.

In addition, a number of historical artefacts have been found over time during restoration works to the stone building and main homestead, particularly from the fill excavated out from these structures. To date, this has predominantly isolated domestic items found out of context (e.g. weight measures, glass bottles, currency, metal, ceramic and glass fragments, etc.) and not as part of any formal archaeological investigation. Nonetheless, their presence attests to the potential for surviving isolated historical artefacts associated with the early domestic activities of the homestead. These items are currently on display on-site in the museum building with minimal interpretation.



Figure 271. An example of the isolated historical artefacts currently displayed in the Boondooma Homestead's on-site museum building, reputedly recovered from fill excavated out from under the stone building and main homestead during restoration works. *Source:* Boondooma Museum & Heritage Association (2021).



Figure 272. An example of the isolated historical artefacts currently displayed in the Boondooma Homestead's on-site museum building, reputedly recovered from fill excavated out from under the stone building and main homestead during restoration works. *Source:* Boondooma Museum & Heritage Association (2021).

Therefore, on the basis of the above information, a **cautious** approach to the potential historical archaeological resource is warranted.

The 1997 desktop archaeological study concluded that although Boondooma as a place has been 'subject to numerous disruptive processes', including repeated land-use patterns and the sale and dismantling of numerous structures, the place is still a 'relatively intact historical landscape' with potential to yield information in archaeological terms regarding the homestead's early development and the broader evolution and importance of pastoralism in Queensland in the nineteenth and twentieth centuries (Wallins & Associates 1997, 3).

This CMP generally agrees with this assessment. Boondooma has been subject to varying degrees of ground disturbance and repeated land use patterns over more than 150 years, and the original location, orientation, and features of former structures are difficult to discern on the ground due to the degree of disturbance and the ad hoc addition of more recent structures



throughout the property over time. Nonetheless, its site formation history (including a prolonged history of occupation and use), range of surviving physical features, and the lack of previous formal archaeological investigation) indicates that there still **moderate potential** for significant sub-surface archaeological material to be uncovered, particularly features associated with the early development and use of the property.

The QHR citation states the following with regards to archaeological significance of Boondooma Homestead (criterion [c]):

The site remains a good example of the early vernacular homestead and contains a range of ancillary buildings in varying states of preservation. It provides present generations the opportunity to observe and understand the operation of early pastoral stations, and through further historical and archaeological research the site also has the potential to yield information that will contribute to an understanding of early European settlement in the Burnett region.

(Queensland Government 2016a)

Given the inclusion of Boondooma Homestead on the QHR for the above reasons, this CMP therefore also adopts the position that any archaeological remains within the listed QHR boundary of the place are to be treated as **potentially of state significance**.

Historical (non-Indigenous) cultural heritage is governed by the Queensland Heritage Act, which contains provisions to protect historical archaeological artefacts (see Part 8.2, below). If any archaeological evidence is encountered during ground disturbance works within the QHR boundary of Boondooma Homestead, such evidence would likely be captured by sections 88–90 of the Act for its potential as ‘an important source of information about an aspect of Queensland’s history’.

The kinds of artefacts (‘objects’ as defined by the Heritage Act) that might survive at Boondooma Homestead include:

- remnant wall footings, foundation trenches and/or posts indicating the footprint of previous buildings or other evidence of previous structures (e. g., cut and fill, depressions, mounds, artefact scatters);
- deposits or evidence of former kerbing indicating the location of former garden beds associated with the early design and use of the homestead’s grounds;
- isolated historical artefacts: over the course of Boondooma’s history of use, numerous artefacts will likely have been dropped and discarded (as evidenced by the finds recovered ad-hoc to date from underneath the stone store and main homestead); these artefacts are often found on or close to the surface, but otherwise out of context;
- defunct service pipes, underground services, bores or wells: if surviving, in any event it is possible that water-getting infrastructure features have since been filled in and/or damaged due to the accumulation of soil deposits.

- evidence of a natural quarry utilising for sourcing raw stone material: the 1997 archaeological study makes mention of possible outcrops of stone in the broader landscape suitable for use in construction (Wallins & Associates 1997); and
- evidence of a former station cemetery and/or individual graves: if surviving, in any event it is highly likely that the condition of any burials are highly disturbed and degraded due to previous ground disturbance activities and soil formation processes. The 1997 archaeological study makes mention of a slide taken c.1970 that illustrates the location of the station grave sites, including those that may be located in the vicinity of the homestead. This slide is reputedly held by the Boondooma Historical Society (now Boondooma Museum and Historical Association Inc.); however, it was not located during the preparation of this CMP.

## 8. Statutory and other controls

### 8.1 Planning Act 2016

The *Planning Act 2016* (Qld) regulates development in Queensland. The purpose of the Planning Act is to manage development processes and implications of development to facilitate sustainable development and to coordinate the integration of local, regional, and state planning.

The Chief Executive administering the Planning Act through the State Assessment and Referral Agency (SARA) uses the State Development Assessment Provisions (SDAP) to deliver a coordinated, whole-of-government approach to the state's assessment of development applications. Therefore, where a Development Approval requires assessment from multiple state agencies, rather than lodgement with the local government, the application will need to be lodged with SARA.

Applications under the Planning Act need to be made in accordance with *Guideline: State Development Assessment Provisions State Code 14: Queensland Heritage* (SDAP14) (DEHP 2017).

### 8.2 Queensland Heritage Act 1992

Section 2 of the Queensland Heritage Act states (among other things) that it is an object of the Act to provide for the conservation of Queensland's cultural heritage for the benefit of the community and future generations. The Queensland Heritage Act establishes the Queensland Heritage Council and the QHR as important mechanisms for achieving these objectives.

Boondooma Homestead is identified as a place of state heritage significance, and is entered on the QHR (600967). The QHR boundary (see Figure 4, above) encompasses a large portion of Lot 3 SP186442 and corresponds to the extent of the former Lot 1 SP156286, which captures the principal surviving historical buildings, as well as various ancillary and more contemporary structures added over time.

Under the Act, it is **not** permitted to undertake works to places entered on the QHR without obtaining the necessary approvals, and it is **not** permitted to undertake works that have the potential for detrimental impact.

As noted in Part 7.1, above, the Act provisions to protect historical archaeological artefacts and provides the following definitions:

- 'Archaeological artefact' means any artefact that is evidence of an aspect of Queensland's history, whether it is located in, on or below the surface of land.
- 'Archaeological artefact' does not include a thing that is Aboriginal cultural heritage under the *Aboriginal Cultural Heritage Act 2003* or Torres Strait Islander cultural heritage under the *Torres Strait Islander Cultural Heritage Act 2003*.
- 'Archaeological artefact' does not include an underwater cultural heritage artefact.



Under the Act, it is not permitted to interfere with (including damage, destroy, disturb, expose, or move) an archaeological artefact that is an important source of information about an aspect of Queensland's history.

If potential archaeological evidence is encountered during ground disturbance works within the QHR boundary of Boondooma Homestead, a suitably qualified archaeologist is to be consulted immediately to determine its cultural heritage significance, as it may be governed by the archaeology provisions of the Act.

### 8.2.1 Approvals for types of development

It is possible to carry out development and undertake maintenance at a Queensland heritage place (like Boondooma Homestead) provided an approval is obtained. Different types of development work at a heritage place require different levels of approval. The type of approval is largely dependent on the level of potential heritage impact associated with the work.

The definition of 'development' applying to heritage places covers a range of work or changes to built, archaeological, natural, and landscape features. For Queensland heritage places, it also includes relatively minor activities not normally considered 'development', such as:

- altering, repairing, maintaining or moving a built, natural, or landscape feature;
- excavating, filling, or other disturbances to land that may damage, expose, or move archaeological artefacts;
- altering, repairing, or removing artefacts that contribute to the place's cultural heritage significance, including, for example, furniture or fittings; and
- altering, repairing or removing building finishes that contribute to the place's cultural heritage significance, including, for example, paint, wallpaper, or plaster.

Guidance on the main approval pathways is below. Further information can be found at <https://www.qld.gov.au/environment/land/heritage/development/approvals>.

#### 8.2.1.1 General Exemption Certificate

The *General Exemption Certificate—Queensland Heritage Places* permits owners and other persons to carry out building work on a Queensland heritage place (i.e., a place that is entered in the QHR). Its purpose is to provide upfront permission for the ongoing maintenance and minor work necessary to keep Queensland heritage places in active use, good repair, and optimal operational condition.

Development covered by a General Exemption Certificate does not require assessment under the Queensland Planning Act or against the SDP14. Two General Exemption Certificates (one for war memorials and one for all other state heritage places) specify a range of ongoing maintenance and minor work that can be carried out in accordance with conditions set out in the General Exemption Certificates without the need for further approval.

As an example, the following kinds of activities would be covered by the General Exemptions, and do **not** require council or government agency applications:

- essential repair and maintenance work such as cleaning and insect treatments;
- minor building work or repairs such as repainting or replacing non-significant fittings;
- conservation works such as repairs using traditional materials and techniques;
- alterations to recent interiors, or interiors that have been previously modified;
- minor repair, removal, and replacement of damaged or deteriorated building material, including re-roofing, replacing deteriorated joinery, or restumping;
- repairing or upgrading existing building services such as electricity, plumbing, telecommunications, fire detection, or air conditioning and heating;
- maintenance of parks, gardens and other landscape elements;
- installation of new and temporary security devices;
- installation of temporary signage, flags and banners; and
- installation of temporary structures associated with the execution of a building contract.

A number of technical notes, predominantly prepared by the former DEHP and available online (<https://www.qld.gov.au/environment/land/heritage/publications>), and a number are relevant to the conservation and management of Boondooma Homestead:

- *Technical Note: Conserving roofs* (DEHP 2014).
- *Technical Note: Inspection, cleaning and maintenance* (DEHP 2013).
- *Technical Note: Minor repairs—Door and window hardware* (DEHP 2015).
- *Technical Note: Painting—Maintenance* (DEHP 2014).
- *Technical Note: Temporary structures* (DEHP 2015).
- *Technical Note: Minor repairs—Timber* (DEHP 2015).
- *Technical Note: Minor repairs—Timber doors and windows* (DEHP 2015).
- *Technical Note: Building services—Maintenance and repair* (DEHP 2015).
- *Technical Note: Building services—Upgrades and installation* (DEHP 2015).
- *Technical Note: Building services—Heating and cooling* (DEHP 2015).
- *Technical Note: Building services—Lighting* (DEHP 2015).

- *Technical Note: Building services—Planning* (DEHP 2011).
- *Technical Note: Parks, gardens and landscape—Maintenance* (DEHP 2015).
- *Technical Note: Safety and security—Minor and temporary works* (DEHP 2015).
- *Technical Note: Signage—Minor and temporary works* (DEHP 2015).

