

# Pioneer Cottage Buderim

## Conservation Management Plan

For BWMCA

June 2019



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# 1 Introduction

## 1.1 Background

The Buderim Pioneer Cottage was constructed c.1882 for John Kerle Burnett and his family who were early settlers of Buderim Mountain. The cottage is one of the oldest surviving residences on Buderim Mountain and is important for demonstrating early agricultural development and the success of the sugar and timber industries in the area (QHR:600688).

Buderim War Memorial Community Association (BWMCA) has commissioned Australian Heritage Specialists (AHS) to prepare a Conservation Management Plan (CMP) for the Buderim Pioneer Cottage. The project is funded with the assistance of the SCC Heritage Levy.

This CMP is designed to be the primary guiding document for the restoration and adaptive re-use of the building, and the ongoing conservation and interpretive planning of the building to ensure that all future decisions are carried out with regard to its cultural heritage significance.

## 1.2 Aims

This report was prepared in accordance with guidelines and articles of the *Australia ICOMOS Burra Charter 2013* (Burra Charter), James Semple Kerr's *Conservation Plan* (7<sup>th</sup> Edition, 2013), and associated guidelines, including procedures for understanding studies and reports (1988).

The aim of this CMP is to provide:

- A brief and up to date history of the Buderim Pioneer Cottage based on existing records.
- Results of a brief site inspection including consideration of key significant elements.
- Review of the current significance statement and an update if necessary.
- An outline of issues and obligations arising from the significance of the place.
- Conservation policies, including general advice and conservation objectives.
- An Action Plan, including maintenance and action items to manage the place.

This report does not assess or provide management measures for the moveable heritage held in the Buderim Pioneer Cottage, which is owned by the Buderim War Memorial Community Association (BWMCA) and maintained by the Buderim Historical Society (BHS). However, brief strategic advice for the collection will be provided where required.

Unless stated otherwise, figures and images are provided by Australian Heritage Specialists (AHS).

## 1.3 Previous Reports

The following reports are known to exist:

- Allom Lovell Marquis-Kyle, *Conservation Study: Pioneer Cottage*, 1988.
- Tania Cleary, *Management Plan for Pioneer Cottage and Vise House, Buderim, Queensland*, 2004.
- Department of Environment and Science, Queensland Government, *Queensland Heritage Register Citation, Buderim Pioneer Cottage (ID:600688)*, 1992.
- Fihelly, M. *Buderim Cottage Preservation Needs Assessment*, 2018.



## 14 Study Area

The Study Area encompasses the entirety of Lot 1 RP109956, which is the parcel of land entered on the QHR (Figure 2 and Appendix B). This includes all existing landscape features and built elements, with particular focus on the original fabric of the Pioneer Cottage building.

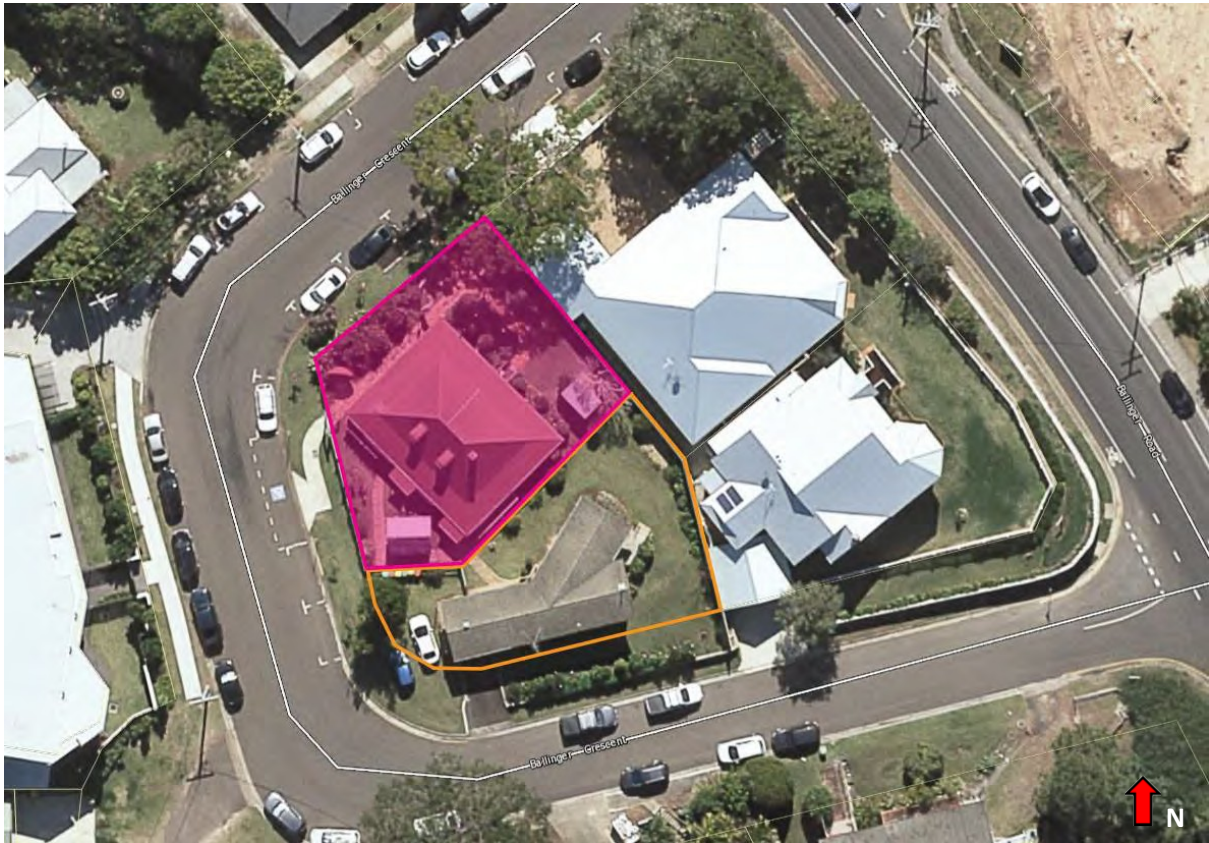
Some consideration is given to the building on the adjacent allotment (Lot 2:RP109956; 7 Ballinger Crescent, Buderim) in regard to its historical association with the Pioneer Cottage, the Buderim War Memorial Community Association (BWMCA) and the Buderim Historical Society (BHS). However, the building is not currently considered to hold heritage significance.

**Table 1:** Study Area Information (AHS 2019).

| Item                 | Description                       |
|----------------------|-----------------------------------|
| Address              | 5 Ballinger Crescent Buderim      |
| Description          | Pioneer Cottage, Buderim          |
| LGA                  | Sunshine Coast Council            |
| Heritage Status      | State Heritage Place (QHR 600688) |
| Property Description | L1 RP76609                        |



**Figure 1:** Location of Study Area: Heritage Register Boundary outlined in [Pink] and associated adjacent allotment outlined in [Orange] (Queensland Globe, 2019).



**Figure 2:** Close-up of Study Area: Heritage Register Boundary outlined in [Pink] and associated adjacent allotment outlined in [Orange] (Queensland Globe, 2019).

## 15 Dates

AHS commenced the CMP in February 2019. The fieldwork was undertaken in February and March 2019. This draft CMP was completed in June 2019.

## 16 Personnel

The following personnel contributed to the development of this CMP:

- Benjamin Gall (AHS), Principal and Conservation Specialist.
- Julia Piagno, (AHS), Historical and Cultural Heritage Consultant.
- Amy Aitken (AHS), Archaeologist and Cultural Heritage Consultant.
- Maddie Bell (AHS), Heritage Consultant (Design).
- Peter Connell, Cultural Heritage Officer, Sunshine Coast Council.



## 1.7 Approach and Methodology

The following methodology and approach has been developed for this CMP:

**Table 2:** CMP Methodology and Approach (AHS 2019).

| Stage   | Methodology  |
|---|--|
| Stage 1 – Understand the Place (incl. fieldwork and consultation) | <b><u>Review and Analysis of Contextual History</u></b><br>The existing history will be reviewed, and if necessary, revised to reflect the recent changes of the place. A brief history of the place will then be developed in order to understand the historical context as well as heritage and archaeological values of the original cottage and surrounds. This will be done via a desktop review and analysis relevant to the place.  |
|   | <b><u>Physical Inspection</u></b><br>A physical inspection of the place including: <ul style="list-style-type: none"> <li>• A review of existing heritage structures.</li> <li>• An up to date description of the place.</li> <li>• An assessment of the building's elements, condition and integrity.</li> <li>• A review of condition observations.</li> </ul>   |
|   | <b><u>Consultation</u></b><br>The program will engage with stakeholders to explore and identify utilisation, conservation and maintenance strategies, wherever practicable and ensure an up to date knowledge of the use of the place is captured.   |
| Stage 2 – Assess Significance                                     | <b><u>Assess the Significance of the place</u></b><br>This task includes a review of the Statement of Significance for the place based on the above-mentioned research and physical inspection. This may involve the preparation of an updated Statement of Significance based on the results of the review.<br><br>A range of standards and criteria will be applied in determining cultural heritage significance, such as the <i>Burra Charter</i> , the <i>Queensland Heritage Act 1992</i> and James Semple Kerr's <i>The Conservation Plan (7<sup>th</sup> Edition)</i> .  |
| Stage 3 – Identify Issues   | Identify the issues, obligations and opportunities for the place including: <ul style="list-style-type: none"> <li>• Compliance and maintenance issues and obligations.</li> <li>• Future opportunities for the building, in accordance with best heritage practice with regard to adaptive re-use.</li> <li>• Ongoing consultation opportunities with key stakeholders.</li> <li>• Potential development opportunities that reflect Council and stakeholders' ongoing needs for the place.</li> </ul>   |
| Stage 4 – Conservation Policies                                   | <b><u>Prepare Conservation Policy</u></b><br>This stage includes the preparation of conservation policies for the place, including: <ul style="list-style-type: none"> <li>• General principles and use for the place.</li> <li>• Policies for conserving the significance of the place and managing change.</li> <li>• Management and maintenance priorities.</li> <li>• A timetable for future reviews.</li> </ul> The intent of the conservation policies are to provide a framework that can oversee the management of existing heritage values of the site, alongside any proposed works and ongoing maintenance. |
| Stage 5 – Action Plan   | The CMP will include an action plan, consisting of overarching management guidelines and a recommended action plan and maintenance schedules (with guidelines for proposed maintenance and repair works).<br><br>The Action Plan will be based upon the Department of Environment and Heritage Protection's guidelines for carrying out maintenance and conservation works and include an overview of any approval requirements and funding opportunities.   |



## 18 Glossary of Terms

| Abbreviation  | Definition  |
|---------------|---|
| AHS           | Australian Heritage Specialists   |
| BHS           | Buderim Historical Society  |
| Burra Charter | ICOMOS Australian Burra Charter for the Conservation of Heritage Places |
| BWMCA         | Buderim War Memorial Community Association                              |
| CMP           | Conservation Management Plan  |
| DES           | Department of Environment and Science                                   |
| LGA           | Local Government Area   |
| QH Act        | <i>Queensland Heritage Act 1992</i>                                     |
| QHR           | Queensland Heritage Register  |
| SCC           | Sunshine Coast Council  |
| SLQ           | State Library of Queensland   |

## 2 Historical Context

The following is a brief historical context for Pioneer Cottage Buderim. The overview is summarised from the Queensland Heritage Register (QHR) entry for the place, prepared in 1992, and utilises additional information obtained from relevant sources where necessary.

### 2.1 Early Settlement

In 1823, John Oxley, the Surveyor General of New South Wales, had received instructions from the Governor, Major General Sir Thomas Brisbane to explore the northern coasts of NSW as far as Port Bowen, Port Curtis (present day Gladstone) and Moreton Bay, in order to report on their suitability for new penal settlements (Russell, 1888:21; Sayer, 2014:17). Oxley was impressed with Moreton Bay's potential; boats could dock anytime at Red Cliff Point (present day Redcliffe), there were good timber resources nearby, and good grazing and cultivation land upstream along the Brisbane River (Fitzgerald, 1986: 64; Russell, 1888: 22-24). Upon Oxley's recommendation, the Moreton Bay penal settlement was established in 1824 at Red Cliff Point, before it was moved to the north bank of the Brisbane River in 1825, at the site of present-day Brisbane City (Lavery, n.d.: 1; Sayer, 2014: 27). During the convict phase (1824-1842) there was a 50-mile exclusion zone for settlement around Brisbane, however by 1842 the British government recognised the investment opportunities for pastoral based industries, and the Moreton Bay and Darling Downs regions were subsequently opened up to free settlement (Lavery, n.d.:3).

The buildings and commercial infrastructure of the Brisbane settlement during the convict phase provided a primitive business and residential centre for this new wave of European settlement (Fisher, 2016: 181; Lavery, n.d.: 5). The way the Brisbane River linked the settlement to the hinterlands meant Brisbane was fast becoming the supply base and port for free settlers and squatters who were looking to take up agricultural and grazing leases (Lavery, n.d.: 3). Despite initial uncertainty about Brisbane's suitability as a major provincial centre and port, coupled with the chronic labour shortages in the pastoral industry and the absence of a stable currency during the 1840s and 1850s, the Moreton Bay settlement had taken root with considerable economic and pastoral developments (Lavery n.d.:8-10).

During the period between 1861 and 1889 the Moreton Bay settlement experienced extremely rapid and highly stable urban development which was spurred on by regional growth and pastoral expansion (Lavery n.d.:11 & 30). Developments in primary industries such as grazing and mining played a dominant role in the economic development of Queensland's urban and rural areas (Lavery n.d.:30 & 32). The expansion of major ports and railway services during this time greatly facilitated the linkage between rural and urban economic infrastructure with primary products often shipped from rural areas to Brisbane's urban centre where adequate processing and manufacturing facilities and export services were available (Lavery n.d.:34). Rapid developments in other industries such as wheat, cotton and sugarcane also became important stimulants for the economy generating considerable rural growth and the expansion of agricultural communities (Lavery n.d.:34).

### 2.2 Growth of Industry

Spanning the period between 1861 to 1889 Brisbane had become the supply base and service centre for Queensland's varied industries which encouraged the impressive expansion of the building and manufacturing industries within the metropolitan area (Lavery n.d.:41). With this increased development in commercial economic activity came increased demands for timber resources for use in commercial and residential buildings, transport and mining infrastructure, pastoral construction,

machinery and implements, furnace fuel and furniture (Lavery n.d.:34). Red cedar and white beech were two of the most valuable timbers available in Queensland during the mid-1800s and were used predominantly in building and furniture construction. As early as 1859 there were four steam sawmills operating in Brisbane to satisfy the flourishing building trade, however, by the 1860s Brisbane's local supply of cedar had been heavily exploited and was running out (BHS n.d.). Soon manufacturing and building industries were seeking new timber resources, and the improvement of road and rail transport allowed for greater access to forest resources in hilly and mountainous areas further abroad (Fisher 2016:209).