### 8.2.1.2 Exemption Certificate

Some work, considered to be ‘development’ according to the definition of the Heritage Act, involves more than the basic core maintenance that is described above and may have the potential for adverse impact on the heritage aspects of a place entered in the QHR (like Boondooma Homestead). This type of development work is required to be assessed in order to obtain an Exemption Certificate under the Queensland Heritage Act, permitting the work to be carried out.

The application for an Exemption Certificate requires the support of a reasoned statement of impact along with other descriptive and graphic information. This is usually presented in a professionally-prepared Heritage Impact Statement report or Heritage Impact Assessment, which clearly demonstrates that the proposed works are of little or no detrimental impact on heritage significance and values.

Exemption Certificates may be obtained for work that:

- only involves minor changes to significant features;
- alters only recent interiors, or interiors that have previously been modified;
- retains or restores the appearance of a significant building or garden;
- does not disturb underground archaeological artefacts;
- requires only minor building work or repairs such as repainting;
- retains the existing use of the place or restores a previous significant use; and
- is for conservation works such as repairs using traditional materials and techniques, such as re-roofing.

Examples of the types of development that an Exemption Certificate does **not** cover include:

- changes to significant features that alter their appearance;
- altering historic or original fabric, elements, and/or features;
- changes to the appearance of a significant building or garden;
- excavating archaeological artefacts;
- extensive building work and repairs; and/or
- changing the existing use of the place.



### 8.2.1.3 Development approval

Development works that would have the potential for more than a minor adverse impact, or represent major changes to the use, appearance or fabric of a place with potential to affect the cultural heritage significance are subject to Development Assessment under the Queensland Planning Act. This process is undertaken to assess more comprehensive development proposals that often require co-ordination with other statutory assessment processes in separate government departments and by local councils.

This type of proposed development is not considered to be generally exempt, nor would it qualify for the Exemption Certificate as outlined previously.

An application for Development Assessment is co-ordinated by the SARA, and is usually prepared by a professional town planner. The heritage aspects of this type of development application are required to address the SDAP14. The Development Application needs to include a professionally-prepared Heritage Impact Statement report or Heritage Impact Assessment, describing the proposal and addressing the SDAP14 performance outcomes in order to demonstrate the proposal is of minimal impact or meets other justified or mitigated outcomes.

## 8.3 Queensland Aboriginal Cultural Heritage Act 2003

The Queensland *Aboriginal Cultural Heritage Act 2003* and the associated Duty of Care Guidelines binds all persons, including the state, and is intended to provide effective recognition, protection, and conservation of Aboriginal cultural heritage.

The Duty of Care Guidelines identify reasonable and practicable measures for ensuring that activities are managed to avoid or minimise harm to Aboriginal cultural heritage in a way that meets the duty of care requirements under section 23 of the Act. The Guidelines identify five categories of place/activity:

- activities involving no surface disturbance (Category 1);
- activities causing no additional surface disturbance (Category 2);
- developed areas (Category 3);
- areas previously subject to significant ground disturbance (Category 4); and
- activities causing additional surface disturbance (Category 5).

Prior to any significant ground disturbance works within the QHR boundary of Boondooma Homestead, a search is to be undertaken of the database and register maintained by the Queensland Department of Seniors, Disability Services, and Aboriginal and Torres Strait Islander Partnerships (DSDSATSIP) to determine if there are any previously registered Aboriginal cultural heritage places within the QHR boundary or in its immediate vicinity.

Should any unexpected Aboriginal archaeology be encountered at the site, Aboriginal community consultation would be required to establish its cultural significance pursuant to the Act.

## 8.4 National Construction Code

The *National Construction Code* (NCC) provides the minimum necessary requirements for safety and health, amenity and accessibility, and sustainability in the design, construction, performance, and liveability of new buildings (and new building work in existing buildings) throughout Australia. It is a uniform set of technical provisions for building work and plumbing and drainage installations throughout Australia that allows for variations in climate and geological or geographic conditions.

The NCC is built around a hierarchy of guidance and code compliance levels, and outlines the minimum standard that buildings, building elements, and plumbing and drainage systems must meet. A building, plumbing, or drainage solution will comply with the NCC if it satisfies the performance requirements, which are the mandatory requirements of the NCC.

The performance requirements are also supported by general requirements, which cover other aspects of applying the NCC including its interpretation, reference documents, the acceptance of design and construction (including related evidence of suitability/documentation) and the classification of buildings within the NCC. The key to the performance-based NCC is that there is no obligation to adopt any particular material, component, design factor, or construction method. This provides for a choice of compliance pathways. The performance requirements can be met using either a 'performance solution' (or 'alternative solution') or using a 'deemed-to-satisfy (DTS) solution'.

In general, when considering the NCC in heritage buildings, proposals must ensure that significant fabric and spatial qualities are not compromised in achieving code compliance. It is to be noted that:

- the NCC incorporates and updates the Building Code of Australia, following its first iteration issued in 2011;
- any strategies or solutions to ensure that components of Boondooma comply with the NCC should be driven by the cultural significance of the place;
- where necessary, alternative solutions and performance-based outcomes should be pursued to ensure the intent of the code is met without adversely impacting on significant fabric; and
- professional advice should always be obtained for any construction works requiring compliance with the NCC.

## 8.5 Disability Discrimination Act 1992

Under section 23 of the *Disability Discrimination Act 1992* (DDA), it is unlawful to discriminate against a person on the basis of a disability, and therefore all buildings, including heritage buildings, are subject to the requirements of the DDA, which includes the provision of equitable access ramps and or lifts to buildings and accessible car parking spaces and toilets.

Under the DDA, building certifiers and people involved in designing, constructing, and managing a building must comply with standards to provide building access to people with a disability.

### 8.5.1 Premises Standards

The *National Disability (Access to Premises-Building) Standards 2010*, known as the Premises Standards, outline the buildings standard for providing public access to buildings for people with a disability (other than for a Class 1 building). The Premises Standards apply to new buildings; and upgrades of existing buildings.

These standards have harmonised building compliance to be in line with the DDA and:

- ensure that people with a disability have dignified, equitable, cost-effective, and reasonably achievable access to buildings, and facilities and services within buildings; and
- give building certifiers, building developers and building managers certainty that providing access in compliance with the standards also complies with the Act.

## 8.6 South Burnett Regional Council Planning Scheme 2017

The SBRC Planning Scheme regulates development planning and was developed in relation to heritage items within the South Burnett Region LGA. It includes performance and acceptable outcomes for development within and adjacent to local heritage places and also provides for the conservation of heritage places through the establishment of a schedule of character places of local heritage significance.

If it were not also a state-listed Queensland heritage place, Boondooma Homestead would be subject to the provisions of the Heritage Overlay Code, as set out in part 8.4.3 of the Scheme. Under the Queensland *Planning Regulation 2017*, part 8, Heritage places, division 1 Local heritage places, Subdivision 1 Assessable development 14: Assessable development:

Development on a local heritage place, ***other than a Queensland heritage place***, is assessable development, unless—

the development is building work carried out by or for—

the State; or

a public sector entity; or

the development is carried out by the State on designated premises; or

the development is stated in schedule 6; or

an exemption certificate under the Heritage Act has been given for the development by the chief executive officer of the local government for the local government area where the place is.

Therefore, if works are proposed within the QHR boundary of a Queensland heritage place (i.e., Boondooma Homestead), those works are at the state level and are **not** assessable under the relevant heritage local planning scheme provisions.



## 8.7 The Burra Charter

The *Burra Charter* (Australia ICOMOS 2013) is widely accepted in Australia as the underlying methodology used for all works to sites and buildings identified as having national, state, and/or local significance. Boondooma Homestead is a place demonstrated to be of cultural significance and therefore, procedures for managing changes and activities to the place are to be in accordance with the principals and protocols of the *Burra Charter*.

The relevant principles for Boondooma Homestead established in the Articles of the *Burra Charter*, are presented in Table 12, below.

Table 12. Relevant *Burra Charter* principles for Boondooma Homestead. *Source:* Australia ICOMOS (2013, 3–9).

Article	Principle
3: Cautious approach	All conservation work should be based on a respect for the original fabric, should involve the minimum interference to the existing fabric and should not distort the evidence provided by the fabric.
5: Values	Conservation of a place should identify and take into consideration all aspects of cultural and natural significance without unwarranted emphasis on any one value at the expense of others.
8: Setting	Conservation required the retention of appropriate setting. This includes retention of the visual and sensory setting, as well as the retention of spiritual and other cultural relationships that contribute to the cultural significance of the place.
9: Location	The physical location of a place is part of its cultural significance. A building, work or other element of a place should remain in its historical location.
10: Contents	Contents, fixtures and objects contributing to the cultural significance of a place should be retained at that place.
12: Participation	Conservation, interpretation and management of a place should provide for the participation of people for whom the place has significant associations and meanings, or who have social, spiritual or other cultural responsibilities for the place.
13: Co-existence of cultural values	Co-existence of cultural values should always be recognised, respected and encouraged. This is especially important in cases where they conflict.
15: Change	Change may be necessary to retain cultural significance; however, the amount of change should be guided by the cultural significance of the place. Demolition of significant fabric is generally not acceptable. The contribution of all periods to the place must be respected unless what is removed is of slight cultural significance and the fabric which is to be revealed is of much greater cultural significance. Removed significant fabric should be reinstated when circumstances permit.
16–20: Maintenance, preservation, restoration and reconstruction	Maintenance is fundamental to conservation. Maintenance should be undertaken where fabric is of cultural significance and its maintenance is necessary to retain that cultural significance.

Article	Principle
	<p>Preservation is appropriate where the existing fabric or its condition constitutes evidence of cultural significance, or where insufficient evidence is available to allow other conservation processes to be carried out.</p> <p>Restoration and reconstruction should reveal culturally significant aspects of the place. Restoration is appropriate only if there is sufficient evidence of an earlier state of the fabric. Reconstruction is appropriate only where a place is incomplete through damage or alteration, and only where there is sufficient evidence to reproduce an earlier state of the fabric.</p> <p>Reconstruction should be identifiable on close inspection or through additional interpretation.</p>
21: Adaptation	Adaptation is acceptable where it does not substantially detract from the cultural significance of the place and involves the minimal change to significant fabric.
22: New work	New work may be acceptable where it does not distort or obscure the significance of a place. New work should be readily identifiable as such on close inspection.
7 and 23: Use and conserving use	<p>Where the use of a place is of cultural significance it should be retained, and a place should have a compatible use.</p> <p>Modifying or reinstating a significant use may be appropriate and a preferred form of conservation.</p>
25: Interpretation	The cultural significance of many places is not readily apparent and should be explained by interpretation. Interpretation should enhance understanding and engagement, and be culturally appropriate
27: Managing change	The impact of proposed changes, including incremental changes, on the cultural significance of a place should be assessed. It may be necessary to modify proposed changes to better retain cultural significance.
28: Disturbance of fabric	Disturbance of significant fabric for study, or to obtain evidence should be minimised. Minimal disturbance of fabric may occur in order to provide evidence needed for the making of decisions on the conservation of the place.
29: Responsibility for decisions	The organisations and individuals responsible for management and decisions should be named and specific responsibility taken for each decision.
30: Direction, supervision, and implementation	Appropriate direction and supervision should be maintained at all stages of the work.
31 and 32: Keeping a log and records	A log of new evidence and additional decisions should be kept. A record should be kept of new evidence and future decisions and made publicly available.
33: Removed fabric	Removed significant fabric should be catalogued and protected in accordance with its cultural significance. Where possible it should be stored on site.