### 2.2.1 Timber-getting

Sawmiller William Pettigrew (1825-1907) was one such businessman who was seeking new cedar resources. He had established Brisbane's first steam sawmill in 1853 fronting William and Margaret streets along the Brisbane riverbank and had applied for selections of 1,150 and 1,040 acres at Moggill to assure a degree of control over timber supplies (Brisbane Courier 1928:23; Brown 2005; Kerr 1998:37). He was also instrumental in exploring and mapping the northern coast of Moreton Bay in search of timber (Brisbane Courier 1928:23; Brown 2005; Kerr 1998:37). In 1862 Pettigrew sent Tom Petrie to explore the Maroochy River hinterland in search of cedar. Andrew Petrie (Tom Petrie's father) had noted the rich resources of the area during his explorations in 1839 and 1840, and timber merchant Thomas Warry was already exploiting cedar, beech, bunya and mountain pine along the Maroochy River by the 1850s (BHS n.d.; Fisher 2016:209; Hogarth 2006:23; Petrie 2014:173). Tom Petrie was accompanied by a small party of local Indigenous people on his expedition who led him to Buderim Mountain, becoming the first known European explorer to set foot there. He declared the area had forests of fine timber suitable for logging but realised it was not yet possible to get the timber from the mountain to the Maroochy River for transportation to Brisbane without the assistance of a bullock team (Petrie 2014:173).



**Figure 3:** Team of bullocks hauling a wagon of logs along Ballinger Crescent, Buderim 1927 (SLQ, 2019).

After Tom Petrie's report of fine cedar resources at Buderim Mountain, Pettigrew established a store and depot at Mooloolah (now Mooloolaba), later operating a timber mill at Maroochydoore in 1889 (BHS n.d.; Kerr 1998:37; Allom Lovell Marquis-Kyle 1988:2). Timber was hauled by bullock team or rafted down river to the depot and then transported by steamship to his Brisbane sawmills (BHS n.d.; Hogarth 2006:23; Petrie 2014:177). In 1864 Pettigrew was granted a 260-ha timber lease on Buderim Mountain's eastern side. Several men were employed on the lease; living in makeshift camps and

cutting and logging huge quantities of timber for export including cedar, beech, hardwood and pine (BHS n.d.). Such was Pettigrew's commercial enterprise in the region that he was able to employ 500-600 men in connection with his Brisbane mill. He had teamsters and timber-getters in every scrub and rafts on every river between the Maroochy and Logan Rivers, with his boats the Gneering, the Tadorna Radjah and the Tarshaw transporting logs to his Brisbane sawmill (Brisbane Courier 1928:23; Hogarth 2006:24; Kerr 1998:37). Pettigrew was said to be a reputable businessman with an interest in industrial innovations and a healthy respect for his workers, some of who remained with him from the time of the opening of his Brisbane mill in 1853 to its closing in 1893 when it was destroyed by the great flood (Brisbane Courier 1928:23).



**Figure 4:** Steamers 'Tarshaw' and 'Tadorna Radjah' at anchor in the Maroochy River, 1888 (SCL, 2019).

### 2.2.2 Sugar-growing

Following a survey of the Buderim Plateau in 1869 by surveyor William Fryar, the first settlers in 1870 including Thomas Ridley, Robert Bell, John Caton, Albert Holder, Donald Coghill, William Grigor, Charles Ballinger, W. H. Guy and Joseph Chapman Dixon originally took up landholdings for timber getting. However, they later established mixed farms and pastoral runs and developed a small prosperous farming settlement (BHS 2018; Hogarth 2006:23). In 1874 Dixon, Caton, Ridley, Coghill and Grigor grew 9.72 hectares of sugarcane, becoming some of the first farmers in the Maroochy area to benefit from a boom in the sugar industry (Hogarth 2006:24).

In October 1876 John Fielding and his son-in-law Joseph Dixon opened Buderim Mountain's first sugar mill which they had bought from W. P. Fountain at Burpengary. The Burpengary mill was dismantled and transported piece by piece via steamer boat (the Agnes) to Mooloolah, then by bullock team along a newly cut track to Buderim Mountain. The mill was erected on what is now Mill Street. The mill included a set of horse drawn rollers which crushed the cane and four cast iron evaporating pans (one of which was given to the Buderim Historical Society and is displayed outside the Pioneer Cottage). In the first three months of the mill's opening it crushed 12 tonnes of sugar and in the following year the same amount was crushed in a single day (Hogarth 2006:24-25).





**Figure 5:** Mill workers outside John Fielding and Joseph Dixon's sugar mill at Buderim, c.1892 (SCL, 2019).

In 1880 a second mill, the Buderim Mountain Sugar Company Mill, was established on the south bank of Martins Creek, behind where the Old Post Office now stands. The mill was formed by ten growers who felt they were not receiving a fair price for their sugarcane, receiving funding from James Campbell, a Brisbane based sawmiller and businessman. Some of the original sugar growers including Grigor, Caton, Guy and Ballinger were shareholders in the new mill (Hogarth 2006:25).



**Figure 6:** Campbell's sugar mill (the Buderim Mountain Sugar Company Mill), Buderim c.1882. John Kerle Burnett's cottage is visible in the centre background (SLQ, 2019).

Between 1881 and 1884 the sugar industry was reaching its peak in Maroochy (c.1885) and many of the early slab homes in Buderim were replaced with sawn-timber houses (Hogarth 2006:26-27; QHR:600688; Queensland Places 2018). By the late 1880s a small village had been established around the intersection of the two main roads which included a state school, School of Arts, general store, blacksmith's shop, and a few residences (QHR:600688). However, by the 1890s the Buderim mills were subject to local and state-wide factors that began to influence the viability of the sugar industry. For example, the opening of a bigger sugar mill at Nambour and the high transport costs and low crop yields in the area meant harvests and supplies were not big enough to support the profits of the two Buderim mills. Sugar prices had also fallen across the state as a result of overproduction and concerns about the employment of South Sea Islander labourers within the industry. This eventually resulted in the failure of the mills. By 1888 the Buderim Mountain Sugar Company was running into financial difficulties and closed in 1890 with some shareholders accruing heavy debts. Feilding and Dixon's mill closed in 1896 and many sugar planters were forced to turn to alternative crops such as bananas, oranges and coffee (Hogarth 2006:26-27; QHR:600688; Queensland Places 2018).



**Figure 7:** Horse team pulls a German wagon loaded with sugar cane at Buderim, 1892 (SLQ, 2019).



**Figure 8:** South Sea Islanders cutting cane, Buderim Mountain, c.1882 (SLQ, 2019).

## 23 John Kerle Burnett

John Burnett (snr) and his wife Jane Burnett (nee Kerle) undertook an eighteen-week sea voyage on the *Eastern Empire* from Gravesend, England to Brisbane, Australia in 1866. They were accompanied by their nine sons and one daughter; John Kerle (aged 22), Gilbert (20), Frederick (17), Edward (16), Ernest (13), George (10), Henry (8), Wallace (6), Florence (5) and Arthur (3). Ann North also sailed with them to help with the children (BHS 2018; Hogarth 2006:12; QHR:600688). In 1867 the eldest son John Kerle married Ann North and in 1868 after purchasing a 160-acre homestead selection along Burpengary Creek, John and Ann moved from Brisbane to Burpengary. In 1870 John Kerle's parents and siblings also moved to Burpengary where John's father and brother Gilbert had also purchased similar selections (BHS 2018; Hogarth 2006:18).

Around 1868 W. P. Fountain purchased a sugar plantation and established a sugar mill along Burpengary Creek and shortly after, Mr Nichols established a sugar mill on the other side of the creek. John Kerle and his brothers Gilbert and Ernest worked at the mills, and John and his wife Ann also ran a small farm at Burpengary with a variety of vegetables, fruits and livestock. John also cleared land for





**Figure 9:** John Kerle Burnett, n.d., (SLQ, 2019).

sugarcane to use as a planting material until they had the finances to establish a sugarcane plantation (BHS 2018; Hogarth 2006:20). Several brothers gained experience in various sugar mills and plantations including Captain Claudius Buchanan Whish's Oaklands Sugar Mill at Morayfield, Colonel McKenzie's mill at Belmont and Doughboy Creek Tingalpa, Richard Newton's plantation at Redland Bay, and Captain Louis Hope's plantation at Ormiston (Hogarth 2006:21; Lukey 1973:3; QHR:600688).

However, by 1876 John and Henry Burnett were asked to work Fielding and Dixon's sugar mill at Buderim after John Fielding met them during a visit to Burpengary and realised their potential as experienced sugar mill workers. They arrived at Buderim on the 18<sup>th</sup> of October 1876, staying in Tom Ridley's house near the present-day Box Street. In November of the same year John was joined by his wife and four children, and subsequently four of his other brothers over the ensuing years (BHS 2018; Hogarth 2006:25,27). His brother Frederick Burnett also entered employment as a sugar boiler at the

Fielding and Dixon mill (Hogarth 2006:25). In 1877 John leased six hectares of land from William Grigor, planting two hectares with sugarcane to add to the two hectares already under plantation (Hogarth 2006:28). John and Ann Burnett resided in Ridley's house until they built their own cottage (what is now pioneer cottage) (c.1882) on the corner of Ballinger Road and what is now Main Street (QHR:600688).

By 1884 after the Buderim Mountain Sugar Company Mill was established, John Kerle left his employment with Fielding and Dixon to take up the manager's position in the new Company, with his brother Ernest employed as a sugar boiler (Hogarth 2006:26; QHR:600688). Around the final closing of the Company (c.1889), John Kerle Burnett had left the mill to run the first general store on Buderim Mountain which he had built on the frontage to his cottage (Hogarth 2006:31; QHR:600688). In 1891 he was officially appointed Postmaster at Buderim Mountain, taking over from Joseph Dixon and by 1897 was also an Insurance Agent for the United Insurance Company (fire and marine) (Hogarth 2006:32; QHR:600688). He continued to run the general store until 1914 when he converted it into accommodation to facilitate tramway crews working on the newly opened



**Figure 10:** Looking towards the new Buderim tramway, c.1915 (SLQ, 2019).

Palmwoods to Buderim tramway. He also grew bananas, coffee and citrus and ran cattle on his land, building a cattle dip for himself and other cattle owners (Hogarth 2006:32).

John Kerle Burnett and his wife Ann were well known within the Buderim Mountain area, playing an active role in the community and becoming closely connected with the development of both the timber and sugar industries (QHR:600688). Ann was a tireless community worker who was instrumental in establishing the first church in Buderim (Weslyan Church; now the Uniting Church in Gloucester Road) and was widely respected for her skills as a nurse and midwife (Hogarth 2006:35; QHR:600688). John and Ann had nine children; John North, Ellen, Charles, Edward (Lionel), Herbert, Edgar Wallace, James, Elizabeth (who died in infancy) and Emma (Hogarth 2006:28). Ann died in 1905 and John Kerle remained in the family home until his death in 1921 (Hogarth 2006:41; QHR:600688).

## 24 Pioneer Cottage

On the 20<sup>th</sup> of November 1878 John Kerle Burnett purchased at auction eight hectares of portion 49, in the parish of Mooloolah for £15 and obtained the deed of grant in March 1879 (Hogarth 2006:28; QHR:600688). The land is on what is now the intersection of Ballinger Road and Main Street, occupying a hilltop site with views north and east to the ocean, south to Moreton Bay and west to the Blackall Ranges (Hogarth 2006:28). The block was part of an earlier forfeited 40-acre selection taken up by Albert Holder, half of which was exercised for a school reserve in 1877 and the remaining half was sold to Burnett on which he built his family home (the present Pioneer Cottage) (Hogarth 2006:28; QHR:600688). He later leased a further 121.4 hectares of land adjoining the site (Cleary 2004:11).

There is some confusion surrounding the date of construction for the house. In 1881 and 1882, the Caboolture Divisional Board Valuation Register records portion 49 as unimproved, but by 1884 the property was recorded as improved with a sawn timber house and stables. John Kerle Burnett is also recorded to have raised a mortgage of £100 on the property by early 1882 which may be associated with the construction of the cottage. However, the general consensus suggests the house was built c.1882 by the local carpenter Harry Board who is known to have built similar cottages in the area, including one for John Kerle's brother Ernest Burnett (Allom Lovell Marquis-Kyle 1988:2; Cleary 2004:11; Hogarth 2006:28; QHR:600688).



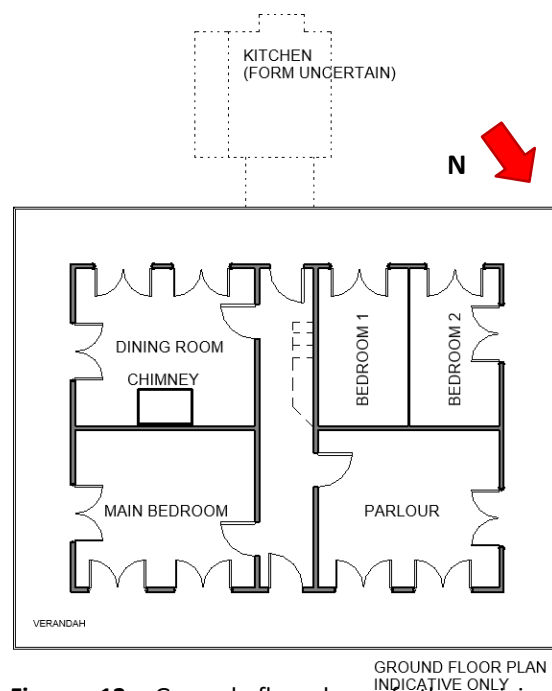
**Figure 11:** John Kerle Burnett's cottage located behind the Buderim Mountain Sugar Company Mill, c.1882 (SLQ, 2019).

After Burnett's death in 1921 the property was inherited by John and Ann's third eldest son Edward (Lionel) Burnett and his wife Isobel Doretta (Etta) Burnett (nee Low) who had looked after John Kerle Burnett in his later years (Cleary 2004:12; Hogarth 2006:41; QHR:600688). Etta died in 1942 and Lionel remained in the cottage until 1946 when poor health forced him to move to Manly, renting the cottage to the local postman (Cleary 2004:11; Hogarth 2006:41; QHR:600688). When Lionel died in 1950 the cottage was inherited by his eldest daughter Dorothea Burnett. Dorothea rented the property until 1952 when she decided it would not be possible to live at Buderim due to the demands of her nursing career. She subsequently sub-divided the property into 28 residential blocks that were offered for sale at auction in the same year. Ballinger Crescent was formed at this time (Hogarth 2006:46; QHR:600688).

Miss Sybil Addison Vise purchased the Burnett family cottage with a new sub-division (1002 m<sup>2</sup>) in 1952. Vise's family had lived in Buderim since the early 1900s and she continued to rent the cottage until 1965 at which point it was in such a poor condition that the Shire Council informed her she could no longer rent it out until it was repaired. Knowing it was too costly and impractical for her to renovate, Vise donated the cottage to the Buderim War Memorial Community Centre (BWMCC) (formerly known as the Buderim School of Arts and currently known as the Buderim War Memorial Community Association (BWMCA)) for use as an historical museum. The Community Centre took over ownership and the land was sub-divided into Lot 1 (5 Ballinger Crescent) and Lot 2 (7 Ballinger Crescent) on which Sybil Vise built a new two-bedroom brick home in 1966 (Cleary 2004:12,14; Hogarth 2006:41; QHR:600688). On the 4<sup>th</sup> of March 1966 the Buderim Historical Society (BHS) was formed to manage the cottage as an historic house museum and has managed and maintained the building ever since. Community and local service clubs such as Apex and Rotary assisted in the restoration of the old Burnett cottage, which was opened on the 23 of September 1967 as an historical museum by the Honourable G. F. R Nicklin, M.M., M.L.A., Premier of Queensland (Cleary 2004:14; QHR:600688).

#### 2.4.1 Construction

The cottage was originally very similar to its present-day form. It consisted of a symmetrically divided four-room cottage with a central hallway, externally framed exterior walls of single-skin construction with symmetrically spaced French doors, a surrounding verandah with stop chamfer posts, a steeply pitched shingled pyramid roof and a detached kitchen wing (Allom Lovell Marquis-Kyle 1988:2; BHS n.d.; Hogarth 2006:29). Figure 11 shows a photo of the cottage c.1882, close to its construction date. Cleared sugar cane and burnt tree stumps are visible in the foreground and a large oven with chimney is visible to the rear (southwest) of the building. This oven is possibly associated with a bakery where the first commercially sold bread was made on Buderim (Ann Burnett worked as a baker for the townsfolk). However, a painting completed after 1910 shows the oven associated with the original detached kitchen wing of the cottage (see Figure 13). The detached kitchen wing included a laundry, kitchen, pantry, maid's room and two verandahs, one of which joined to the back verandah of the house (Allom Lovell Marquis-Kyle 1988:3-4; BHS, n.d.; Hogarth 2006:29, 31, 35).



**Figure 12:** Ground floor plan of the original cottage's form and layout (AHS, 2019; adapted from BHS, n.d.).





**Figure 13:** Photo of a painting done by Mr. F. Mead. Mead came to Buderim in 1910 and completed this painting of the Burnett's cottage from memory (BHS, 2019).

There is no evidence to confirm when the attic rooms and staircase were added to the cottage, however, fabric analyses suggest the hand-dressed beaded boards in the attic are narrower than the lower floor and were added shortly after the building's construction (Allom Lovell Marquis-Kyle 1988:3). At a later stage the Burnett's enclosed the two rear verandah corners, which were probably used as sleeping quarters for the growing family (Hogarth 2006:29). The rear bedroom is also thought to have been subdivided into two bedrooms during a later renovation, however, some Burnett descendants believe it was always partitioned (Hogarth 2006:31; QHR:600688).



**Figure 14:** Burnett family outside the cottage, c.1890 (SLQ).

The first front steps were constructed from timber (see Figure 14) but had been replaced by 1909 with masonry steps which appear to have been retained until at least 1941 (see Figure 15 & 16). Between early 1907 and mid-1909, the shingled verandah roofs were also replaced with galvanised corrugated iron, which was later used across the whole roof (QHR:600688). (see Figure 15).



**Figure 15:** John Kerle Burnett outside the family cottage, c.1909 (SLQ, 2019).

The house was hand built from pit-sawn and handcrafted local timbers. White beech (*Gmelina leichhardtii*) was used extensively throughout the cottage for the floor, wall and hallway ceiling boards. Red cedar (*Toona australis*) was used for joinery and differing reports suggest either red cedar, beech or blue quandong (*Elaeocarpus grandis*) was used in the construction of the attic rooms. Tallowwood (*Eucalyptus microcorys*) hardwood was used for floor bearers and the staircase was constructed from hoop pine (*Araucaria cunninghamii*) (Allom Lovell Marquis-Kyle 1988:3-4; BHS n.d.; Hogarth 2006:29; QHR QHR:600688). The fireplace was constructed from handmade bricks, probably from local clay, however it is suspected these may have been replaced at some point (QHR:600688).



**Figure 16:** Burnett Cottage in 1941 (BHS, 2019).

### 2.4.2 Brief Timeline

The following timeline summarises the general history of Buderim Pioneer Cottage including construction, ownership and changes to the original fabric of the place. Tania Cleary's (2004) 'Management plan for Pioneer Cottage and Vise House, Buderim, Queensland', Joan Hogarth's (2006) 'Pioneer Cottage: The House that Buderim Saved', the Buderim Historical Society's (2018) 'History' have been used to assist in identifying changes that have occurred to the cottage over time.

**Table 3:** Brief Timeline for Pioneer Cottage, Buderim (AHS 2019).

| Date      | Event   |
|-----------|---|
| 1839-1840 | Andrew Petrie explores Maroochy River and notes the rich timber resources.  |
| 1850s     | Thomas Warry exploits timber resources along the Maroochy River.  |
| 1860s     | Brisbane's local supply of cedar is running out   |
| 1862      | Tom Petrie finds fine timber resources along the Maroochy River and on Buderim Mountain.  |
| 1863      | Timber cutting is underway in Buderim and William Pettigrew establishes a store and depot along the Maroochy River.   |
| 1864      | Pettigrew is granted a 260-ha timber lease on Buderim Mountain's eastern side.  |
| 1866      | John and Jane Burnett arrive in Brisbane with their family.   |
| 1868      | John Kerle Burnett and wife Ann move to Burpengary. John begins work at W.P. Fountain's sugar mill.   |
| 1869      | Surveyor William Fryar surveys Buderim.<br>Joseph Dixon selects first block on Buderim.   |
| 1874      | Dixon, Caton, Ridley, Coghill and Grigor grow the first sugar cane in Buderim.  |
| 1876      | John Fielding and Joseph Dixon open Buderim Mountain's first sugar mill.<br>John Burnett's family moves to Buderim. John and brother Henry begin work at Fielding and Dixon's sugar mill. |
| 1877      | John Burnett leases six hectares of land from William Grigor to plant sugar cane.   |
| 1878      | John Burnett purchases eight hectares of portion 49, in the parish of Mooloolah. He later leases a further 121.4 hectares of adjoining land.  |
| 1880      | Buderim Mountain Sugar Company mill (Campbell's mill) is established.<br>First South Sea Islander labour introduced.  |
| c.1882    | John and Ann Burnett build their own cottage on their purchased land (Pioneer Cottage).<br>Cottage attic rooms and staircase added.   |
| 1884      | John Burnett becomes manager of the Buderim Mountain Sugar Company mill.  |
| 1885      | Sugar industry reaches its peak.  |
| 1889      | John Burnett leaves the mill and runs the first general store on Buderim Mountain.  |
| 1890      | Buderim Mountain Sugar Company closes.  |
| 1891      | John Burnett is appointed Postmaster.   |
| 1894      | Moreton Central Sugar Mill Company (Nambour sugar mill) is formed.  |
| 1896      | Feilding and Dixon's mill closes.   |



**Table 3 continued:**

| Date        | Event   |
|-------------|---|
| 1897        | John Burnett acts as an Insurance Agent for the United Insurance Company (fire and Marine).   |
| 1902        | Abolition of South Sea Islander labour.   |
| 1905        | Ann Burnett dies.   |
| c.1905-1910 | Original timber front steps are replaced with masonry steps; shingled verandah roof is replaced with corrugated galvanised iron; rear verandah corners are enclosed.  |
| 1914        | Palmwoods to Buderim tramline completed and John Burnett converts general store into accommodation for tramway crews.   |
| Pre 1921    | Ceilings and partitioned bedroom walls are lined with narrow machined-manufactured VJ boarding (possibly lined with timber c.1889 when Pettigrew's sawmill was opened at Maroochydore). Previously were unlined or lined with calico.   |
| 1921        | John Burnett dies and Lionel Burnett and wife Etta inherit the Burnett family cottage.<br>Conversion of the rear partitioned bedrooms into one larger bedroom.  |
| c.1930      | The remainder of the rear verandah is enclosed, the detached kitchen wing is demolished, and a new kitchen is installed in the eastern corner of the enclosed verandah.   |
| 1935        | Palmwoods to Buderim tramline ceases operation.   |
| c.1940      | Electricity reaches Buderim and the coal gas lighting in the cottage is converted.  |
| Pre 1941    | The remaining shingled roof is replaced with corrugated iron.   |
| 1942        | Etta Burnett dies.  |
| 1946        | Lionel Burnett moves to Manly and rents the family cottage to the local postman.  |
| 1950        | Lionel Burnett dies.<br>Dorothea Burnett inherits the family cottage and rents it out.  |
| 1952        | Dorothea sub-divides the property into 28 residential blocks.<br>Ballinger crescent is formed.<br>Sybil Addison Vise purchases the Burnett family home with a new sub-division. She rents the property out.   |
| 1965        | Sybil Vise donates the cottage to the Buderim War Memorial Community Centre (BWMCC).  |
| 1966        | The BWMCC takes ownership and sub-divides the property and Sybil Vise builds a new two-bedroom brick home on the new sub-division.<br>Community restoration of the cottage is undertaken including; furnishing, restumping, verandah reconstruction, repainting of external and internal walls and rooms, guttering replacement, and the construction of a post and rail fence. |
| 1967        | The Pioneer Cottage is opened to the public.  |
| 1970s       | A slab hut is moved from Ilkley to the Pioneer Cottage. It is meant to represent the first hut built on the Burnett land.   |
| 1976        | Replacement of old iron cottage roof with Colourbond sheeting.  |
| 1981        | Pioneer Cottage is listed on the QLD Nation Trust Register.   |
| 1982        | Pioneer Cottage is listed on the National Estate by the Australian Heritage Commission.   |

**Table 3 continued:**

| Date      | Event  |
|-----------|--|
| 1984      | Garden dug up and replanted, replacement of electrical wiring, the rehangng of the converted gas lights and replacement of roof sections.  |
| 1988      | Paint analysis was undertaken by architect Peter Marquis-Kyle. The exterior and interior of the cottage is painted, and the parlour and hallway receives Victorian design reproduction wallpaper. The roof is painted the same colour as the exterior walls.   |
| 1991      | Timber ramp and pathway built.   |
| 1992      | Queensland Heritage Act in effect. Pioneer Cottage included on the Queensland Heritage Register.   |
| 1993      | Re-treatment of and restoration of termite damage to pit-sawn and hand-tooled timbers forming the tongue and groove wall linings in the window area of the attic.  |
| 1994      | Visitor and staff toilet block built in the front garden, north eastern wall of the curator's store (now bathroom) is extended, cast iron evaporating pan from Dixon's sugar mill is installed to the north west of the cottage, ceiling insulation and timber lining installed in the 1930s enclosed verandah space and Bathroom.   |
| 1995      | Enclosed verandah ceiling is painted.<br>French doors are sanded, filled and finished with exterior estapol.   |
| 1996-1997 | Some stumps are packed, the dining room was taken up and re-laid, a piece is added to the plinth around the hearth, the chimney is readjusted, and new drainage system to carry water away from the stumps is installed. Paths around the cottage are lifted, the ground levelled, and the paths re-laid with wider paving. A new path is built connecting the slab hut to the dividing fence. A new wire gate is installed in the dividing fence creating easier access to the ramp. Leaking gutters and downpipes are replaced and painted, dormer windows in the attic undergo maintenance, the roof of the slab hut is re-shingled.  |
| 1998      | Slab hut weather proofed and re-shingled.  |
| 2000      | Damaged and deteriorating flooring on the eastern side of the verandah and back porch is replaced as well as the bearer on back verandah.<br>Sybil Vise dies and her property at 7 Ballinger Crescent is bequeathed to the BWMCC.  |
| 2001      | The lowest weatherboard on kitchen wall and the floorboard facing the verandah is replaced and a rotten external window sill in the back wall close to the kitchen is covered by a metal panel. The southernmost verandah post of the western side of the verandah is replaced with a wider one to protect uncovered weather boards. A cover board is added between the old wall and the extension to protect the exposed weatherboard ends. A water tank pipe hole is covered by a metal panel in the back verandah. Panes of glass in the French doors of the Sybil Vise museum and the parlour are replaced. Debris is cleared from around the flashings, the roof and gutters are pressure cleaned and treated for rust and a colourfast acrylic membrane is applied to the roof. External walls, gutters and dormer windows are sanded and painted with two coats of Solver Premium Duraguard gloss acrylic paint.<br>Sybil Vise's house becomes the property of the BWMCC. |
| 2002      | Conservation paper is applied around the woodwork around the dormer windows in the attic, there is some conservation and rehangng of the wallpaper in the hallway and the external toilet block has cover strips applied to seal it from dust and pests.   |
| Post 2002 | General maintenance and compliance works including repainting, restumping and the removal of the wallpaper in the hallway.   |

## 2.5 Conclusion

Pioneer Cottage, Buderim was built c.1882 for notable Buderim Mountain settlers John and Ann Burnett whose family was closely associated to the early success of Queensland's sugarcane industry. The house is one of the oldest surviving houses on Buderim Mountain and is a fine example of a pit-sawn and hand-tooled 1880s farming cottage made from locally resourced timbers.

Several alterations and extensions have occurred over the years, although the original components of the cottage have generally retained a high integrity. The most notable significant changes occurred during the 1920s and 1930s with the conversion of the rear partitioned bedroom, the demolishing of the kitchen wing, the enclosure of the remaining rear verandah and the installation of a new kitchen. The most recent significant changes are associated with necessary maintenance and compliance issues rather than major building works.