## 9. Opportunities and constraints

A number of management considerations and constraints arise out of the history and heritage values of Boondooma Homestead described above, as defined by the extent of the QHR boundary, as well as the wider station property. These are outlined below.

### 9.1 General constraints

- Management of Boondooma Homestead as defined by the extent of the QHR boundary and also management of the wider Boondooma station property involves conservation of its overall form and its precise details.
- The original fabric (c.1850s–1870s) and early fabric (c.1910s–1920s) of Boondooma station as defined by the extent of the QHR boundary is of **exceptional** or **high** significance, and requires care in its conservation. There are constraints to changes to the form, fabric and layout of these elements.
- The external appearance of Boondooma Homestead itself and the surviving outbuildings within its rural, pastoral setting is to be protected and conserved.
- Significant views and vistas both to and from Boondooma Homestead are to be respected and considered in any proposed work.
- Any new works or changes **within the QHR boundary of the place** are considered development, and first require statutory assessment at the state-level supported by a Heritage Impact Statement. Any proposal would need to demonstrate that it is sympathetic and has minimised impact on heritage significance where feasible to address the assessment benchmarks
- Building maintenance is necessary for the ongoing protection of the buildings within the QHR boundary of the place, and any future adaptive reuse must consider necessary maintenance prior to proposing any changes.
- Emergency shoring-up works, regular maintenance, and securing of loose elements may remain necessary until more substantive conservation and reinstatement work is planned, and approved for installation
- Upgrades to amenities, electrical and communications, construction code requirements, universal access for people with disabilities and other aspects supporting the operations of the Boondooma Homestead complex would need to be carefully considered for any future adaptive re-use. Professional design advice is required to ensure any access provisions are designed to minimise any adverse impacts on the significant heritage fabric or aspects of Boondooma Homestead (as defined by the extent of the QHR boundary).
- It is imperative that Boondooma Homestead (as defined by the extent of the QHR boundary and including its built structures and grounds) is secure, its condition is regularly monitored,



and maintenance is provided according to a regular maintenance schedule to ensure the ongoing protection of its heritage significance.

- Any new works or changes within the QHR boundary of Boondooma Homestead are to be undertaken observing this CMP, with specific attention to management policies and specific actions (see Parts 10 and 11 of this CMP).
- Reference to the relative schedule of significance (see Part 6.4 of this CMP page 162), is necessary for identifying the elements of the heritage place that may have more tolerance for change and which elements must be conserved.
- The rural, somewhat remote location of Boondooma Homestead complex is a constraint in terms of visitor access and awareness (particularly given the relatively low density of passing traffic), and availability of supplies and tradesmen.
- The ongoing conservation and management of the Boondooma Homestead complex, both in the short and long term, are dependent on the appointment of a live-in caretaker working in tandem with the Boondooma Museum & Heritage Association. This management approach is dependent on the availability of willing and suitable caretakers, and appropriate succession planning. Any appointed caretakers are to be sympathetic towards the objectives of the Boondooma Museum & Heritage Association and well-informed about the content and use of this CMP.
- Boondooma Homestead complex currently operates as a heritage tourism destination and its ongoing conservation and management is therefore heavily dependent on the success of its fundraising and community events.
- Given the reduced area of the existing homestead property, it is not considered viable to reinstate its historical use as a farm or pastoral grazing property. Further, the purchase of sufficient additional land to accommodate stock is not considered a realistic or viable proposition.
- The significant buildings and features of the place are to be respected and conserved, such that proposed new features must not adversely affect these aspects. New features need to be carefully planned to be subtle and located away from significant elements.
- Use of the main Boondooma Homestead dwelling, the cool and meat houses, and the stone store building is limited to museum display purposes, with tours by small groups being acceptable.
- The re-established gardens are to be protected and any further information that informs the garden layout is to be considered in future conservation or reinstatement programs.

## 9.2 General opportunities

- Boondooma Homestead complex currently operates as a heritage tourism destination, and although this use has over time resulted in the ad hoc removal and addition of various ancillary structures to the place, this use is integral to supporting the ongoing financial viability of the Boondooma Museum & Heritage Association, and the ongoing conservation of the place. The optimum heritage outcome would therefore be for the place to retain this heritage-tourism focused, community-driven use.
- Careful, appropriate restoration of the significant structures and elements of Boondooma Homestead (as defined by the extent of the QHR boundary) is highly recommended, as it presents an invaluable opportunity to reinvigorate public interest and engagement with the conservation of the place, and would enable its presentation in a manner more consistent with its historical function.
- While the requirement for an on-site caretaker is a constraint, there is also opportunity to develop a clear succession plan and a strategy for attaining and retaining a more diverse volunteer base as part of the development of a Heritage Master Plan for the place (as defined by the QHR boundary). Advice from an experienced heritage professional (i.e., a heritage architect and heritage landscape architect) is recommended to provide site planning input and to advise on the approach for the development of a Heritage Master Plan. In any future master planning, there is an important opportunity to consider the physical improvement and interpretation opportunities that exist in the immediate Boondooma Homestead grounds. Advice from an experienced heritage professional (i.e., a heritage architect or a heritage interpretation consultant) is recommended to provide input into the design, layout, and content of any on-site interpretation.
- There is opportunity for greater visibility of the place in the public consciousness, and in turn, increased opportunities for community and public engagement with the place's conservation and (where appropriate) adaptive re-use.
- There is also significant opportunity for interpretation of Boondooma Homestead's history within the context of the early pastoral historical development of the Burnett district, which would be of benefit to the local community and public engagement with the place. Advice from an experienced heritage professional in interpretation is recommended to provide a Heritage Interpretation Plan to focus and guide the approach (see Part 10.4.12 of this CMP, page 229). Various areas external to or within Boondooma Homestead might become a focus of particular interpretive 'stories', and these areas maintained to a level suiting visitation.
- Some structures are in poor condition, and any future use of these structures is dependent upon their conservation and restoration (where appropriate), to make them suitable and safe for use. Advice from an experienced heritage professional (i.e. a heritage architect) is highly recommended to provide design and building planning input as part of any proposed restoration and reconstruction work.
- Further reinstatement of the produce and ornamental gardens around the homestead is worthwhile. Advice from an experienced heritage professional (i.e., a heritage landscape

architect) is highly recommended to provide design and vegetation input as part of any proposed restoration and reinstatement work.

- Potential sympathetic uses at Boondooma Homestead complex, including those carried out by community groups, are to be planned with care and undertaken in a manner that protects and minimises adverse impacts to the significant aspects of the place. To support operational costs and upkeep of the place, potential sympathetic uses could include (but are not limited to):
  - temporary functions and fundraising for the Boondooma Museum & Heritage Association and/or for specific restoration and maintenance works;
  - accommodation and/or camping facilities for travellers (existing use);
  - outdoor yoga or other activities for small community groups (under the Big Top shed);
  - one-off community events, including temporary food and beverage service and travellers' accommodation (existing use);
  - temporary interpretive heritage displays, heritage festivals;
  - small-scale, temporary art, musical and/or poetry performances and exhibitions.
  - garden maintenance group activities.



## 10. Management policy

### 10.1 Introduction

This Part sets out a policy framework for future management of the heritage significance of Boondooma Homestead by looking at the various elements, uses, and associations of the building and the place. The policies are based on the issues raised in the analysis, assessment, opportunities, and constraints sections of this CMP, with particular emphasis on significance and conservation of the place as the primary guidance.

The policies provide guidance on the management of significant historic fabric, and conservation of its identified cultural heritage values without having to anticipate every possible circumstance that may arise on a heritage place. This document is not intended to provide sufficient guidance for specific proposals or developments, or other instances where a heritage specialist is recommended to undertake further research or assessment to ascertain the most appropriate approach. In such instances, other conservation management tools and documentation may need to be undertaken.

The aim of these policies is to provide a solid foundation for all future conservation recommendations and critical decision-making, meeting a viable balance between the owner’s operational requirements and the need to retain and conserve fabric.

### 10.2 General conservation policies

#### 10.2.1 Document use and review

##### Policy 1

**This CMP is to be adopted as the guiding management document relating to the heritage conservation of Boondooma Homestead.**

1.1	This CMP is to be made available to all relevant people and agencies involved in maintenance, operation, management, and future works to Boondooma Homestead.
1.2	This CMP, and in particular, its conservation policies, are to be reviewed within five years and no later than ten years. The review is to be consistent with the principles of the <i>Burra Charter</i> , best heritage practice, and any relevant government heritage policies and legislation.
1.3	This CMP is to be revised and updated in the event of any major changes to the heritage place known as Boondooma Homestead.
1.4	A copy of this CMP is to be maintained by the owner(s) and manager(s) of Boondooma Homestead, as well as with other appropriate stakeholders.

## 10.2.2 Heritage management

### Policy 2

Conservation activities and processes are to be guided by the policies in this CMP, and best-practice conservation principles and key documentation by the Queensland heritage authorities.

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| 2.1 | <p>Refer to conservation guidelines and manuals prepared by the Queensland heritage authorities, including the following documents:</p> <ul style="list-style-type: none"> <li>▪ The Australia ICOMOS <i>Burra Charter</i>;</li> <li>▪ <i>Assessing Cultural Heritage Significance: Using the Cultural Heritage Criteria</i> (DEHP 2013); and</li> <li>▪ <i>Guideline: Conversation Management Plans</i> (DEHP 2015).</li> </ul> |
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### Policy 3

Continuity of competent advice is important for the successful long-term implementation of a CMP. The *Burra Charter* identifies the importance of using all the knowledge, skills, and disciplines that can contribute to the study and care of heritage places like Boondooma Homestead. An ad hoc approach to the management and use of Boondooma Homestead may lead to inconsistent decisions, which may lead to damage of the place's heritage fabric and significance.

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| 3.1 | <p>People skilled and experienced in conservation management of historic pastoral homesteads, or those appropriately inducted on the cultural heritage values of the place and appropriately skilled, are to have a role in the planning and design of future works, and maintenance, for the Boondooma Homestead.</p>  |
| 3.2 | <p>Relevant professional skills are available from the following people:</p> <ul style="list-style-type: none"> <li>▪ arborists and horticulturists;</li> <li>▪ heritage architects and heritage landscape architects;</li> <li>▪ archaeologists;</li> <li>▪ social historians and local historians;</li> <li>▪ structural engineers;</li> <li>▪ specialist tradespersons with expertise in traditional stone masonry, stained glass manufacture, and timber joinery;</li> <li>▪ museum/curatorial and interpretation advisors; and</li> <li>▪ cultural heritage tourism advisors.</li> </ul> |
| 3.3 | <p>A heritage induction is to be included in any general site induction prior to commencement of major and/or construction works, so that all personnel involved are aware of any heritage and archaeological management and legislative requirements.</p>  |
| 3.4 | <p>Seek professional advice and assistance when seeking approvals for <u>any works</u> within the QHR boundary of Boondooma Homestead. It is recommended that proposed works be subject to long-term planning that avoids adverse heritage impacts of incremental change.</p>   |

#### Policy 4

All documentary and other records associated with Boondooma Homestead form part of its heritage significant and are to be conserved and managed as part of the overall management of the place.

4.1	Any major changes to Boondooma Homestead are to be subject to archival recording in accordance with the Queensland guideline documentation entitled 'Guideline: Archival Recording of Heritage Places', prepared by the former DEHP (2013).
4.2	All substantial works, other than regular landscape maintenance, undertaken within the QHR boundary of Boondooma Homestead are to be recorded when undertaken. Regular inspections of major works are to be recorded when undertaken. Photographs are to accompany any written reports where necessary to enhance the usefulness of such records.
4.3	Original plans and documents, if they become available, are to be digitised and archived, and the digital records made available for research purposes.
4.4	Records, photographs, and reports relevant to the history and management of Boondooma Homestead (including those that are held in other locations) are to be sought and copies included in the Boondooma Museum & Heritage Association's archival records of the place.
4.5	Further research into the social history and people associated with Boondooma Homestead is to be encouraged.
4.6	Access to the Boondooma Museum & Heritage Association's archives and information relating to Boondooma Homestead held by the Boondooma Museum & Heritage Association is to be provided to bona-fide researchers.

### 10.2.3 Legislative requirements and management responsibilities

#### Policy 5

Boondooma Homestead is to be managed in accordance with the relevant legislative requirements.

5.1	Boondooma Homestead is identified as a place of state heritage significance, and is entered in the QHR. All relevant statutory approvals must be obtained prior to commencing <i>any works within the listed QHR boundary of the place</i> , as required by the <i>Queensland Heritage Act 1992</i> . The assessment benchmarks set out in the <i>Guideline: State Development Assessment Provisions State Code 14: Queensland Heritage (SDAP14)</i> must be demonstrated in order to inform development assessment.
5.2	Statutory approvals requiring an assessment of heritage impacts must be prepared in accordance with the Queensland guideline document entitled 'Preparing a Heritage Impact Statement', available in <i>Guideline: State Development Assessment Provisions State Code 14: Queensland Heritage (DEHP 2017)</i> .
5.3	Boondooma Homestead is also identified as a local heritage place under part 8.4.3 of the <i>South Burnett Regional Council Planning Scheme 2017</i> .



	<p>However, as it is also a state-listed Queensland heritage place, works that are proposed within the QHR boundary of Boondooma Homestead are assessable at the state level and are <i>not</i> assessable under relevant local heritage planning scheme provisions.</p> <p>Works that are proposed outside the QHR boundary of Boondooma Homestead would, however, also be subject to the provisions of the Heritage Overlay Code, as set out in part 8.3.1.3 of the <i>South Burnett Regional Council Planning Scheme 2017</i>.</p>
5.4	This CMP is recommended to be formally adopted by the SBRC as the principal guiding document for the conservation of the identified cultural heritage significance.
5.5	Project planning must allow adequate time for any required heritage approvals.
5.6	<p>Consultation is recommended to include both internal and external stakeholders. Potential stakeholders include (but are not limited to):</p> <ul style="list-style-type: none"> <li>▪ Queensland Department of Environment and Science, Heritage Branch;</li> <li>▪ South Burnett Regional Council;</li> <li>▪ Boondooma Museum and Heritage Association Inc;</li> <li>▪ Boondooma Homestead on-site caretakers and other managerial personnel;</li> <li>▪ The local Boondooma and South Burnett community; and</li> <li>▪ South Burnett local historical societies or similar community groups.</li> </ul>

#### Policy 6

**Appropriate care of the place and ongoing maintenance of its elements is the responsibility of the custodian.**

6.1	The owner(s) of Boondooma Homestead is/are responsible for appropriate care, future conservation, and ongoing maintenance of the place.
6.2	The management of Boondooma Homestead as a Queensland heritage place is to ensure its historic, associative, aesthetic, technical, rarity, and representative significance values are retained.
6.3	Adequate funding is to be made available for the care, protection, and maintenance of the Boondooma Homestead.

#### Policy 7

**Boondooma Homestead is both a heritage place and a hub of community gathering, and therefore it is important that the heritage significance of Boondooma Homestead be conserved, maintained, and enhanced, under any ownership or jurisdiction over the place.**

7.1	Boondooma Homestead is recommended to be retained as a publicly accessible place in its entirety, with no establishment of leases which could cause a separation of parts of the place, a substantial change of role or character, or involve substantial changes to the heritage significant physical fabric.
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## 10.3 Building-specific conservation policies

### Policy 8

In addition to the general conservation policies identified in Part 10, the Main Homestead is to be managed in accordance with the following specific policies.

8.1	Refer to the Prioritised Maintenance Schedule and Cyclical Maintenance Plan presented in Appendix A of this CMP for the necessary repairs and maintenance activities.
8.2	Refer to Appendix C of this CMP for the Main Homestead Conservation Works application documentation, which is <i>pending submission</i> to DES for Exemption Certificate assessment and at the time of the preparation of this CMP, still requires official approval from DES.  This Conservation Works package addresses the majority of the prioritised maintenance to the Main Homestead and is recommended to be actioned as soon as possible.
8.3	It is recognised that fireplace structures, the north window awnings, the stumps and footings, verandah timbers, areas of wall cladding, and gutters are <i>reconstructed</i> elements. The authenticity of the detail of these reconstructed elements is unknown and unlikely to replicate the original. The design for any further change to these elements in the future is, therefore, to be guided by an experienced heritage architect.
8.4	Encouragement is given to obtaining original door hardware or timber joinery and reinstating these items. If not ultimately available, appropriate replica period door hardware is to be installed.
8.5	Only furniture, fittings and interpretive information directly relevant and historically appropriate to the Main Homestead is to be installed internally.
8.6	The steel security screen enclosing the homestead's verandah is to be removed. Appropriate repair and reinstatement of the homestead's doors and windows is to be undertaken and provide security.

### Policy 9

In addition to the general conservation policies identified in Part 10, the Stone Store is to be managed in accordance with the following specific policies.

9.1	Refer to the Prioritised Maintenance Schedule and Cyclical Maintenance Plan presented in Appendix A of this CMP for the necessary repairs and maintenance activities.
9.2	The Stone Store building contributes at a high level to the cultural heritage significance of the place and is to be conserved. Professional heritage architect advice is recommended to be sought in the first instance in relation to any proposed internal changes to this building.
9.3	Change to the external form and fabric of the Stone Store building has potential to impact on its significance as well as broader aspects of cultural heritage significance of the place. Such changes are only to be considered with professional heritage architect advice.
9.4	Any repointing works to the Stone Store building are to include removal of inappropriate mortar and new mortar is to match the original ant-bed based material. Samples are to be tested by professional laboratory to obtain the chemical constituents and proportions (e.g. Westox) and professional heritage architect advice on the methodology is to be obtained.

9.5	The current use of the Stone Store building as a display space with historic equipment and tools is appropriate. Other sympathetic uses may be considered, provided the policy and recommendations of this CMP are addressed.
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#### Policy 10

In addition to the general conservation policies identified in Part 10, the ancillary historical structures associated with the main homestead – namely the Meat Shed, Original Homestead (former), Cool House, Outhouse and Postal Receiving Office – are to be managed in accordance with the following specific policies.

10.1	Refer to the Prioritised Maintenance Schedule and Cyclical Maintenance Plan presented in Appendix A of this CMP for the necessary repairs and maintenance activities.
10.2	The Meat Shed, Original Homestead (former), Cool House, Outhouse and Postal Receiving Office are structures contribute to the cultural heritage significance of the place. Their urgent repair is required to provide, at a minimum, a level of stabilisation as recommended in the Prioritised Maintenance Schedule.
10.3	Loose, fallen or dilapidated timber members are to be retained in the vicinity and re-used to make repairs.

#### Policy 11

In addition to the general conservation policies identified in Part 10, the Display Shelters and the DPI Shelter are to be managed in accordance with the following specific policies.

11.1	Refer to the Cyclical Maintenance Plan in Appendix A – Maintenance Schedule for necessary ongoing maintenance.
11.2	The Display Shelters and DPI Shelter are elements contribute little to the cultural heritage significance of the place and their fabric may generally be changed or adapted internally with no adverse impact on cultural heritage significance.
11.3	The Display Shelters and DPI Shelter are relocated onto the property and may be considered for further relocation to suit a professionally prepared master plan, and in accordance with this CMP.

#### Policy 12

In addition to the general conservation policies identified in Part 10, the Stables and Stockyards are to be managed in accordance with the following specific policies.

12.1	Refer to the Prioritised Maintenance Schedule and Cyclical Maintenance Plan presented in Appendix A of this CMP for the necessary repairs and maintenance activities.
12.2	The Stables and Stockyards are structures that contribute to the cultural heritage significance of the place. Their urgent repair is required to provide, at a minimum, a level of stabilisation as recommended in the Prioritised Maintenance Schedule.



12.3	Loose and fallen, dilapidated timber members are to be retained in the vicinity of the Stables and re-used to make repairs. New timbers for repair are to match like-for-like the existing materials.
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### Policy 13

In addition to the general conservation policies identified in Part 10, the Caretaker's Cottage and Store are to be managed in accordance with the following specific policies.

13.1	Refer to the Cyclical Maintenance Plan presented in Appendix A of this CMP for the necessary repairs and maintenance activities.
13.2	The Caretaker's Cottage and Store are elements that contribute some aspects to the cultural heritage significance of the place; however, there is some tolerance for change to the <i>internal</i> fabric.  Professional heritage architect advice is recommended to be first provided in relation to proposed internal changes.
13.3	Change to the <i>external</i> form and fabric of these structures have potential to impact on broader aspects of the cultural heritage significance of the place and is only to be proposed with professional heritage architect advice.