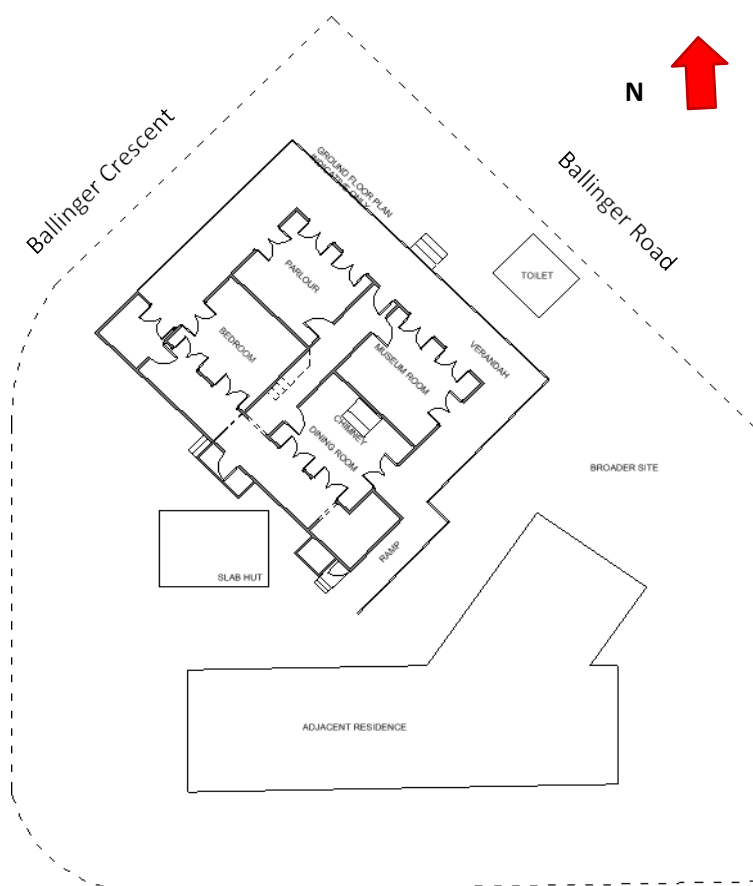
### 3 Physical Description

#### 3.1 Overview

This chapter outlines the physical description, condition, and integrity of the Pioneer Cottage and its immediate setting. The building was constructed c.1882 has been used as a residence and historical museum for owners and tenants during its history. Access is provided via the gates along the northern western and south western perimeters of the property. Entry to the cottage is via the front central stairs along the north eastern verandah, the two rear landings along the south western enclosed verandah, and the contemporary ramp located on the south eastern verandah.

The cottage can generally be described as a well detailed but modest, low set, farming cottage constructed from locally resourced timbers. It has a steeply pitched, pyramid roof constructed from corrugated steel with two dormer windows along the south western side and an encircling verandah with a pitched roof and stop chamfered posts which is enclosed on the south western side. The original building is of single skin construction with horizontal boarding, externally exposed cross-bracing and French doors which open onto the verandah. The later enclosed verandah includes timber weatherboarding, two rear landings and casement windows with pressed metal hoods. The interior of the cottage includes four original core-rooms with a central hallway leading to the enclosed verandah at the rear. A two-room attic space is accessed via a set of stairs in the hallway.

The broader site includes a brick-edged garden with brick paths on the northern, western and southern sides of the building, a sugar evaporating pan, a wooden slab hut with shingled roof, a contemporary toilet block, a split rail fence along the north western and south eastern property perimeters and two-bedroom brick home on the adjacent allotment (7 Ballinger Crescent, Buderim).



**Figure 17:** Indicative plan of the Study Area (not to scale (AHS, 2019).

### 3.2 Landscape and Setting

Buderim cottage is located on a relatively flat and open hilltop block. There is a contemporary split rail fence along the north western and south eastern property perimeters. The north western fence line contains a contemporary timber gate with a rectangular entranceway leading to the cottage's front entrance. The south western fence line contains an identical entranceway leading to the enclosed verandah at the rear of the cottage. The split rail fence line also partially partitions the cottage allotment (5 Ballinger Crescent) from the adjoining allotment (7 Ballinger Crescent) along the southern perimeter. A contemporary Colourbond fence partitions the cottage allotment from the adjoining north eastern allotment (3 Ballinger Crescent).

There is a contemporary, formalised garden along the north western and north eastern fence lines and around the verandah perimeters. Plantings include small flowering bushes, shrubs, a number of screening hedges, and vines which are growing up the balustrading of the eastern verandah corner. There is also a frangipani tree planted in the eastern corner of the property next to the toilet block, and a number of small shrubs along the south western fence line and enclosed verandah perimeter. The garden includes contemporary brick edged garden beds and a number of contemporary brick paths; one leading from the north western gate to the verandah and formal cottage entrance; one down the north eastern side of the cottage to the south eastern gate; and one from the rear landing of the enclosed verandah which wraps around the southern side of the slab hut before joining up with the timber ramp and kitchen landing on south eastern side of the cottage. An additional brick path connects the cottage's pathways to the front entrance of Sybil Vise's former brick residence on the adjoining allotment (7 Ballinger Crescent).

At the western corner of the cottage is a cast iron sugar evaporating pan from Feilding and Dixon's sugar mill that has been propped up for display. There is also a slab hut with a shingled roof near the southern corner of the cottage which was moved there in 1970 and a contemporary timber and corrugated steel toilet block near the western corner of the cottage.



**Figure 19:** Slab hut with shingled roof (AHS, 2019).



**Figure 18:** Contemporary toilet block (AHS, 2019).



**Figure 20:** South eastern verandah ramp access (AHS, 2019).





**Figure 21:** Sugar evaporating pan to the north west of the cottage (AHS, 2019).



**Figure 22:** Brick path and garden edges along the north western side of the cottage (AHS, 2019).

### 3.3 Cottage Exterior

The exterior of the building is incredibly intact. It is of single-skin construction with original 8" hand-dressed, tongue and groove boards fixed horizontally with external cross bracing. The north western and south eastern sides are mirrored in plan, each including two sets of original low-waisted timber and glass French doors. The north eastern (front) and south western (rear) sides of the building are also mirrored, each including four sets of original low-waisted timber and glass French doors with an original centrally placed low-waisted four-panelled timber door with a fixed glass transom window (the rear of the original building is enclosed). The front entrance door includes a centrally placed, low-waisted ceramic doorknob with an original lock and door knocker. A contemporary wooden shutter has been fixed to the north eastern side of the building.

The roof is a steeply pitched, pyramid design with a low-pitched roof over the open and enclosed verandahs. It is clad with contemporary red Colourbond corrugated steel finished with matching contemporary guttering. The south western side of the roof includes two original barrel roofed dormer windows with 1930s pressed metal hoods. An original unpainted brick chimney is located on the south eastern side of the roof. However, the original brick chimney cap (see Figure 14) has been removed and replaced with galvanised iron.

The opened verandah ceilings are unlined with original shingle battens and exposed rafters evident. The verandah includes stop chamfered timber posts with contemporary wire balustrading and timber decking. The front entry to the residence is on the north eastern side of the verandah and is accessed via contemporary brick steps. A contemporary timber ramp is located along the south eastern verandah.

The enclosed verandah is located along the south western side of the building which encompasses the early enclosed western and eastern verandah corners and the 1930s enclosure of the early verandah. The exterior is clad with pine weatherboards, early fixed sash and casement windows, 1930s timber doors and sash windows with metal window hoods. The original enclosed western verandah (now a bathroom) includes a timber casement window on the north western wall and a contemporary French door in the north eastern wall. The exterior walls also show evidence of the original south eastern external wall (prior to 1930s enclosure) and the original north eastern external wall (prior to the 1994 extension).



The original enclosed eastern verandah (now the kitchen) also includes a small timber extension, which houses the wood-fired oven and stove, which is associated with relocation of the kitchen inside of the main building the 1930s. It has a fixed glass window and a timber door leading onto a wooden landing which has brick steps.

The 1930s enclosed verandah extension includes four panelled sash windows with metal window hoods and a cross-braced door. The building exterior and down pipes are painted buff, with the exception of the kitchen stove extension which has been left unpainted.



**Figure 23:** South western side of the roof showing chimney and barrel roofed dormer windows with hoods (AHS, 2019).



**Figure 24:** Northern side of the verandah showing stop chamfer timber posts, decking, pitched verandah roof, and wire balustrading (AHS, 2019).



**Figure 25:** North eastern side of verandah (front entrance) showing unlined opened verandah with original shingle battens and rafters (AHS, 2019).



**Figure 26:** Original brick chimney with contemporary iron chimney cap (AHS, 2019).



**Figure 27:** North eastern elevation showing front entrance of the core building with horizontal tongue and groove boards and external cross bracing, (AHS, 2019).





**Figure 28:** Original low-waisted timber and glass panel French doors (AHS, 2019).



**Figure 29:** Original low-waisted, four-panel timber front door with glass transom window (AHS, 2019).



**Figure 30:** South eastern external wall showing the division between the early enclosure of the western verandah and the 1930s verandah enclosure (AHS, 2019).



**Figure 31:** North eastern external wall showing the division between the early enclosure of the western enclosed verandah and the 1994 extension (AHS, 2019).





**Figure 32:** South western side of the cottage showing enclosed weatherboarded verandah, sash windows with hoods, and back landing (AHS, 2019).



**Figure 33:** Eastern corner of the enclosed verandah showing weatherboarded kitchen area, early casement windows with 1930s hoods, and kitchen room extension with landing (AHS, 2019).



### 3.4 Cottage Interior – Lower Floor

The interior of the lower floor generally includes; original 8" hand-dressed, pit-sawn tongue and groove, beaded white beech boards fixed horizontally to the walls; original hardwood (beechwood) floorboards; and narrower VJ board ceiling linings dated to the late 19<sup>th</sup> or early 20<sup>th</sup> century. These features vary slightly across the different rooms due to past renovations and maintenance works.

#### 3.4.1 Hallway and Stairs

The hallway has a north east to south west orientation, running from the front entrance to the enclosed verandah entrance. The parlour, museum room (originally main bedroom) and dining room are accessed via wide timber framed doorways off the hallway. The enclosed verandah is accessed via the original rear external doorway which is missing a door (most likely removed during the 1930s enclosure). To the rear of the hallway is a wooden stairway leading into the attic which faces the south western enclosed verandah entrance. The stairway includes softwood stair treads and turned wooden balustrading. The hallway is slightly misaligned with the front and rear entrances, most likely to leave room for the later addition of the stairway. There are two original gas wall lamps surviving; one next to the front entrance and one next to the rear entrance, which were converted to electric power during the 1940s.

The original wall boards are painted off-white with blue skirting boards. The ceiling boards are original hand-dressed, pit-sawn tongue and groove, beaded white beech boards which are fixed perpendicular to the hallway's orientation. This suggests the hallway ceiling was originally lined, as the narrower VJ boarded ceilings are thought to be later additions (these ceilings were most likely originally lined with calico). The doorframes, transom window frames and ceilings are painted in a buff, similar to the exterior of the cottage.



**Figure 34:** Hallway looking towards the enclosed verandah from the front entrance (AHS, 2019).



**Figure 35:** Hallway looking towards the front entrance from the enclosed verandah (AHS, 2019).



**Figure 36:** Stairway into the attic showing wooden stair treads and balustrading (AHS, 2019).

### 3.4.2 Parlour

The parlour is located in the northern corner (front) of the building. The room includes original hardwood flooring and three original French doors with contemporary curtain rods which open onto the north western and north eastern verandahs. There is an original low waisted four-panelled timber door along the south eastern wall of the parlour that opens into the hallway and an original converted coal gas lamp hanging from the centre of the ceiling.

The original horizontal beaded wall boards have been plastered over and lined with a pale sage, leaf-patterned wallpaper. The skirting boards and cornicing have been painted blue and the ceiling has been painted cream. The interior door has been painted in blue colour with cream panelling as are the interiors of the French doors. The doorframes have been painted buff colour.



**Figure 37:** Parlour looking towards the hallway (AHS, 2019).



**Figure 38:** Parlour looking towards the north western verandah (AHS, 2019).



### 3.4.3 Museum Room (Main bedroom)

The museum room (formerly the main bedroom), is located in the eastern corner of the building. The room includes original hardwood flooring and three original French doors with contemporary curtain rods opening onto the north eastern and south eastern verandahs. There is an interior doorway located along the north western wall which opens into the hallway; however, the original low waisted four-panelled timber door is missing. There is also a contemporary hanging light located in the centre of the ceiling, an antique-style wall light fixed between the two French doors on the north eastern wall, and contemporary blinds across the French doors. There are original horizontal beaded wall boards along the north eastern and south eastern walls and the later addition 100 mm machined VJ boards lining the ceiling and the north western and south western walls. The walls, ceiling, and cornices have been painted light cream. The skirting boards, doorframes and interiors of the French doors have been painted blue.



**Figure 39:** Museum looking towards the south eastern verandah (AHS, 2019).



**Figure 40:** Museum looking towards the north eastern verandah (AHS, 2019).



**Figure 41:** Museum looking towards the hallway (AHS, 2019).

### 3.4.4 Dining Room

The dining room is located in the southern corner of the building. The room includes original hardwood flooring and three original French doors with contemporary curtain rods, with one French door opening onto the south eastern verandah; and the other two French doors opening into the 1930s enclosed verandah. There is an interior doorway located along the north western wall which opens into the hallway; however, the original low waisted four-panelled timber door is missing. An original brick fireplace with a wooden mantelpiece and sideboards and reproduction tiled hearth and iron surround is located along the north eastern wall. The chimney flue has been sealed and the fire box has been plastered and painted white with evidence the brick chimney overmantel was plastered and

painted in a similar fashion at some point. There is also an original converted gas hanging light located in the centre of the ceiling.

The original horizontal beaded wall boards are painted in an off-white; the skirting boards, cornices and doorframes are painted in a mid-buff (similar to the hallway); the interior and exterior of the French doors are painted white; and the narrow VJ boarded ceiling is painted in a mint green.



**Figure 42:** Dining room looking towards the south eastern verandah (AHS, 2019).



**Figure 43:** Dining room looking towards the Hallway (AHS, 2019).



**Figure 44:** Dining room looking towards the enclosed verandah (AHS, 2019).



**Figure 45:** Dining room looking towards the fireplace and sideboards along the enclosed verandah (AHS, 2019).



**Figure 46:** Original brick chimney/overmantel of the fireplace (AHS, 2019).



### 3.4.5 Bedroom

The bedroom is located in the western corner of the building. The room was originally divided into two separate rooms by a partition wall that ran from the north eastern wall to the south western wall, between the two French doors. Evidence of the original wall studs and the separation of the original floorboarding can still be seen along the floor. The eastern most bedroom was accessed via a set of French doors from the enclosed south eastern verandah (originally open verandah before the 1930s). The western most bedroom was accessed via two sets of French doors; one along the north western verandah and one along the enclosed south eastern verandah (which was also originally open verandah before the 1930s). There is an original converted gas light in the centre of the ceiling where the partition wall ran (lights were rehung in 1884). There is also a ceiling rose in the centre of the original western most bedroom ceiling, suggesting it was installed pre 1921 before the rooms were converted.