### Policy 14

In addition to the general conservation policies identified in Part 10, Brownie's Hut and the Boundary Rider's Hut are to be managed in accordance with the following specific policies.

14.1	Refer to the Prioritised Maintenance Schedule and Cyclical Maintenance Plan presented in Appendix A of this CMP for the necessary repairs and maintenance activities.
14.2	The Brownie's Hut and the Boundary Rider's Hut are elements that make some contribution to the cultural heritage significance of the place or have inherent aspects of significance. The form and fabric of these structures is to be conserved.
14.3	These structures are relocated onto the property and may be considered for further relocation to suit a professionally prepared master plan, and in accordance with this CMP.

### Policy 15

In addition to the general conservation policies identified in Part 10, the more recent ancillary structures— namely the 'Big Top' Entertainment Area and Extension, Administration Building, Archives Building, Museum Building, Camp Kitchen, Toilet Blocks, Contemporary Shed, Demountable Amenities, and Covered Servery – are to be managed in accordance with the following specific policies.

15.1	Refer to the Prioritised Maintenance Schedule and Cyclical Maintenance Plan presented in Appendix A of this CMP for the necessary repairs and maintenance activities.
15.2	These more recent ancillary structures elements contribute little to the cultural heritage significance of the place, and the fabric may generally be changed or adapted <i>internally</i> with no adverse impact on cultural heritage significance.

15.3	Change to the <i>external</i> form and fabric of these structures has potential to impact on aspects of cultural heritage significance and is only to be proposed with professional heritage architect advice.
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#### Policy 16

Elements of **exceptional** significance directly contribute to the place's overall significance and must be retained, conserved, protected, restored and interpreted.

16.1	Refer to the elements of <b>exceptional</b> significance identified in Part 6.4 of this CMP (page 162).
16.2	Elements of <b>exceptional</b> significance are <i>not</i> to be obstructed by new works, structures or services.
16.3	Elements of <b>exceptional</b> significance are to remain unmodified and be protected as part of any new works.
16.4	Where elements of <b>exceptional</b> significance have failed or been damaged, repairs using traditional methods and with sympathetic, matching materials are to be undertaken in preference to larger-scale replacement.
16.5	Trees and other vegetation that are of <b>exceptional</b> heritage significance are to be retained in place and conserved, except when a current public safety issue.
16.6	If an element of <b>exceptional</b> heritage significance is proposed to be removed, modified and/or impacted, the extent and the nature of the impact is to be first thoroughly examined in a Heritage Impact Statement, which is to be prepared as part of the statutory assessment and approvals process for the work(s).

#### Policy 17

Elements of **high** significance demonstrate key aspects of the place's overall significance and must be retained, conserved, protected, restored and interpreted.

17.1	Refer to the elements of <b>high</b> significance identified in Part 6.4 of this CMP, above.
17.2	Where elements of <b>high</b> significance are missing or concealed, effort is to be made to restore them.
17.3	Maintain the siting and relationship of elements of <b>high</b> significance within the heritage place known as Boondooma Homestead.
17.4	Elements of <b>high</b> significance are to remain protected and largely unmodified as part of any new works.
17.5	Where elements of <b>high</b> significance have failed or been damaged, they are to be repaired using traditional methods and with sympathetic materials in preference to large-scale replacement.
17.6	Minor changes or alterations to elements of <b>high</b> significance are permissible, where changes remain relatively minor, the key elements are not obscured, and changes are reversible.

17.7	Trees and other vegetation that are of <b>high</b> heritage significance are to be retained in place and conserved, except when a current public safety issue.
17.8	If an element of <b>high</b> heritage significance is proposed to be removed, modified and/or impacted, the extent and the nature of the impact is to be first thoroughly examined in a Heritage Impact Statement, which is to be prepared as part of the statutory assessment and approvals process for the work(s).

#### Policy 18

Elements of **moderate** significance do not demonstrate key aspects of the place's overall significance and minor change is acceptable provided such work does not compromise the significance of the place.

18.1	Refer to the elements of <b>moderate</b> significance identified in Part 6.4 of this CMP, above.
18.2	Changes to elements of <b>moderate</b> significance are to be minor in nature unless the work can be demonstrated have a minor heritage impact overall.
18.3	Change to elements of <b>moderate</b> significance are <i>not</i> to adversely affect the values of elements of <b>exceptional</b> or <b>high</b> significance or compromise the overall significance of the place.
18.4	Undertake sympathetic repair works to elements of <b>moderate</b> significance where necessary.
18.5	Where possible, maintain the siting and relationship of elements of <b>moderate</b> significance within the heritage place known as Boondooma Homestead.
18.6	Trees and other vegetation that are of <b>moderate</b> heritage significance may be retained in place and maintained, and may be removed for an approved restoration project and when a current public safety issue.
18.7	If an element of <b>moderate</b> heritage significance is proposed to be removed, modified and/or impacted, the extent and the nature of the impact is to be first thoroughly examined in a Heritage Impact Statement, which is to be prepared as part of the statutory assessment and approvals process for the work(s).

#### Policy 19

Elements of **low** significance do not add substantially to the significance of the place and/or detract from its overall significance, and changes are acceptable provided such work does not compromise the significance of the place.

19.1	Refer to the elements of <b>low</b> significance identified in Part 6.4 of this CMP, above.
19.2	Changes to elements of <b>low</b> significance are not to adversely affect the values of elements of exceptional, high or moderate significance, or compromise the overall significance of the place. Both retention and removal are acceptable options.
19.3	There is more tolerance for change with items of <b>low</b> significance. Work that replaces or modifies such elements must be sympathetic with the rest of the place.



19.4	If an element of <b>low</b> heritage significance is proposed to be removed, modified and/or impacted, the extent and the nature of the impact is to be first thoroughly examined in a Heritage Impact Statement, which is to be prepared as part of the statutory assessment and approvals process for the work(s).
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**Policy 20**

It is recommended that elements that are considered to be intrusive and detract from the heritage values and clear interpretation of the place be removed.

20.1	Refer to the elements of <b>intrusive</b> significance identified in Part 6.4 of this CMP (page 162).
20.2	While removal is preferable, works may alter <b>intrusive</b> elements as necessary to accommodate changes to the place.
20.3	There is more tolerance for change with intrusive elements and while removal is encouraged, it is not mandatory.  Work that replaces or modifies such elements must be sympathetic with the rest of the place.
20.4	If an element of intrusive heritage significance is proposed to be removed and/or modified, the extent and the nature of the impact is to be first thoroughly examined in a Heritage Impact Statement, which is to be prepared as part of the statutory assessment and approvals process for the work(s).

## 10.4 Site-specific conservation policies

### 10.4.1 Conservation of significant fabric

In general, care is to be taken to retain as much of the remaining original (c.1850s–1870s) and early (c.1900s–1920s) fabric of Boondooma Homestead as possible, observing the *Burra Charter* principle that managers of heritage places should ‘do as much as necessary and as little as possible’ (Australia ICOMOS 2013) when undertaking works that may impact heritage fabric.

The need to preserve and not cause any adverse impact to significant original and/or early fabric can be a constraint. However, it is anticipated that the managers of Boondooma Homestead will be able to manage the upkeep of the site’s physical fabric through the application of a regular schedule of monitoring and maintenance.

If significant fabric is proposed to be removed, the extent and the nature of the impact is to be thoroughly examined in a Heritage Impact Statement report as part of the relevant statutory assessment approvals process prior to undertaking any works.

**Policy 21**

Conservation activities and processes must involve adequate planning to ensure the works are appropriate to the significance of the material.

21.1	Ongoing preservation, maintenance, and repair of original and significant fabric must be carried out using appropriate methods and materials.
21.2	All surviving elements of the Boondooma Homestead's historic built fabric and other identified elements of the place are to be retained and conserved in accordance with the graded or relative levels of heritage significance identified in this CMP (see Part 6.4, page 162).
21.3	Works to significant fabric particularly (but not limited to) stone masonry and timber joinery, are to be undertaken by tradespeople and contractors with demonstrated skills and experience in working with the particular historic fabric and construction techniques.

#### Policy 22

**The present heritage boundary for Boondooma Homestead comprises that identified in the QHR citation for the place: a portion of Lot 3 SP186442 encompassing the extent of the former Lot 1 SP156286.**

22.1	The QHR boundary is not to be reduced, and is encouraged to be extended at the perimeters to encompass areas that can be demonstrated in arising or new information, to be of cultural significance.
22.2	All proposals for works or changes to the heritage place with the potential to impact cultural heritage significance are to be assessed having regard to the QHR heritage boundary for the Boondooma Homestead.
22.3	The QHR heritage boundary is to be reflected and accommodated in any future master plan for the property.

## 10.4.2 Setting, landscape and views

### Policy 23

Conservation of the setting, landscape and key views of Boondooma Homestead, and the relationships between them, is of high importance to the retention of the heritage significance and character of the place. A master plan is recommended to be developed to manage future changes to the property.

23.1	<p><b>A master plan that considers the policies and recommendations of this CMP is recommended to be developed for the Boondooma Homestead property. The Master Plan is to be professionally prepared and is to appropriately consider potential development or changes to the property.</b></p> <p>New construction, demolition, intrusions or other changes that have potential to adversely affect the setting or landscape of Boondooma Homestead are not appropriate. Additional buildings and structures are not generally encouraged within the heritage boundary.</p>
23.2	<p>Proposals for modifications, and any works, to the Boondooma Homestead's landscape within the QHR boundary must not noticeably modify the existing landforms, contours, or levels.</p> <p>Where possible, the streetscapes of the roads at the perimeter of the Boondooma Homestead, particularly Mundubbera–Durong Road, are recommended to be planned and designed to not detract from that character, or the cultural significance of Boondooma Homestead in any noticeable way.</p>
23.3	<p>The rural setting of Boondooma Homestead lies within the SBRC Planning Scheme.</p> <p>Development proposed on the adjacent allotments, in particular development with elevations or frontages that would be seen in whole or in part from Boondooma Homestead, are planned and designed to meet the relevant SDAP14 planning and development provisions for land <i>adjacent</i> to a place listed on QHR.</p>
23.4	<p>Significant views to and from Boondooma Homestead are to be preserved (see Part 6.5, above).</p> <p>No permanent structures must be erected in those views, and no vegetation planted that would obscure those views.</p> <p>The views and vistas of cultural significance to/from Boondooma Homestead are recommended not to be substantially compromised or diminished in quality by developments or structures that would become prominent in the foreground of that view or vista.</p>
23.5	<p>Significant mature trees within the QHR boundary of the place are important elements of its setting and are recommended to be maintained and protected.</p> <p>Where necessary, prune trees to ensure that the buildings are not affected directly or indirectly by branches, leaf litter, or excessive moisture.</p> <p>Where necessary, prune, and maintain vegetation to preserve significant views acting on the advice of an experienced qualified arborist with demonstrated experience in heritage places.</p> <p>If any structures or works are proposed with the potential impact vegetation or trees within the QHR boundary, these works must be undertaken with advice from experienced qualified arborist with demonstrated experience in heritage places and where appropriate, a landscape heritage architect.</p>
23.6	<p>Any reinstatement of historical garden(s) must be undertaken with advice from an experienced heritage landscape architect with justification to the garden era being re-established and providing the basis to the layout and plant species nominated.</p>



### 10.4.3 Identified prioritised and cyclical maintenance

Given the observed condition of Boondooma Homestead (see Part 5.32, above), there are a number of prioritised and cyclical maintenance actions that are necessary to be undertaken.

**Refer to the Prioritised Maintenance Schedule presented in Appendix A of this CMP,** which tabulates the range of short, medium, and long-term maintenance works required per significant structure within the QHR boundary, based on the existing condition of building fabric and its associated significance

Refer to the **Cyclical Maintenance Schedule presented in Appendix A of this CMP,** which are necessary to protect the significant fabric of the place and prevent detrimental impacts of weathering and dilapidation.

#### Policy 24

**Implement the prioritised and cyclical repair and maintenance activities identified in Appendix A of this CMP.**

24.1	Include any recommended essential and regular maintenance actions obtained from specialist consultants and contractors.
24.2	The individual built elements of Boondooma Homestead are to be maintained in accordance with their specific conservation requirements. If necessary, individual maintenance schedules for specific elements or fabric are to be developed and implemented in accordance with expert advice from specialist contractors and consultants.
24.3	Prepare budgets and schedule the identified maintenance tasks to occur over time according to the level of priority assigned in Appendix A.
24.4	Ensure the prioritised maintenance schedule is supported by a practical system to record and monitor appropriate maintenance records.

### 10.4.4 Maintenance and repair

#### Policy 25

**An ongoing program of routine and regular maintenance must be implemented to ensure the significant fabric and features of Boondooma Homestead are conserved.**

25.1	Boondooma Homestead (including the built forms and the grounds as defined by the QHR boundary) is to be maintained to a high standard in accordance with the policies of this CM, including the tasks and activities identified in Appendix A.
25.2	Boondooma Homestead (including the built forms and the grounds as defined by the QHR boundary) is to be maintained in accordance with the minimum standards of maintenance and repair as set out in Part 11.2, below, which relate to weatherproofing, fire protection, security, and essential maintenance.
25.3	The Boondooma Homestead site is to be inspected at least every twelve (12) months to identify any additional maintenance and repair tasks or actions needed to comply with the minimum standards of maintenance and repair.

25.4	In addition to routine and regular or cyclical maintenance of the place, prompt preventative action and corrective repairs are to be undertaken as necessary and executed with a high level of care towards protecting significant fabric.
25.5	Future programs of conservation, interpretation, re-use, alterations, and additions are to respond to the relative levels of significance for key site elements.

#### Policy 25

**Preservation, conservation, and maintenance of significant fabric must be carried out using appropriate conservation methods.**

25.1	Works to significant fabric are to be undertaken in line with the principles set out in the <i>Burra Charter</i> .
25.2	For guides to the conservation of heritage fabric, refer to the series of Technical Notes prepared by the former Queensland DEHP (now Department of Environment and Science), available from: <a href="https://www.qld.gov.au/environment/land/heritage/publications">https://www.qld.gov.au/environment/land/heritage/publications</a> .
25.3	Surviving elements and fabric that contribute to the overall significance of the place are to be appropriately managed, retained, and conserved.

#### Policy 26

**Conservation efforts are to be directed towards fabric of exceptional, high, and moderate significance.**

26.1	Maintenance and repairs to fabric assessed as having <b>exceptional</b> , <b>high</b> , and <b>moderate</b> significance are to be based on the <i>Burra Charter</i> principle of a cautious approach to change: 'do as much as necessary but as little as possible' to preserve its cultural significance.
26.2	Traditional materials and techniques are preferred when carrying out maintenance and repair work to significant fabric.
26.3	Traditional materials such as brick, sandstone, render, timber, and metalwork that add to the character of the place must be managed using appropriate approaches and methodologies.

#### Policy 27

**The use of modern maintenance construction techniques and products on significant heritage elements may not be appropriate.**

27.1	Seek advice from an appropriately qualified heritage professional prior to adoption or use of modern products and techniques, specifically with any proposed conservation to the custom timber joinery, interior plaster work, and/or leadlight windows.
27.2	Where possible, new stone, brick, and timber introduced to this site is to be locally sourced and matched in colour and cut to existing masonry and timber on site.
27.3	Always use mortar that matches in consistency (amount of cement/sand type) and colour when repairing brickwork.

**Policy 28**

**Timber fabric, carpentry, and custom joinery is to be appropriately cared for and conserved.**

28.1	Opt for splice/scarf joint to remove only a damaged segment and repair over full replacement of a timber piece.
28.2	When any repair or replacement required, the new material must match the existing timber in species and profile.
28.3	Ensure that timber elements are not subject to unnecessary moisture exposure.
28.4	Maintain clear finished timber elements with appropriate wax and polish methods.
28.5	Maintain paint finished timber elements with appropriate paint types and applied according to manufacturer's instructions.

**Policy 29**

**Coloured and textured glazing in doors and windows (including leadlights) is to be retained and maintained according to best practice conservation methods to preserve its significance and integrity.**

29.1	A glazing condition report is recommended to be undertaken by an experienced glazing tradesperson, to provide guidance for maintenance and repairs.
29.2	Original and significant glass leadlight windows be retained and repaired wherever possible. Broken glass elements are to be replaced with pieces cut to match the original in matching colour and texture, in a like-for-like manner.
29.3	Any repairs are to be carried out by an experienced and qualified leadlight glazing tradesperson.

**Policy 30**

**Painted finishes are to be regularly maintained as part of a routine maintenance program to conserve the substrate materials that rely on an effective coating system for their preservation and enhance the heritage character of the place.**

30.1	Use only appropriate paint types for finishes as recommended by the paint manufacturer, and be aware that some surfaces require 'breathable' paint.
30.2	Do <i>not</i> use sandblasting or water blasting to remove paint.
30.3	Any graffiti is to be removed immediately in accordance with established heritage guidelines or advice from a heritage paint specialist.
30.4	Painted elements are to be maintained using an appropriate paint colour scheme. Paint colours could be selected from a palette of colours typical for the period of the building, and applied to the appropriate parts of the building as recommended by an experienced heritage professional.



30.5	Where new paint works are planned for historic structures on site, a heritage paint colour analysis is recommended to be consulted and/or prepared to determine the most appropriate colour scheme for the works.
30.6	Maintain records of all paint applications, locations, and colour schemes for future reference.

### Policy 31

**Where water ingress and rising/falling damp is evident, ensure appropriate action is taken to identify the source and arrest further dispersal in accordance with professional advice.**

31.1	After firstly identifying the source of water ingress and arresting further dispersal, allow drying period according to a program of rising damp management then treat and repair significant fabric affected by water ingress or rising/falling damp in accordance with advice from an appropriately qualified heritage professional.
31.2	As part of the maintenance of the site, ensure all buildings are well ventilated.
31.3	Where damp proofing work must occur, ensure that options with minimal impact/intervention are explored and discounted prior to the adoption of more invasive options. A chemical damp proof system is not encouraged.

### Policy 32

**Ensure any cleaning works are appropriately planned and managed so as to avoid damage to heritage fabric.**

32.1	Avoid the use of harsh chemicals, solvents, and acids for the purpose of cleaning on significant fabric throughout the site.
32.2	A cleaning methodology is to be tailored to the condition of the item and must not result in damage to the building fabric.
32.3	Where the impact of a particular cleaning method is uncertain, seek further advice prior to adopting the technique.
32.4	The cleaning system is to be tested on a small, discreet yet representative area prior to the undertaking of the works.
32.5	Do <i>not</i> use sandblasting or high-pressure water blasting to remove paint or clean brickwork or rendered surfaces

## 10.4.5 New work, upgrades, and compliance

### Policy 33

**New work must be designed in accordance with recommendations of this CMP.**

33.1	Urgent works to Boondooma Homestead must be carried out according to the conservation policies in this CMP to ensure conservation of the place and the conservation of culturally significant fabric.
33.2	Any new work or upgrades is to respect the existing form, scale, design, and materials of Boondooma Homestead, as identified in this CMP. New work is to be undertaken in a way that minimises impacts to significant fabric and heritage values.
33.3	Specialist, professional heritage advice (including that of a qualified heritage architect) is to be sought for <i>all</i> proposals for new works that may be proposed within the heritage curtilage of Boondooma Homestead.
33.4	Any new works must not interrupt the identified significant views.
33.5	New buildings and structures must take into consideration: <ul style="list-style-type: none"> <li>▪ the siting of the main homestead and stone buildings and their setting within the wider Boondooma Homestead site;</li> <li>▪ the buildings' tolerance for change;</li> <li>▪ the materials and design;</li> <li>▪ the significant views and settings;</li> <li>▪ compatible uses; and</li> <li>▪ the place's archaeological potential and significance.</li> </ul>

### Policy 34

**It is recommended that Boondooma Homestead is subject to the preparation of a Heritage Master Plan to avoid adverse heritage impacts resulting from incremental change.**

34.1	Professional design and planning services are to be obtained to meet with future master planning objectives. Services are recommended to be obtained from suitably qualified heritage consultants, including heritage architects and heritage landscape architects.
34.2	Temporary modifications or alterations to significant elements are to be reversible.
34.3	Architectural detailed plans and drawings must form part of the critical project documentation for major projects.
34.4	Any Heritage Master Plan, design, and planning strategies are to ensure that the full extent of Boondooma Homestead and its heritage curtilage is to be conserved and managed as a place of state heritage significance with layers of history, as evidenced by the historic documents, and remnant fabric.

**Policy 35**

**The design of new alterations, additions and fit-outs must respect the heritage value of the Boondooma Homestead and all its elements.**

35.1	New work and materials are to closely match and be sympathetic to the original, but should also be distinguishable from the original on close inspection.
35.2	The upgrade of services and amenities is permissible, provided the works do not detract from overall heritage significance of Boondooma Homestead.
35.3	New facilities or services on the interior of buildings would preferably be installed in areas where original facilities or services have already been replaced or upgraded, to minimise impacts on significant fabric.
35.4	New works should make use of existing penetrations and avoid new penetrations into heritage fabric for services. New casing and containments should be surface-mounted, and avoid chasing or cutting into heritage fabric.