The original horizontal beaded wall boards, narrow VJ ceiling boards, door frames and the interior of the French doors are painted in mint green (similar to the dining room ceiling). The original 220 mm hand-dressed, tongue and groove boards at the top of the south eastern wall have been replaced with narrower VJ boarding (slightly wider than the ceiling boards), suggesting the boards were replaced possibly during the construction of the attic room walls (see Figure 65) or when the ceiling was lined. Similarly, the north eastern wall of the bedroom has been lined with the same VJ boarding. This most likely corresponds with the lining of the original core building's ceilings, which occurred prior to 1921 when the room was still partitioned. This suggests the wall was originally of single skin construction and unlined on the bedroom side, without skirtings.



**Figure 47:** Bedroom looking towards the north eastern wall showing later addition wall and ceiling VJ board lining (AHS, 2019).



**Figure 48:** Original floorboards showing joinery for partition wall division and wall studs (AHS, 2019).



**Figure 49:** Ceiling showing partition wall division, ceiling rose and converted gas lighting (AHS, 2019).



**Figure 50:** Bedroom showing original 8" hand-dressed, tongue and groove boards and narrow VJ board replacements on the top of the south eastern wall (AHS, 2019).



**Figure 51:** Bedroom showing French doors exiting onto the enclosed verandah along the south western wall and the open verandah along the north western wall. The later addition French doors of the bathroom are also visible (AHS, 2019).



### 3.5 Cottage Interior –Enclosed Verandah

The enclosed verandah is divided into three parts for the purposes of this CMP: The kitchen, the bathroom and the 1930s enclosure.

#### 3.5.1 Kitchen

The kitchen is located in the eastern corner of the enclosed verandah. It includes 100 mm shot edge floorboards and an unlined ceiling showing the corrugated steel roofing and original shingle battens and rafters. The original external bracing and single skin construction of the original core building's southern corner has been lined with 190 mm boards as has the remainder of the enclosed kitchen's interior walls. The extension housing the wood fired oven and stove is lined with corrugated steel and vinyl flooring with a pressed metal shelf.

There is a wooden shelf above the casement windows along the south eastern wall, a boarded and cross-braced door leading out onto a rear landing and an entranceway along the north western wall which leads into the 1930s enclosed verandah space. The walls, door and window frames are painted in an off-white; the corrugated steel stove area has been painted in a dark cream; and the ceiling and floor have been left unpainted.



**Figure 52:** Kitchen looking at the eastern corner showing floorboards, wall boards and unlined ceiling with shingle battens and rafters (AHS, 2019).



**Figure 53:** Kitchen looking at the oven and stove extension along the south western wall (AHS, 2019).



**Figure 54:** Kitchen looking at the entranceway into the 1930s enclosed verandah space (AHS, 2019).

### 3.5.2 Bathroom



**Figure 55:** Bathroom showing the original external bracing and single skin construction of the core building along the south eastern wall (AHS, 2019).

The bathroom is located in the north western corner of the enclosed verandah. It includes a ceiling lined with narrow VJ boards; wide beaded boards on the exterior walls and cross wall; and contemporary vinyl floor lining.

The south eastern cross wall includes wide beaded board linings which join to the external bracing and single skin construction of the original core building's external north western wall. The external bracing is thought to have been lined at some point but was most likely removed during the extension of the north eastern wall in 1994.

There is a four-panelled timber door along the south eastern wall which has been fixed upside-down and a French door along the north eastern wall which is not considered to be original. The walls, ceiling, casement window, door and door frames are painted in an off-white. The French door has been left unpainted.



**Figure 56:** Bathroom looking at the western most corner showing wall boards, vinyl flooring and casement window (AHS, 2019).



**Figure 57:** 1930s enclosed verandah looking at the door entering into the bathroom (AHS, 2019).



**Figure 58:** Bathroom looking at north western wall showing evidence of 1994 extensions (AHS, 2019).



### 3.5.3 1930s Enclosure

The 1930s enclosed verandah is located along the south western section of the cottage, in between the enclosed kitchen and bathroom. It has been partially divided into two spaces via a half-wall located in line with the north eastern side of the hallway. It includes a contemporary ceiling lined with narrow VJ boards and insulation; wide beaded boards on the exterior walls and cross walls; narrow tongue and groove floorboards; and the external bracing and single skin construction of the original core building's south western exterior wall. There is a boarded and cross-braced door along the south western wall which is in line with the hallway and the original rear entrance doorway. It leads out onto the rear landing. There are also two contemporary ceiling lights.

The walls and ceiling are painted in an off-white, similar to the kitchen and the doorframes and French doors are painted in a brilliant white.



**Figure 59:** 1930s enclosed verandah space looking towards the kitchen (AHS, 2019).



**Figure 60:** 1930s enclosed verandah space looking towards the bathroom (AHS, 2019).



**Figure 61:** 1930s enclosed verandah space looking from the hallway to the rear landing (AHS, 2019).

## 3.6 Cottage Interior – Attic

The attic includes two small bedroom spaces with throughways along the south western and north eastern walls. The north eastern throughway at the top of the stairway includes two timber boarded doors which separate the south eastern room and the north western room from the stairway. There are two centrally placed double hung sash windows along the south western walls of the two rooms. The perimeter walls and ceilings are lined with hand dressed beaded VJ boards (possibly red cedar or beech). The floorboards are constructed from hand-dressed shot edge beech boards. The partition walls dividing the attic rooms and the stairwell are of single skin construction with pit sawn boards believed to be of blue quandong [*Elaeocarpus grandis*]. The different timbers and finishes used in the construction of the attic suggests the attic was a later (but still very early) feature of the cottage which underwent a number of additions over time.

The timber boards are unpainted and there are no skirting boards or cornices.



**Figure 62:** Timber boarded door separating the stairway from the south eastern attic room (AHS, 2019).



**Figure 63:** Dormer, double hung sash window along the south western wall of the attic (AHS, 2019).



**Figure 64:** Throughway along the south western wall of the attic (AHS, 2019).



**Figure 65:** Wall stud of attic joined to lower floor wall stud (AHS, 2019).



**Figure 66:** Exposed studs on the stairway's north western wall (AHS, 2019).



### 3.7 Site Integrity

Pioneer Cottage, Buderim is in very good general condition and retains a high level of integrity. Although there have been some minor alterations and extensions over the years the original fabric, detailing and layout of the building and verandah has remained highly intact since construction. The most recent significant changes to the cottage occurred in the 1990s with a growth in numbers of cottage volunteers and the need to address ongoing maintenance and compliance issues.

Although no early furnishings are known to survive from the cottage's time as the Burnett's residence, Burnett descendants have donated many of the current cottage's furnishings (some of which may be original artefacts) allowing the building to retain a connection to its original occupants and an ability to interpret various aspects of how the cottage was used as a residence during the late 1800s.

The following section outlines the main alterations to the integrity of the Study Area generally. This section does not form a complete list of alterations. For a more detailed list of known alterations see Section 2.4.2: Table 3.

#### 3.7.1 External Alterations

- Enclosure of the south western verandah corners and replacement of original shingled verandah roof with corrugated iron sheeting (prior to 1910).
- Demolition of the detached kitchen wing, enclosure of the remaining south western verandah and construction of the internal kitchen (c.1930).
- Restumping, reconstruction of open verandahs and construction of post and rail fence (c.1966).
- Replacement of remaining shingled roof with corrugated iron (prior to 1941) and subsequent replacement with Colourbond sheeting (c.1976).
- Installation of wooden slab hut (c.1970s).
- Removal of early palm trees and replanting of garden (c.1984).
- Construction of timber access ramp (c.1991).
- Construction of toilet block and extension of bathroom wall (c.1994).
- Readjustment of chimney and replacement of brick chimney capping with galvanised iron, levelling of cottage grounds and relaying of garden paths (c.1996-1997).
- Replacement of damaged and deteriorating verandah flooring and bearers (c.2000).
- Restumping (post 2002).
- Painting of external walls, roof and verandah generally.

#### 3.7.2 Internal Alterations

- Construction of attic rooms and staircase (c.1882).
- Lining of lower floor ceilings and partitioned bedroom walls (pre-1921).
- Conversion of the rear partitioned bedrooms into one larger bedroom (c.1921).
- Installation of new kitchen in the eastern corner of the enclosed verandah (c.1930s).
- Conversion of coal gas lighting and electrical wiring (c.1940s).
- Replacement of electrical wiring and rehang of converted gas lights (c.1984).
- Wallpapering of parlour and hallway (c.1988).
- Insulation and lining of the ceiling in the 1930s enclosed verandah space (c.1994).
- Lifting and relaying of dining room floor (c.1996-1997).
- Replacement of French door glazing in the Sybil Vise museum and the parlour (c.2000).
- Painting of lower floor rooms generally.

### 3.8 Condition Observations

This section outlines key condition and issues observed during the physical inspection and should be read in conjunction with the physical description. The subfloor area and roof cavity could not be accessed during inspection and therefore condition issues associated with these areas were outside the scope of this CMP. However, a subsequent inspection of both areas was undertaken by a BHS member. The condition report for this inspection is included in Appendix O.

**Note:** Only elements that demonstrated a condition issue or warrant an observation (usually about impact to the integrity of the place) are outlined below. If an element has not been noted, then in general it can be assumed that it is in good condition, is relatively intact, or not deemed to be significant component of the place (see Chapter 4).

**Table 4:** Condition Observations – Pioneer Cottage, Buderim (AHS 2019).

| Element                          | #  | Condition/Observation   |
|----------------------------------|----|---|
| Roof                             | 1  | There is evidence of a large roof leak along the south western side of the cottage. This has caused: <ul style="list-style-type: none"> <li>Water damage and falling damp in the south western ceiling and wall of the dining room.</li> <li>Leaks above original boarding and external braces of the north eastern wall of the 1930s enclosed verandah adjoining the dining room.</li> <li>Damp in the south western ceiling and wall of the rear bedroom.</li> <li>Leaking roof above the dormer windows in the attic.</li> </ul> |
| Access Ramp                      | 2  | The inferior construction and connection of the access ramp to the south eastern corner of the cottage and verandah has resulted in: <ul style="list-style-type: none"> <li>Potential termite entry points where the timber access ramp connects to the open verandah. There are no ant caps or stirrups and the cottage is directly connected with the ground.</li> <li>Degradation and weathering of timbers where the ramp abuts to the open and enclosed verandahs.</li> </ul>  |
| Attic timbers                    | 3  | There is evidence of the degradation of timbers due to subterranean and dry wood termites in the south western wall and dormer windows of the attic.  |
|                                  | 4  | The interior dormer windows, window sills and walls show evidence of timber degradation and water damage due to leaking flashing and screws.  |
| Exterior Timbers                 | 5  | The exterior of the kitchen extension which housing the wood-fired oven and stove shows evidence of timber degradation and weathering due to poor construction.   |
|                                  | 6  | The exterior areas along the enclosed verandahs including the rear landings are potentially exposed to water damage, timber degradation and weathering due to poor construction and weatherproofing.  |
| Parlour Walls                    | 7  | The wallpaper in the parlour has cracked due to the natural movement of the cottage and the shrinking and swelling of the timbers and plaster linings.  |
| Vines and Garden Beds            | 8  | The vines growing along the eastern corner of the verandah and the garden beds along the north eastern verandah of the cottage are encroaching on the significant timber elements of building which can result in timber degradation and termite entry points.  |
| Transom Window                   | 9  | The glass pane in the transom window above the front entrance door is cracked.  |
| Parlour Room and Museum Flooring | 10 | Floorboards in the parlour room and hallway show higher weathering and wear and tear due to the prolonged opening of the doors and higher exposure to rain and foot traffic.  |
| Enclosed Verandah Flooring       | 11 | A number of floorboards in the 1930s enclosed verandah extension are loose and not flush with the floor. This is a potential health and safety tripping issue.  |
| Internal stairs                  | 12 | The softwood treads of the stairs show wear and tear from prolonged use.  |
| Verandah Tap                     | 13 | There is an exterior tap along the south eastern verandah balustrading which has the potential to cause water damage and timber degradation issues.   |



Figure 67: Plan and images showing condition issues 1 (AHS 2019)

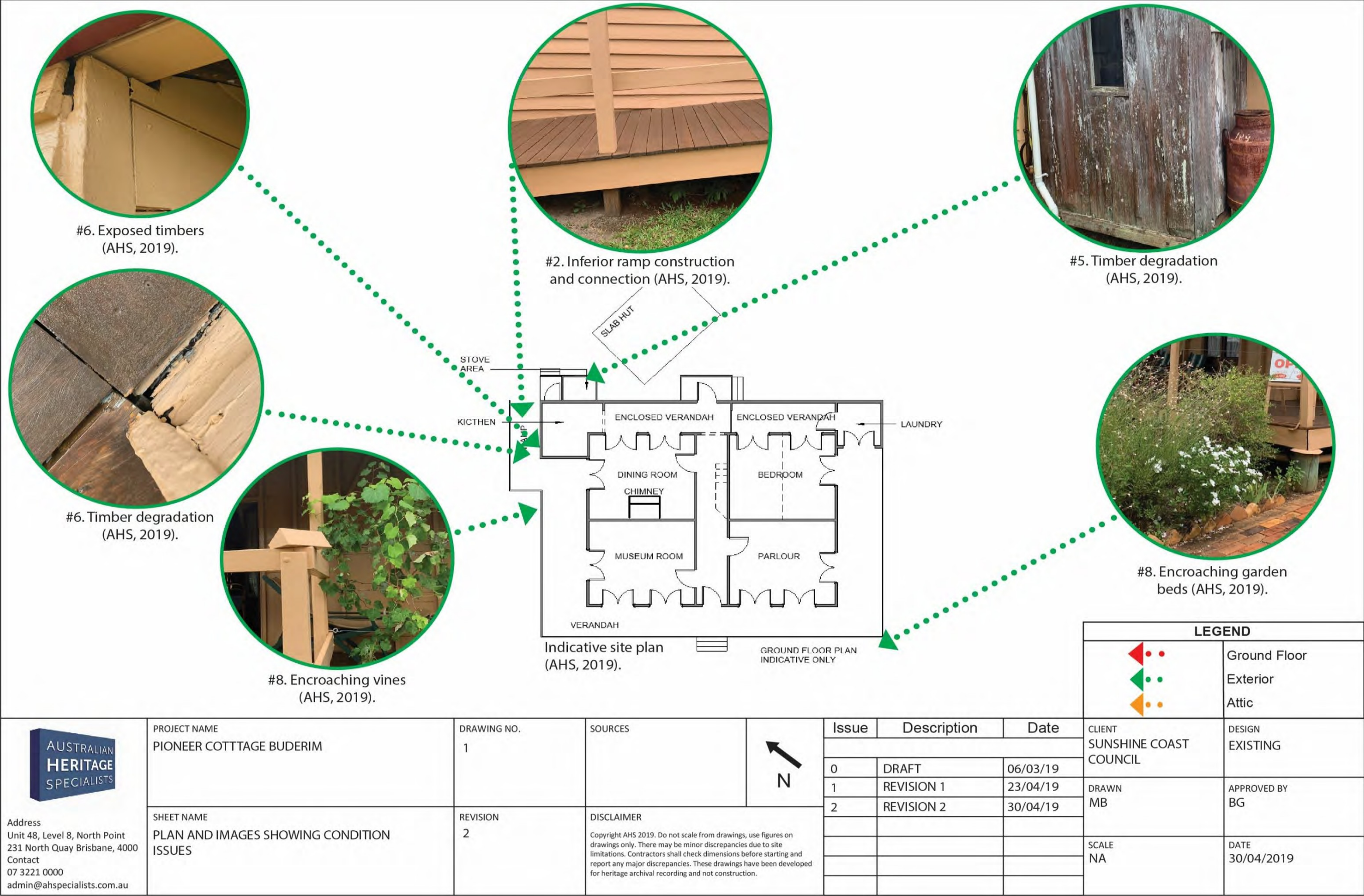




Figure 68: Plan and images showing condition issues 2 (AHS 2019)

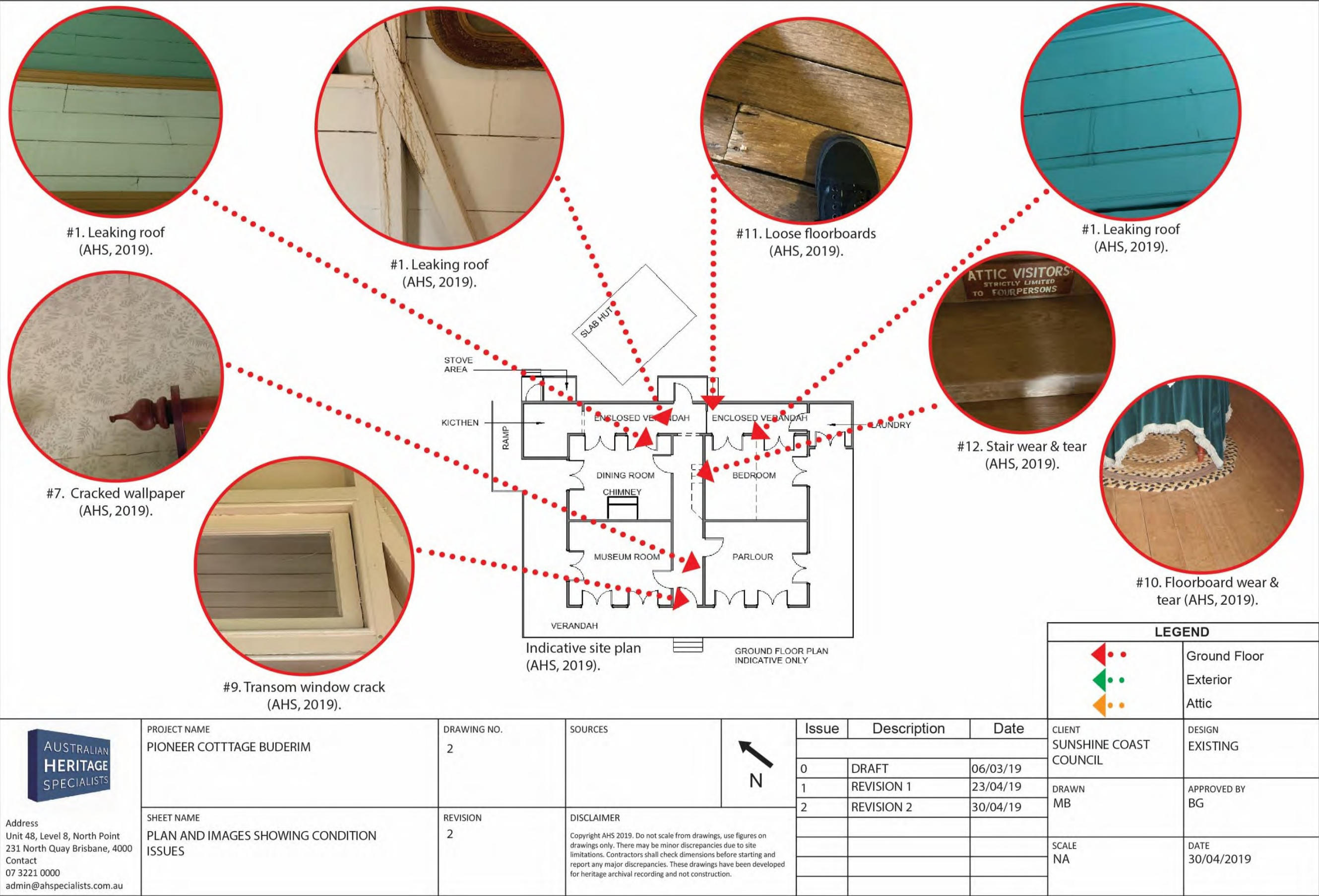
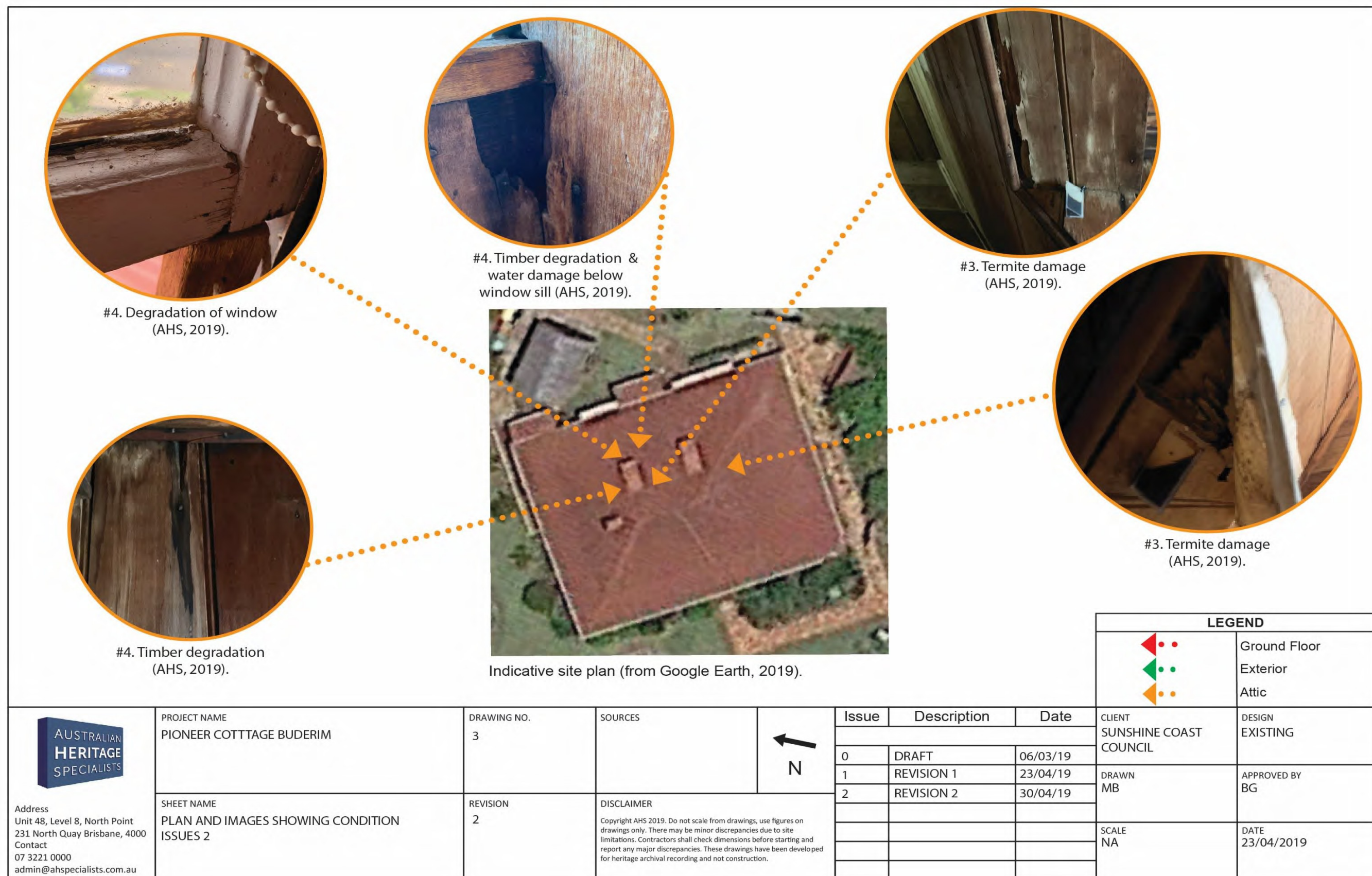




Figure 69: Plan and images showing condition issues 3 (AHS 2019)





## 4 Cultural Heritage Significance

### 4.1 Determining Historic Cultural Heritage Significance

Heritage recognises that some things from the past are important to people in the present and should be conserved for future generations. Heritage can be both tangible (buildings, archaeological places, landscapes, objects) or intangible (traditions, ideas, cultural practices). While some things are important because of their age, others are recognised for their associations, regardless of age.

Identifying the level of significance of a place helps determine how best to manage its historical cultural heritage values under existing Queensland heritage and planning legislation (DEHP, 2013). The assessment and management of heritage is therefore the assessment and management of significance.

The level of significance of a place including its elements is determined through the application of heritage criteria. In Australia, best-practice frameworks are guided by the *Burra Charter*, which outlines that tangible heritage exists in a place if it holds aesthetic, historic, scientific or social value for past, present or future generations. It is these values that are used to frame heritage criteria used by heritage agencies and statutory authorities.

#### 4.1.1 State Heritage Significance

A place is of state level cultural heritage significance if its heritage values contribute to our understanding of the wider pattern and evolution of Queensland's history and heritage. This includes places that contribute significantly to our understanding of the regional pattern and development of Queensland. Many regionally significant places highlight the diversity of Queensland's history and contribute to the representativeness of types of places entered in the Queensland Heritage Register (DEHP, 2013). State level cultural heritage significance is determined by the following criteria:

**Table 5:** QHR criterion for entry (AHS 2019).

| Criterion for entry onto the Queensland Heritage Register (State significance) |   |
|--|---|
| A  | If the place is important in demonstrating the evolution or pattern of Queensland's history.  |
| B  | If the place demonstrates rare, uncommon or endangered aspects of Queensland's cultural heritage.   |
| C  | If the place has potential to yield information that will contribute to an understanding of Queensland's history.                                 |
| D  | If the place is important in demonstrating the principal characteristics of a particular class of cultural places.                                |
| E  | If the place is important because of its aesthetic significance.  |
| F  | If the place is important in demonstrating a high degree of creative or technical achievement at a particular period.                             |
| G  | If the place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.         |
| H  | If the place has a special association with the life or work of a particular person, group or organisation of importance in Queensland's history. |

The relevant criteria for a place are grouped together into statements, which are collectively referred to as the statement of significance. (Note: a place must threshold for one or more criterion to be entered on the QHR).

Pioneer Cottage is entered on the Queensland Heritage Register as it is considered to threshold for state level cultural heritage significance.

## 4.2 Comparative Analysis

An assessment of significance is generally supported by a comparative analysis, which compares the place with other similar places to determine its degree of representativeness and rarity (amongst other things).

Pioneer Cottage, Buderim demonstrates the early development of Buderim Mountain as a successful agricultural and sugar growing settlement during the late 1800s. The cottage demonstrates the simple aesthetic characteristics of an early 1880s farmhouse constructed from local timbers and materials which are no longer available. Comparisons were therefore made based on the following criteria:

- Demonstrates the growth and development of early agricultural settlements and regions outside of Brisbane.
- Demonstrates an association with the life or work of an agricultural pioneers.
- Demonstrates the key aesthetic features of late 19<sup>th</sup> century and early 20<sup>th</sup> century timber residences.
- Demonstrates rare, uncommon or endangered aspects of Queensland's cultural heritage such as local resources which are no longer available.

**Table 6:** Comparative Analysis (AHS 2019).






| Register ID | Place  | Comparisons / Associations  |
|-------------|--|---|
| 602704      | Monsildale Homestead<br> | <ul style="list-style-type: none"> <li>• Constructed between 1871 and 1877 at Monsildale for James Steven.</li> <li>• Demonstrates an early and important era of cattle raising along the Brisbane River Valley which reflects the push towards closer settlement and the aggregation of pastoral selections.</li> <li>• A good example of a simple low set late 19<sup>th</sup> century timber homestead that was expanded in the early 20<sup>th</sup> century to accommodate a large family.</li> <li>• It showcases a range and quality of timbers and construction techniques.</li> <li>• It is comprised of a series of core rooms organised around a central hallway with an enclosed verandah and an L shaped extension.</li> </ul> |
| 602166      | Canambie Homestead<br>  | <ul style="list-style-type: none"> <li>• Constructed c.1880s, it is one of the oldest surviving residences on Buderim Mountain.</li> <li>• Demonstrates the growth and development of Buderim as an agricultural settlement.</li> <li>• Is associated with Joseph Dixon, an early Buderim Mountain sugar cane grower and mill owner.</li> <li>• A good example of a simple low set residence constructed from local timbers.</li> <li>• It showcases external cross bracing with single-skin construction, wrap around verandahs, enclosed rear verandah, French doors, and evidence of an early shingle roof.</li> </ul>   |

Table 6 continued:

| Register ID | Place  | Comparisons / Associations   |
|-------------|--|--|
| 600662      | <p>Mayes Cottage</p>  | <ul style="list-style-type: none"> <li>Constructed c.1886–1887 for the Mayes family, the cottage is one of the earliest surviving houses in the Kingston district.</li> <li>Demonstrates the growth and development of fruit growing, dairy farming and timber getting industries in regions south of Brisbane.</li> <li>Is associated with the Mayes family who were early pioneers of the district.</li> <li>A good example of a simple residence made from on-site timber resources.</li> <li>It showcases external cross bracing with single-skin construction and horizontally fixed wall boards, wrap-around verandah, pyramidal roof, four room core, enclosed rear verandah, original detached kitchen wing and the original 1872 slab hut.</li> </ul> |
| 601613      | <p>Koongalba</p>     | <ul style="list-style-type: none"> <li>Constructed c.1894 at Yandina for John Low.</li> <li>Demonstrates the growth and development of the timber industry in the Sunshine Coast region and the growth of Yandina as commercial centre from the late 1860s.</li> <li>Is associated with the Low and Grigor families who were prominent timber industry pioneers in the Maloolah and Maroochy areas.</li> <li>A good example of a simple low set timber residence.</li> <li>It showcases external cross bracing with single-skin construction, wrap-around verandah, a four-room core with central hallway, an enclosed rear verandah and original beech floorboards.</li> </ul>  |
| 602105      | <p>Fairview</p>     | <ul style="list-style-type: none"> <li>Constructed in 1907 at Maleny for the Pattemore family, it is one of the oldest surviving pit-sawn timber residences in the area.</li> <li>Demonstrates the growth and development of Maleny and its agricultural industries during the dairying boom of the late 1890s to the early 1900s.</li> <li>A good example of a simple low-set residence made from local timbers that are no longer widely available.</li> <li>It showcases external cross bracing with single-skin construction, wrap-around verandah, a four-room core, an enclosed rear verandah and a steeply pitched roof.</li> </ul>   |



#### 4.2.1 Summary Outcomes

Pioneer Cottage, Buderim is a remarkably intact example of an early timber cottage on the Sunshine Coast (c.1882), which demonstrates the principal aesthetic and architectural qualities of local building traditions in Queensland during the late 19<sup>th</sup> century. The local materials and timbers used in the construction of the cottage are now rare and demonstrate the availability and value of Buderim Mountain resources for the early timber industry.