**Policy 36**

**The lighting utilised in the Boondooma Homestead site is to only cause minimal impact on the appreciation of the place's heritage values, its unique spaces, built elements, and vegetation.**

36.1	Existing light poles and luminaire fixtures may be retained or replaced with a new pole and/or luminaire, as required due to an age-related condition and/or fixture performance.
36.2	New poles and fixtures are to be simple and contemporary in style, not featuring decorative additions or shapes, so that the pole and fixture are visually unobtrusive as possible.
36.3	New permanent lighting fixtures and illumination in any buildings or within its grounds of Boondooma Homestead are not to detract from the historical character and intangible heritage of the place.  Paths that need to be illuminated are to be lit in a manner that predominantly conceals the light source in views from elsewhere in the place.
36.4	Temporary lighting for events or artworks is acceptable provided the lighting equipment is reversible and installed for limited periods, such as the duration of an event. This lighting equipment may be visible, and may temporarily illuminate trees and create light spill.  Any temporary lighting must be made safe for public access temporary lighting for events or artworks is acceptable provided the lighting equipment is reversible and installed for limited periods, such as the duration of an event.

**Policy 37**

**Service and maintenance items are a sometimes-necessary additions in a heritage place, and where deemed necessary, the design and location of such items are to be sympathetic to the heritage values of Boondooma Homestead, and must not adversely impact its significant fabric.**

37.1	Service and maintenance elements are to be as unobtrusive as possible and located away from buildings, heritage landscape elements, and views, visual axis, and avenues.
37.2	The provision of service items will be planned and designed to be minimal in visual impact, least noticeable, and to ensure conservation of the significant heritage fabric, elements,



	vegetation, and views through careful siting of valves, power points, transformer cabinets, and the like.
37.3	New underground service routes, or the relocation of existing routes, are to avoid, wherever possible, disturbance and adverse impact to existing paths, edges, and walls.  Reference to the location of existing significant trees is to be made when planning any in-ground or temporary overhead services installations or alterations. Trees are to be protected from root or canopy damage by locating the service away from the roots and canopies. The root zone extent for each tree is to be determined by a qualified arborist. Reference must be made to AS 4970.

### Policy 38

**If it is necessary to upgrade any parts of Boondooma Homestead (including any buildings, elements, etc. within its heritage curtilage) to comply with current regulatory codes (including the National Construction Code, Australian Standards, or the Discrimination Act), every effort is to be made to apply solutions that have the minimum impact on cultural heritage significance.**

38.1	Provision of universal access is considered to be development and would require statutory assessment supported by a Heritage Impact Statement report.  Any proposal would need to demonstrate that it is sympathetic and has minimised impact on heritage significance where feasible to address the assessment benchmarks.
38.2	Changes to the place's landform and fabric to provide for universal access has high potential to be intrusive and have potential for detrimental impact on the cultural heritage significance of Boondooma Homestead.  A sensitive approach to new design where adverse impacts on heritage significance are minimised and where a loss may be incurred, mitigation measures are proposed, is a necessary consideration for the provision of future universal access.
38.3	Fire safety codes or Australian Standards modifications are to provide designed solutions that take account of the place's cultural heritage values and significant fabric.
38.4	Any mandatory structural access upgrades are to be concealed or designed in such a way that they do not substantially reduce the significance of original fabric.
38.5	For any works required to achieve compliance with mandatory regulatory codes, every effort must be made to apply solutions that cause minimal alteration to significant fabric.

## 10.4.6 Adaptation and use

### Policy 39

**Opportunities for adaptation and new uses are to only be considered where they protect and enhance the interpretation of heritage values of Boondooma Homestead.**

39.1	Any adaptive re-use of parts of Boondooma Homestead must be minimal and minor in extent, with regards to a careful understanding and analysis of the heritage values of the place.  Adaptation is only recommended to be undertaken where areas and fabric of cultural significance and intactness have already been lessened with changes over time, and if all reasonable alternatives have been considered.
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39.2	Any works or changes to suit adaptive reuse are to be based on respect for the significance and historical fabric of Boondooma Homestead, in accordance with the relative levels of significance in Part 6.4 of this CMP, above.
39.3	Any adaptive re-use of parts of Boondooma Homestead must be with a view to conserving the most important elements of the place (i.e., those assessed as being of exceptional, high, and moderate significance), and interpreting the place's use and components.
39.4	Works undertaken for adaptive reuse, other than restoration or reconstruction of significant fabric, are to be reversible where possible.
39.5	<p>Future uses for this place are to be compatible with its historical functions and associations, where possible.</p> <p>New uses must:</p> <ul style="list-style-type: none"> <li>▪ include restoration of significant elements and/or fabric where appropriate;</li> <li>▪ not detract from the historically significant scale of the place;</li> <li>▪ not detract from the setting of the place; and</li> <li>▪ enhance and interpret the cultural significance of Boondooma Homestead.</li> </ul>
39.6	Works and upgrades needed to support a new compatible use of the place are to also refer to this CMP's policies for New Works, Upgrades and Compliance (refer to Part 10.4.5, above).

### 10.4.7 Access, safety, and security

#### Policy 40

**Access, safety, and security requirements are important measures for the long-term survival and public appreciation of Boondooma Homestead.**

40.1	Any works or installations arising from access, safety, or security requirements are to be designed to avoid adversely affecting the significant fabric, elements, vegetation, and heritage values of Boondooma Homestead.
40.2	Meeting access, safety, or security requirements may require novel approaches or creative solutions to minimise impacts to heritage significance.
40.3	A safe site access plan to enable public appreciation of the buildings is recommended to be considered in a Heritage Master Plan for the place.
40.4	Maintenance of existing driveways, car parking and pedestrian paths is appropriate. However, the addition of more car parking areas or driveways of a permanent or regularly-used nature is not considered appropriate.
40.5	<p>New sealed vehicular access ways, off-road parking, pedestrian pathways or disability access parking within the QHR boundary of the place are considered development, and would require statutory assessment at the state-level supported by a Heritage Impact Statement.</p> <p>Any proposal would need to demonstrate that it is sympathetic and has minimised impact on heritage significance where feasible to address the assessment benchmarks.</p>

## 10.4.8 Aboriginal archaeology

### Policy 41

**Any Aboriginal archaeological resource that may be encountered within the QHR boundary of Boondooma Homestead must be managed in accordance with the requirements of the Queensland *Aboriginal Cultural Heritage Act 2003* and the associated Duty of Care Guidelines.**

41.1	Refer to Part 8.3 of this CMP (page 198) for the legislative requirements associated with the management of Aboriginal cultural heritage in Queensland.
41.2	Prior to any significant ground disturbance works, a search is to be undertaken of the database and register maintained by the Queensland Department of Seniors, Disability Services, Aboriginal and Torres Strait Islander Partnerships (DSDSATSIP) to determine if there are any Aboriginal cultural heritage places registered within the QHR boundary of Boondooma Homestead or in the immediate vicinity (noting this register changes from time to time).
41.3	Should any unexpected Aboriginal archaeology and/or cultural heritage be encountered, it must be managed in accordance with the legislative and duty of care requirements of the Queensland Aboriginal Cultural Heritage Act, as well as any existing conditions of approval.

## 10.4.9 Historical archaeology

### Policy 492

**The historical archaeological resource is to be conserved and managed in accordance with its assessed significance and the requirements of the *Queensland Heritage Act 1992*.**

42.1	Refer to Part 7 of this CMP (page 188) for a discussion of the potential historical archaeological resource associated with Boondooma Homestead.
42.2	Refer to Part 8.2 of this CMP (page 194) for the legislative requirements associated with historical archaeology in Queensland.
42.3	Any ground disturbance within the QHR boundary of Boondooma Homestead is to avoid or minimise adverse impacts on the known and potential historical archaeological resource.
42.4	Any proposed ground disturbance within the QHR boundary of Boondooma Homestead is to be first assessed beforehand by a qualified archaeologist for the potential of the location to contain archaeological artefacts, and the potential adverse impacts the proposed works would entail.  As a general principle, the disturbance of archaeological artefacts is to be avoided.
42.5	Any potential historical (non-Aboriginal) archaeological resources that may be encountered within the QHR boundary of Boondooma Homestead are to be managed in accordance with the requirements of the Queensland Heritage Act, as well as any other relevant approval.  Their disturbance or destruction may require an Exemption Certificate obtained pursuant to the Act, supported by an Archaeological Research Design describing the appropriate investigation methodology.

### 10.4.10 Movable heritage

#### Policy 43

**Movable heritage items attached to and/or associated with Boondooma Homestead, such as furniture, statues, paintings, and other loose items, are to be retained, conserved, and interpreted within and as part of the place.**

43.1	Movable heritage items attached to and/or associated with Boondooma Homestead are integral to its significance. All surviving furniture and loose items are to be retained securely.
43.2	A Movable Heritage Inventory for Boondooma Homestead is recommended, itemising all movable heritage items, including a brief description of the item and its condition, significance, and provenance. This inventory should form part of the place's record of heritage management documentation.
43.3	Movable heritage items that may be later brought into the place interpretive purposes should be clearly identified as such and documented.
43.4	Movable heritage items are to be protected, maintained and conserved in a manner appropriate to their significance in accordance with the principles of the <i>Burra Charter</i> .

### 10.4.11 Memorials, signage and other installations

#### Policy 44

**Proposals for new memorials, signage and/or other installations within the QHR boundary of Boondooma Homestead are to minimise impact on the significant fabric and heritage values of the place.**

44.1	The existing memorials installed to date may be retained and conserved in situ, as they have become part of some of the community's attachment to the place.
44.2	Proposals for new memorials, signage and/or other installations are not to be planned or implemented within the QHR boundary of Boondooma Homestead without first: <ul style="list-style-type: none"> <li>▪ considering the conservation policies of this CMP;</li> <li>▪ seeking advice from a qualified heritage consultant; and</li> <li>▪ obtaining a relevant approval by DES for works within a QHR place.</li> </ul>
44.3	Boondooma Homestead has an established character best conserved and presented <i>without</i> the addition of outdoor art and sculpture pieces, which would likely impinge with visual distractions on appreciation and interpretation of the historical characteristics and significance of the place.
44.4	Events that include the <i>temporary</i> installation of commemorative or artistic installations may be proposed and accommodated if it is able to be demonstrated that there would be no damage to the historical structures and fabric of Boondooma Homestead, including vistas and vegetation. Temporary installations are regarded as those where the installation period is no more than a few months, and in exceptional circumstances no longer than six (6) months.
44.5	A planned and generally consistent signage approach is recommended to be adopted for Boondooma Homestead.