The design of the cottage demonstrates the style of middle-class homes in Buderim during the 1880s and reflects the residential development of Queensland's rural areas during the late 19<sup>th</sup> century. It also demonstrates the specific style of the carpenter Harry Board who built similar cottages in the Buderim area, including one for John Kerle's brother, Ernest Burnett.

The cottage demonstrates the early development of Buderim Mountain as a successful timber getting area and agricultural settlement during the late 19<sup>th</sup> century which is associated with prominent sugar mill worker and Buderim Mountain pioneer John Kerle Burnett.

### 4.3 Statement of Significance

The Pioneer Cottage, Buderim is entered on the Queensland Heritage Register as provided below.

**Table 7:** Statement of significance: Pioneer Cottage, Buderim (QHR):

| Cultural Heritage Significance (State Significance) |   |
|---|---|
| <b>Criterion A</b>                                  | Pioneer Cottage, the former JK Burnett home erected c.1882-83, is important in demonstrating the early development of Buderim Mountain as an agricultural settlement, in particular the early success of sugar growing and sugar milling in the district. |
| <b>Criterion B</b>                                  | It is one of the oldest surviving residences on the plateau, remains substantially intact, and demonstrates the principal characteristics of an early 1880s farmhouse built of local timbers no longer generally available.                               |
| <b>Criterion D</b>                                  | It is one of the oldest surviving residences on the plateau, remains substantially intact, and demonstrates the principal characteristics of an early 1880s farmhouse built of local timbers no longer generally available.                               |
| <b>Criterion E</b>                                  | The rustic materials and simple form and plan have an aesthetic quality valued by the community.  |
| <b>Criterion G</b>                                  | The place has a special association for the Buderim community, as evidenced by their acquisition of the property for museum purposes in the mid-1960s.  |
| <b>Criterion H</b>                                  | Pioneer Cottage is significant for its close association with one of the early families of Buderim Mountain, the JK Burnetts, and for its close association with the work of the Buderim Historical Society.  |

### 4.4 Updated Analysis of Significance

A review of the QHR statement of significance finds that the current citation accurately captures the aesthetic, historic and socio-cultural heritage significance of the Pioneer Cottage, Buderim. Therefore, updates to the QHR citation are deemed unnecessary at this time.

## 4.5 Hierarchy of Significant Elements

Pioneer Cottage Buderim is comprised of specific elements that contribute to the significance of the place. These elements are generally graded according to the extent that they demonstrate the significance of the place. The hierarchy of significant elements is guided by the following criteria:

**Table 8:** Criteria for hierarchy of significance (AHS 2019).

| Grading     | Description   |
|-------------|---|
| Exceptional | Rare or outstanding element, exhibiting a high degree of intactness or other such quality(s) and is interpretable to a high degree, although alteration or degradation may be evident.            |
| High        | Featuring a high degree of original or early fabric or demonstrative of a key part of the place's significance, with a degree of alteration which does not unduly detract from that significance. |
| Moderate    | Altered or modified elements. Elements with some heritage value which contribute to the overall significance of the place.  |
| Low         | Difficult or unable to be interpreted, not an important function, subject to high alteration, potentially detracting from the significance of the place.  |
| None        | The element does not contribute to or detract from the significance of the place.   |
| Intrusive   | Damaging the site's overall significance, an aspect of the site's significance and/or significant fabric.   |

**Table 9:** Hierarchy of significant elements (AHS 2019).

| Location | Description         | Element                 | Grading     | Comments   |
|----------|---------------------|-------------------------|-------------|--|
| Exterior | Setting & Landscape | Cottage and setting     | Exceptional | The placement of the cottage within the hilltop setting is the original context of the cottage. Despite sub-divisions of the original Burnett land allotment, the location of the cottage adjacent to the main street and central business district is integral in demonstrating the historical development of Buderim Mountain from early settlement to the 21st century.   |
|          |                     | Fences & Gates          | None        | The fence is not original but is accurate for the period and offers aesthetic appeal.  |
|          |                     | Garden Beds & Plantings | None        | The garden beds and plantings are not original but offer aesthetic appeal.   |
|          |                     | Pathways                | None        | The garden paths are not original but provide safe public access around the property.  |
|          |                     | Toilet Block            | None        | The toilet block is a contemporary addition which has prevented the damaging of original cottage fabric due to bathroom installation. The toilet block neither contributes to nor detracts from the significance of the place and is accordance with original hygienic solutions of the era (i.e. out house).  |
|          |                     | Sybil Vise House        | None        | The Sybil Vise house is a contemporary addition to an adjoining land sub-division which has no heritage significance.  |
|          |                     | Sugar Evaporating Pan   | None        | The cast iron evaporating pan demonstrates the connection of the Burnetts with Dixons sugar mill and reflects the contemporary use of cottage as a museum space. Although the evaporating pan has historical heritage value in and of itself, it is not an original element and does not contribute to the heritage significance of the place.   |
|          |                     | Slab Hut                | None        | The slab hut is a representation of the original hut built on the site (which was rented by the Burnett family while Pioneer Cottage was being built) and reflects the contemporary use of cottage as a museum space. Although the slab hut has historical heritage value in and of itself as an original building from Ilkley, it is not an original element and does not contribute to the heritage significance of the place. |
|          | Roof                | Design                  | Exceptional | The steeply pitched pyramid roof is an original design element reflecting the late 19th century architecture of the building and is therefore considered to be of high significance.   |
|          |                     | Dormer Windows          | Exceptional | The attic windows are original design elements from an early renovation and are prominent aesthetic features of the building's façade. They are therefore considered to be of exceptional significance.  |



| Location | Description   | Element             | Grading     | Comments  |
|----------|---------------|---------------------|-------------|---|
|          |               | Dormer Window Hoods | High        | The window hoods are considered to be generally of early 20 <sup>th</sup> century fabric and design and show an important phase of building development. They are considered to hold interpretive and aesthetic heritage value.   |
|          |               | Material            | Low         | The Colourbond sheeting is a contemporary replacement. Although the original roof was shingled, corrugated steel roofing is sympathetic with other late 19 <sup>th</sup> century roofing materials while providing a durable contemporary solution for roof protection.   |
|          | Chimney       | Fabric & Design     | Exceptional | The locally hand-made brick chimney is an original intact element of the cottage and is therefore considered to be of exceptional significance.   |
|          |               | Chimney Cap         | None        | The original brick chimney cap has been removed and replaced with galvanised steel which neither contributes to nor detracts from the significance of the place.  |
|          | Verandah      | Ceilings & Rafters  | Exceptional | The opened verandah ceilings show original shingle battens and exposed rafters. These are rare and highly intact elements which demonstrate late 19 <sup>th</sup> century shingle roofing design and fabric and therefore are considered to be of exceptional significance.   |
|          |               | Stumps & Bearers    | High        | The original timber stumps and bearers have been replaced with CCA treated hardwood and galvanized steel substitutes over the years. However, the layout, low setting and timber materials used for the bearers and the stumps around the façade of the subfloor area are original design features and are therefore considered to be of high significance.                   |
|          |               | Decking & Posts     | High        | Despite replacement and reconstruction of the verandah decking and stop chamfered posts over the years the layout and timber materials are original design features.  |
|          |               | Front Steps         | Low         | Whilst the original location of the front steps, the brick materials are replacements of the original timber stairs and the later masonry steps.  |
|          |               | Wire Balustrading   | None        | The wire balustrading around the verandah perimeter is not original and neither contributes to nor detracts from the significance of the place. The original verandah did not have balustrading; however, the current wire balustrading is a contemporary health and safety solution which does not detract from the original aesthetics of the cottage.                      |
|          |               | Timber Ramp         | None        | The timber ramp is not an original design feature and neither contributes to nor detracts from the significance of the place. However, it does provide access compliance for the cottage and uses sympathetic materials to the cottage's fabric.  |
|          | Core Building | Walls               | Exceptional | The single-skin constructed walls with 8" hand-dressed, tongue and groove boards fixed horizontally with external cross bracing are original and made from locally sourced timbers. These are rare and highly intact elements which demonstrate late 19 <sup>th</sup> century core building design and fabric and therefore are considered to be of exceptional significance. |

| Location               | Description       | Element   | Grading     | Comments  |
|------------------------|-------------------|---|-------------|---|
|                        |                   | French Doors, Front Entrance Door & Door Fixtures | Exceptional | The French doors, front entrance door with transom window and door fixtures generally are of original design and fabric. They are presumably imported from Brisbane and contrast with elements made from local resources. These are highly intact elements which demonstrate late 19 <sup>th</sup> century core building design and fabric.   |
|                        |                   | Shutter   | Intrusive   | The shutter along the front verandah is contemporary and detracts from the interpretation and aesthetics of cottage.  |
|                        | Enclosed Verandah | Walls   | High        | The exterior walls of the enclosed verandah are clad with weatherboards and vertical wooden boarding (kitchen extension). They are considered to be generally of early 20 <sup>th</sup> century fabric and design and show an important phase of building development. They are considered to hold interpretive and aesthetic heritage value. |
|                        |                   | Windows, Window Hoods, Doors & Landings           | High        | The windows, window hoods, doors and landings of the enclosed verandah are considered to be generally of early 20 <sup>th</sup> century fabric and design and show an important phase of building development. They are considered to hold interpretive and aesthetic heritage value.   |
|                        | General           | Downpipes & Gutters                               | None        | The downpipes and gutters are contemporary and neither contribute to nor detract from the significance of the place.  |
| Interior – Lower Floor | Core Building     | Design & Layout                                   | Exceptional | The four-room core with central hallway is an original design feature that is a rare and highly intact element. It demonstrates late 19 <sup>th</sup> century core building design and therefore is considered to be of exceptional significance.   |
|                        |                   | Walls & Flooring                                  | Exceptional | The 8” hand-dressed, tongue and groove boards fixed horizontally, and hardwood floorboards are original and made from locally resourced timbers. These are rare and highly intact elements which demonstrate late 19 <sup>th</sup> century core building design and fabric and therefore are considered to be of exceptional significance.    |
|                        |                   | Stairway  | Exceptional | Although the stairway is not original, it is a very early and intact addition to the cottage which demonstrates late 19 <sup>th</sup> century design and fabric and reflects an important early phase of building development.  |
|                        |                   | Hallway Ceiling                                   | Exceptional | The hallway ceiling is of original hand-dressed, pit-sawn tongue and groove, beaded white beech boards. These are rare and highly intact ceiling elements within the cottage which demonstrate late 19 <sup>th</sup> century core building design and fabric and therefore are considered to be of exceptional significance.                  |
|                        |                   | Converted Gas Lighting                            | Exceptional | The converted gas lighting throughout the cottage is original and rare. They are therefore is considered to be of exceptional significance.   |

| Location | Description                  | Element   | Grading     | Comments   |
|----------|------------------------------|---|-------------|--|
|          |                              | Cornices, Architraves, Corner Moulds & Skirting | Exceptional | Cornices, architraves, corner moulds and skirting boards are generally considered original handmade elements and demonstrate late 19 <sup>th</sup> century core building design and fabric and therefore are considered to be of exceptional significance.   |
|          |                              | Door  | Exceptional | The interior doors are considered original elements and therefore are considered to be of exceptional significance.  |
|          |                              | Fireplace, Chimney and Sideboards               | Exceptional | The fireplace, chimney and sideboards in the dining room are generally highly intact, original elements which demonstrate late 19 <sup>th</sup> century design and fabric. They are therefore considered to be of exceptional significance.  |
|          |                              | Ceilings & Bedroom Walls                        | High        | The ceilings of the lower floor rooms, the south eastern and north eastern walls of the bedroom and the north western and south western walls of the museum room are made of narrower machined VJ boarding. They are considered to be generally of late 19 <sup>th</sup> to early 20 <sup>th</sup> century fabric and design and show an important phase of building development. They are considered to hold interpretive and aesthetic heritage value and are a key part of the place's significances. |
|          |                              | Ceiling Rose                                    | High        | The ceiling rose in the bedroom was possibly installed when the room was still partitioned as two separate bedrooms. However, it is the only ceiling rose within the cottage and is not consistent with the style and fabric of the core building rooms. It potentially detracts from the interpretive and aesthetic heritage significance of the building.  |
|          |                              | Wallpaper                                       | None        | The wallpaper is a contemporary addition to the parlour. It is unlikely the parlour walls were originally papered. More research is required.  |
|          | Enclosed Verandah - Kitchen  | Ceiling   | Exceptional | The kitchen ceilings show original shingle battens and exposed rafters. These are rare and highly intact elements which demonstrate late 19 <sup>th</sup> century shingle roofing design and fabric and therefore are considered to be of exceptional significance.  |
|          |                              | Walls & Kitchen Extension                       | High        | The wall linings and kitchen extension are considered to be generally of early 20 <sup>th</sup> century fabric and design and show an important phase of building development (with the exception of contemporary materials including the vinyl flooring and corrugated lining in the kitchen extension). They are considered to hold interpretive and aesthetic heritage value.   |
|          |                              | Floorboards                                     | Moderate    | The 100 mm shot edge floorboards are not original but show an important phase of building development which contributes to the overall significance of the building.   |
|          | Enclosed Verandah - Bathroom | Walls   | High        | The bathroom wall linings are generally of early 20 <sup>th</sup> century fabric and design and show an important phase of building development. They are considered to hold interpretive and aesthetic heritage value.  |