	For new signage, a simple professionally-produced, contemporary, and consistent design is preferable.
44.6	Informational signage is to be limited, with the exception of small directional and cautionary signs if considered necessary for safety or necessary wayfinding.
44.7	Signage locations and sizes are to support heritage values and not detract from visual appreciation and conservation of those values. Signage is not to be planned for locations where the sign may itself intrude on the heritage character of Boondooma Homestead and/or the visual appreciation of a particular building, area, view, and/or element.
44.8	Considerations for new shading or shelter for visitors are to demonstrate no substantial loss of historical character, including views or impact on the place's significant fabric and heritage values. A sensitive approach to new design—where adverse impacts on heritage significance are minimised and where a loss may be incurred, mitigation measures are proposed—is a necessary consideration in any development proposal.
44.9	Additional shade and shelter for visitors is encouraged, to be provided by existing or replacement trees. However, additional shade trees are to be located as to not affect existing plantings or significant views.
44.10	Telecommunications or signals towers, wind turbines, decorative (or sculptural) towers, poles, or high floodlight poles/towers must not be installed permanently in the Boondooma Homestead grounds.

### 10.4.12 Interpretation

#### Policy 45

**A Heritage Interpretation Plan is recommended to be developed for Boondooma Homestead by qualified heritage consultants to enhance public understanding and enjoyment of the place (including local feelings of civic pride and sense of place), and to ensure the appropriate communication of its history and heritage values.**

45.1	A Heritage Interpretation Plan is recommended to be prepared in accordance with the former DEHP and the Department of Environment and Science guidelines and policies for interpretation of heritage places.
45.2	The preparation of any Interpretation Plan or interpretation measures for the place are to be based upon the history, themes, associations, heritage significance, and evidence presented in this CMP.
45.3	The history of Boondooma Homestead is recommended to be made available to the public through a range of appropriate avenues including the Boondooma Homestead/SBRC/tourism websites, pamphlets, and temporary public information displays. Any of these measures are recommended to be coordinated in accordance with the policies of a formal Heritage Interpretation Plan, and prepared with input from heritage consultants specialising in interpretation.

45.4	<p>Local stakeholders and community groups should be encouraged to develop or be involved in the delivery of interpretation programs, including providing input into the preparation of a formal Heritage Interpretation Plan by an experienced heritage consultant.</p> <p>The important associations between the Boondooma Homestead and some prominent people and community groups, although intangible, are to be respected and interpreted in the public domain where appropriate.</p>
45.5	<p>Interpretation is not to compromise the operation, security, or significant fabric of the place.</p>
45.6	<p>Boondooma Homestead currently has an ad hoc, inconsistent approach to interpretative signage or devices.</p> <p>Interpretation works, media and devices (including signage) are to respect the heritage values of Boondooma Homestead and its setting through careful siting and by being kept in a minimal number, size and height so as to not disrupt significant views or be visually distracting.</p> <p>Interpretation works, media, and devices (including signage) must avoid physical impacts to significant heritage fabric and should not detract from the cultural significance of the place.</p>
45.7	<p>Interpretation works, media, and devices must be robust, and regularly maintained for wear and tear, graffiti and other impacts over time, and of a high-quality design.</p>
45.8	<p>Opportunities for creative and digital interpretation that has the potential to have minimal, if any, impact on heritage fabric are encouraged.</p>

## 11. Implementation

This CMP has been prepared to provide guidelines for the conservation, use, interpretation, and management of Boondooma Homestead to ensure that the heritage value of the place is maintained and enhanced.

This Part sets out a range of actions that are recommended to be undertaken on the site to conserve its significance and address any outstanding issues relating to fabric condition.

### 11.1 Item management

This Part establishes general guidelines for ongoing maintenance and minor works. Any future proposals for major works are to be accompanied by the preparation of a new CMP.

There are a number of general issues that are recommended to be addressed in the establishment of the implementation of the overall conservation strategies, as follows:

- A copy of this CMP is to be submitted to the owners and managers of Boondooma Homestead, and deposited into their archives.
- Ongoing maintenance works and inspections are to be prioritised and performed at regular intervals, as set out in the Prioritised and Cyclical Maintenance Schedule (see Appendix A of this CMP).
- Specialist consultants in the relevant fields with experience in dealing with heritage material are to be commissioned as necessary to report on specific problems. All necessary work recommended by consultants is to be implemented and performed having regard to significant fabric.
- The schedule of maintenance works is to be regularly monitored by the manager responsible for the care of the heritage item.

### 11.2 Minimum standards of maintenance and repair

Heritage sites in Queensland are required to be maintained in accordance with the minimum standards of maintenance and repair. The minimum standards set out basic standards for key maintenance activities such as weatherproofing, fireproofing, and site security.

To assure compliance with the minimum standards of maintenance and repair on the site, the following works need to be undertaken (see Table 13, below). The works are presented for relevant elements only. Building owners and managers are responsible for ensuring the works and repairs recommended below meet with the minimum standards for maintenance and repair.

Table 13. Minimum standards of maintenance and repair

Minimum standards of maintenance and repair		
Standard	Requirement	Work required
Inspection	Inspect annually.	All buildings on the property are recommended to be inspected annually by a building professional or building inspector to identify arising repairs and maintenance matters.
Weather protection	Maintain subsurface drainage, roof and guttering, damp proofing, ventilation, and lightning conductors.	<p>If necessary, engage roofing plumber to inspect roof and drainage system and ensure connections are sound, secured, and watertight.</p> <p>Ensure stormwater drains are clear of debris and permit free flow of water away from the buildings.</p> <p>Ensure roof sheeting is secured appropriately.</p> <p>Ensure ventilation grilles are in sound, secure condition, and are clear of debris.</p> <p>If necessary, a plumber is to inspect the sub-floor area and identify any leakages or unwanted water sources, then remove the source.</p> <p>Ensure the sub-floor areas do not collect water and airflow is enabled through the space ensure any subfloor drain is operational or sumps contain automatic water pumps to remove excess water into the stormwater system.</p> <p>Ensure condensate waste pipes from air conditioners or other equipment are connected to a waste water system and are not to disperse under or around the building.</p>
Fire protection	<p>Remove rubbish and vegetation.</p> <p>Maintain fire control systems, safe storage of inflammables, and building services.</p>	<p>The building managers are to ensure the site area and garden is maintained regularly removing rubbish, garden debris, and weeds, and trimming grass.</p> <p>The building managers are to ensure fire control systems and building services are installed and are maintained according to regulations.</p> <p>The building managers are to ensure the provision of facilities for flammable products or safe locations for flammable materials such as garden debris or other rubbish.</p>
Additional fire protection for unoccupied buildings	<p>If unoccupied for more than sixty days:</p> <p>(a) disconnect oil and gas services, and</p> <p>(b) install monitored fire-protection system.</p>	The building managers are to ensure the unoccupied buildings safe and a monitored fire-protection system is in place in the Convent building.



### Minimum standards of maintenance and repair

Security	Install: (a) appropriate fencing and security systems, and (b) repair or board up openings.	The building managers are to ensure the buildings are secure and fences are maintained.
Additional security measures for unoccupied buildings	If unoccupied for more than sixty (60) days: (a) install monitored security alarm, or (b) undertake regular surveillance.	The building managers are to ensure unoccupied buildings are provided with security and surveillance arrangements in place.
Essential maintenance and repair	Maintain and/or repair: pest control measures, structural defects, and significant finishes and fittings.	The building managers are to ensure a regular pest control inspection and treatment is in place.  The building managers are to ensure advice received from building inspectors recommended building repairs and maintenance matters are addressed appropriately, gaining professional advice where necessary.

## 11.3 Cyclical and prioritised maintenance schedule

The Cyclical and Prioritised Maintenance Schedules presented in Appendix A of this CMP identifies and prioritises the recommended ongoing repair and maintenance works planned for the homestead and outbuildings over time. These maintenance works are in addition to regular site maintenance and internal cleaning. A record of maintenance work is to be kept alongside this maintenance schedule when any regular maintenance actions are performed, faults are discovered, or repairs are made.

Any conditions arising from any vandalism, storm damage, accidental impacts, broken glazing, and similar are to be considered urgent, and are to be made sound temporarily and then repaired immediately.

## 11.4 Urgent conservation works

Works that are considered urgent are those which may compromise the safety of the public or workers on the site, or the operation or structural integrity of the heritage item. Where this relates to a building element, the element may have failed or be likely to fail within the next six months. Any such works are to be investigated without delay, and the item stabilised while a permanent solution is developed.

Stabilisation works are recommended to be reversible where possible, and are not recommended to involve the removal of fabric of exceptional or high significance unless no alternatives exist. Any elements of exceptional or considerable significance that are removed during repair works are to be safely stored on-site and reinstated during permanent repair works.

Permanent repair works are to reflect the intentions of the policies in this document, and must be designed to be sympathetic to the site. Urgent and priority works have been identified as a part of the investigation for this CMP, where building movement resulting in cracking has instigated structural monitoring.

Urgent works as identified in Part 10.4.2 of this CMP (page 218) require inspections and condition reporting.

## 11.5 Conservation works

Conservation works are those works required to conserve, protect, or enhance building fabric of **moderate**, **high**, or **exceptional** significance where that fabric is in less-than-optimal condition. This may include works to key building elements such as walls and roofs that are damaged, or work to decorative or redundant elements and fittings that contribute to the significance of the place.

Conservation works may also include recommendations to remove fabric that has been assessed as being of little significance, and that is intrusive to the site, where that fabric is damaging or obscuring fabric of a higher level of significance. It may also include minor repair works to building services that are recommended to enhance the functionality of the site.

Conservation works do *not* include major new works, extensions, or refits. Any works of that nature need to be developed with consideration of the policies in this CMP and assessed for heritage impacts.

Conservation works are, in general, not urgent, but are a priority measure to prevent ongoing deterioration becoming urgent. The prioritised conservation works may be staged from the upcoming one to three years. Ongoing monitoring of the building condition also forms an important aspect of building maintenance.

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**Boondooma Homestead Architectural Plan 27952. 1982. Bruce Buchanan and Associates.**

An undated architectural plan of Boondooma Homestead made by Bruce Buchanan & Associates, who prepared a Boondooma Homestead restoration strategy for Wondai Shire Council c1982. Available for personal research and historical study at State Library of Queensland, John Oxley Library.

**Boondooma Homestead Newsletters. Boondooma Homestead Committee.**

Paper copies of various issues of the *Boondooma Homestead News*, a newsletter published annually by the Boondooma Homestead Committee, which contain information and photographs regarding the conservation and community use of the property and its heritage-listed buildings. Available for personal research and historical study on request from the Boondooma Museum & Heritage Association Inc.

**Boondooma Station Records Collection OM66-07. 1853-1863. State Library of Queensland, John Oxley Library.**

This collection includes a wages book, 1853–1863 and correspondence records with copies of outgoing letters, 26 April 1853 to 12 November 1855. The wages book also includes an index to Chinese employees and entries for employees not only detail their contracted wages, stores issued and paid for, but in some instances record their fate.

**Photographs of Boondooma Station 77033402. n.d. State Library of Queensland, John Oxley Library.**

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