| Location               | Description               | Element               | Grading     | Comments   |
|------------------------|---------------------------|-----------------------|-------------|--|
|                        |                           | Door                  | High        | The four-panel timber door is of early 20 <sup>th</sup> century fabric and shows an important phase of building development. It is considered to hold interpretive and aesthetic heritage value.   |
|                        |                           | Ceiling               | None        | The ceiling linings are contemporary (c.1994) and do not contribute to or detract from the significance of the place.  |
|                        |                           | Flooring              | None        | The vinyl in the bathroom is contemporary and holds no heritage value.   |
|                        |                           | French Door           | None        | The French door is not original.   |
|                        | Enclosed verandah – 1930s | Flooring              | Exceptional | The flooring is considered to be consistent with original verandah decking and is therefore considered of exceptional significance.  |
|                        |                           | Walls                 | High        | The walls are of early 20 <sup>th</sup> century fabric (potentially late 19 <sup>th</sup> century fabric from the original kitchen wing which has been repurposed) which shows an important phase of building development. It is considered to hold interpretive and aesthetic heritage value.   |
|                        |                           | Flooring              | High        | The flooring is be consistent with original verandah decking and is therefore considered to hold interpretive and aesthetic heritage value.  |
|                        |                           | Ceiling               | None        | The ceiling linings are contemporary (c.1994) and do not contribute to or detract from the significance of the place.  |
|                        | General                   | Contemporary Lighting | None        | The contemporary lighting neither contribute to nor detract from the significance of the place.  |
| Interior – Upper Floor | Attic                     | Fabric & Design       | Exceptional | The wall, ceiling, flooring, doors and windows of the attic are highly intact, very early elements which demonstrate late 19 <sup>th</sup> century design and fabric made from locally sourced timbers, which remain unpainted. The attic is therefore considered to be of exceptional significance.   |
| Furnishings            | General                   | Interior              | Moderate    | Although no original furnishing items are known to survive from the cottage's time as the Burnett's residence, Burnett descendants have donated many of the current cottage's furnishings (some of which may be original artefacts) allowing the building to retain a connection to its original occupants and an ability to interpret various aspects of how the cottage was used as a residence during the late 1800s. Therefore, furnishings are generally considered to be of moderate significance (preliminary assessment only). |

## 4.6 Archaeological Potential

The extensive sub-division of the original land owned by the Burnett's over the years for residential development, the construction of Ballinger Crescent and the suspected repurposing of the kitchen wing's building materials for use in the 1930s enclosed verandah suggests there is low archaeological potential for significant sub-surface finds such as the original kitchen wing's chimney footings.

However, there is potential for sub-surface incidental finds such as ceramics, bottles and personal household items which have the potential to answer archaeological research questions about the day to day use of the cottage and the lives of its early occupants, particularly in areas underneath the verandah.

The cottage also has surface archaeological potential which could yield further information about phases of construction and alteration. The following potential archaeological matters should be considered during future changes to the place:

- Is there archaeological evidence of the original kitchen wing building materials used in the construction of the 1930s enclosed verandah?
- Is there archaeological and historical evidence to suggest the parlour and hallways were originally wallpapered?

A process to manage any incidental finds that might occur during ground disturbing works on the site is included in Appendix D.

## 5 Issues and Obligations

This chapter outlines some of the readily identifiable issues and obligations associated with Buderim Pioneer Cottage and is based upon the assessment completed in the previous sections of this report and its entry as a State heritage place on the QHR.

### 5.1 Obligations for Making Change

Most changes proposed to heritage places are regarded as development and require approval before any work is undertaken. The *Planning Act 2016* and the *Queensland Heritage Act 1992* regulate development on State heritage places entered on the Queensland Heritage Register to protect their cultural heritage significance and ensure their values are not unduly or inadvertently reduced, damaged or destroyed. There are three different types of approvals required, (depending on the type of work proposed) on a State heritage place entered on the QHR:

1. [General Exemption Certificate](#): Provides approval for certain work without the need for an application to DES.
2. [Exemption Certificate](#): Required for work that is not covered by the General Exemption Certificate, but will have a low impact on the significance of a place. Application is made directly to DES.
3. [Development Approval](#): Required for development activities that will impact the significance of the place. 'Development' is defined by the *Planning Act 2016*, and each definition includes additional clauses that apply only to places on the QHR (see State Code 14 – Queensland Heritage).

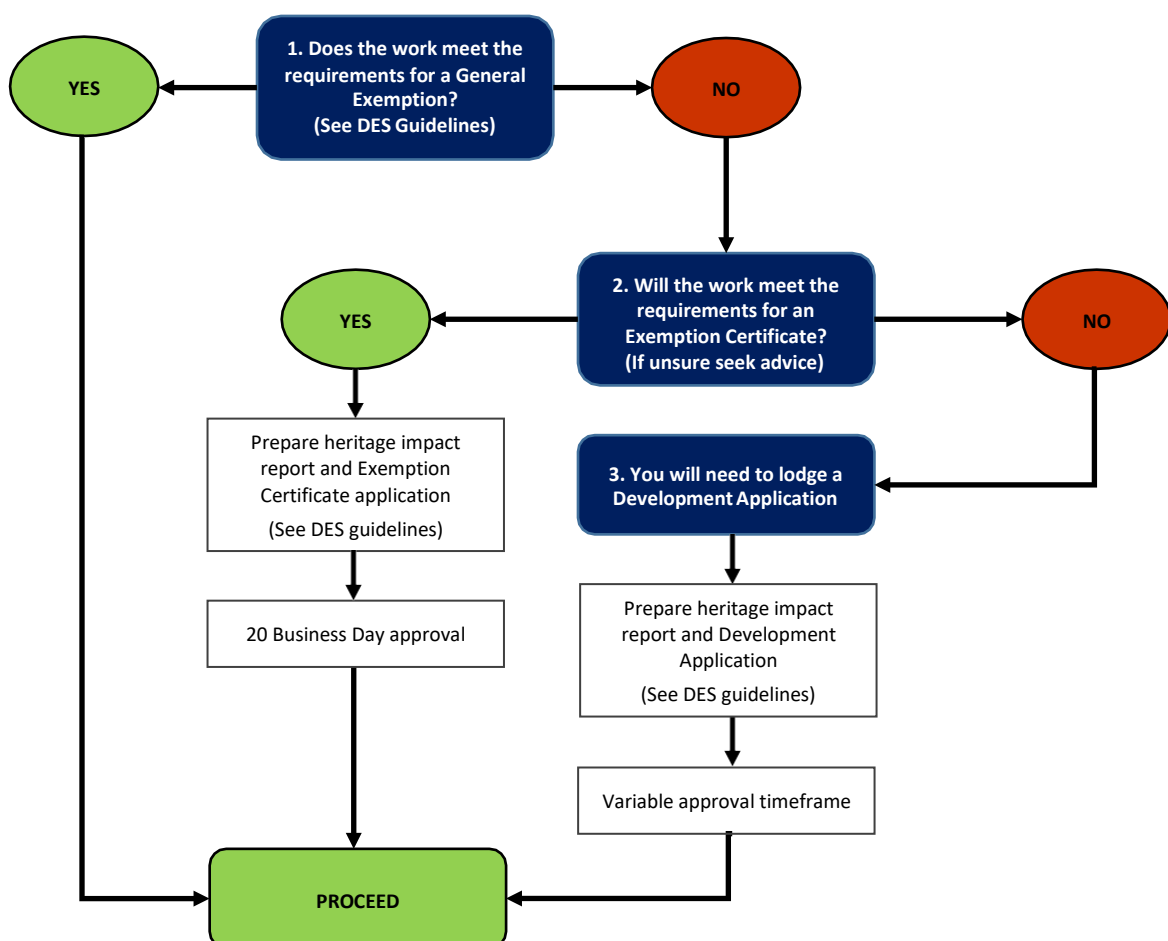


Figure 70: DES assessment and approval process flow chart.



**Table 10:** DES levels of assessment and approvals (AHS 2019).

| Level                         | Comments  |
|-------------------------------|---|
| General Exemption Certificate | <p>Approval, with conditions, for:</p> <ul style="list-style-type: none"> <li>• Regular maintenance and cleaning of structures to preserve their condition, prevent deterioration and monitor maintenance issues.</li> <li>• Maintaining surface condition of painted finishes to extend the workable life of a paint system and protect building fabric from deterioration.</li> <li>• Minor repairs, following the Burra Charter principle of doing as little as possible and only as much as is necessary to retain and protect the element (e.g. roof guttering, roof sheeting).</li> <li>• Regular maintenance and ongoing care of parks, gardens and other landscape elements helps to preserve planting schemes, keep important specimens in good health and monitor arising maintenance issues.</li> </ul> <p><b>Always read the General Exemption Certificate for particular actions in detail before undertaking work. Approved actions are supported by technical notes.</b></p>   |
| Exemption Certificate         | <p>Typical work may include (but not limited to):</p> <ul style="list-style-type: none"> <li>• Minor work to built structures.</li> <li>• Removal of debris from former structures.</li> <li>• Removal of intrusive elements (must demonstrate first the element is intrusive).</li> <li>• Removal of healthy trees (and not a Class 1 declared pest).</li> <li>• Prune more than 20% of the canopy (height or width) of trees.</li> </ul> <p><b>Always contact DES to determine if the proposed work will be covered by an Exemption Certificate.</b></p>  |
| Development Approval          | <p><u>All</u> 'development' as defined in the <i>Planning Act 2016</i> requires approval. Development to a DES place includes:</p> <ul style="list-style-type: none"> <li>• Building work, as well as: <ul style="list-style-type: none"> <li>❖ Altering, repairing, maintaining or moving a built, natural or landscape feature on the place.</li> <li>❖ Excavating, filling or other disturbances to land that damage, expose or move archaeological artefacts, as defined under the QHA, on the place.</li> <li>❖ Altering, repairing or removing artefacts that contribute to the place's cultural heritage significance, including, for example, furniture and fittings.</li> <li>❖ Altering, repairing or removing building finishes that contribute to the place's cultural heritage significance, including, for example, paint, wallpaper and plaster.</li> <li>❖ Building work in these circumstances does not include development for which an Exemption Certificate has been issued.<sup>1</sup></li> </ul> </li> <li>• Plumbing or drainage work.</li> <li>• Operational work.</li> <li>• Reconfiguring a lot.</li> <li>• Material change of use.</li> </ul> |

<sup>1</sup> DES should indicate which application is required in the early planning stage of a project.

### 5.1.1 Essential Maintenance Work

DES may give a notice to the owner of a Queensland heritage place that requires them to undertake [essential maintenance work](#). The work is generally of a 'minor nature' intended "to prevent serious or irreparable damage or deterioration". Examples of essential maintenance work provided by DES include:

- Refixing loose roof or wall boards.
- Removing fire hazards.
- Maintaining existing fire management systems.
- Keeping a building secure.
- Shutting down electricity or gas services to an unoccupied building.
- Taking steps for managing or eradicating termites or other insects.

DES will generally identify the need for essential maintenance during a review of places on the QHR. DES will contact the owner and advise them of the required work. If the work is not carried out, then DES will issue the notice requiring the work to be completed in a reasonable period of time.

### 5.1.2 Archaeological Potential

Archaeological potential is [protected](#) under the QHA. The relevant clauses of the QHA state:

Requirement to give notice about discovery of archaeological artefact:

- 1) A person who discovers a thing the person knows or ought reasonably to know is an archaeological artefact that is an important source of information about an aspect of Queensland's history must give the chief executive a notice under this section.
- 2) The notice must:
  - a) be given to the chief executive as soon as practicable after the person discovers the thing; and
  - b) state where the thing was discovered; and
  - c) Include a description or photographs of the thing.

Offence about interfering with discovery

- 1) This section applies to a thing for which a person has, under section 89, given the chief executive a notice.
- 2) A person who knows that the notice has been given must not, without the chief executive's written consent or unless the person has a reasonable excuse, interfere with the thing until at least 20 business days after the giving of the notice.

### 5.1.3 Emergency Work

[Emergency work](#) is sometimes required if a structure fails and becomes a safety hazard (typically following a severe storm or flooding). Immediate emergency work to stabilise the structure is permissible according to the following conditions:

Emergency work can be carried out at a Queensland Heritage Place and a local heritage place without first seeking a permit. Emergency work is work that is necessary because of an emergency endangering the life or health of a person or the structural safety of a building. If practicable before starting the work, the advice of a registered engineer or heritage professional should be obtained. In planning and carrying out the emergency work, the person undertaking the work must take all reasonable steps to ensure the work is reversible.

If it is not reversible, the person must be able to demonstrate that they have tried to keep the impact of the work on the cultural heritage significance of the place to a minimum. As soon as possible after starting the work, the person must:

- Give written notice to DES that they are carrying out emergency work.
- Apply for any permits that would otherwise be required for the work.

If approval is subsequently refused, all emergency work must be removed as soon as practicable.

## 5.2 Condition of the Place

A general description of the condition of the heritage listed Buderim Pioneer Cottage is provided in Chapter 3. Overall, the BHS management committee has been dedicated to the best practice conservation and management of the Pioneer Cottage, which is reflected in the generally very good condition of the building and its setting and the comprehensiveness of associated policies and plans. However there are some issues that require immediate attention and monitoring. These are:

- Roof leaks – along the south western side of the cottage.
- Access ramp - poor construction and termite entry points.
- Attic timbers - degradation of timbers due to subterranean and/or dry wood termites in the south western wall and dormer windows of the attic. The interior dormer windows, window sills and walls also show evidence of water damage.

All issues are addressed in the conservation policies in the following chapter. A number of the condition issues are related to cumulative effects of water damage, termite damage and entry points, garden beds and irrigation systems against building timbers, general wear and tear and weathering. A streamlined approach which collectively targets these issues is most likely to succeed.

## 5.3 Opportunities

### 5.3.1 Further Investigations

Further detailed research and archaeological investigations are likely to reveal more detailed knowledge about the history of the place, including information relating to; the original landscape design and setting; the reuse of the original kitchen wing building materials; and whether the parlour and hallway were originally wallpapered. Such information aids a better understanding of the place and therefore more positive conservation outcomes.

### 5.3.2 Interpretation Opportunities

Although Buderim Pioneer Cottage already presents relatively successful measures to interpret the heritage values of the place, an important opportunity remains to ensure that the fabric itself remains interpretable. Continued use of the place for functions, school excursions or events should be encouraged and the future implementation of new technologies such as virtual reality and QR codes (as examples) should be considered as a strategy to reduce signage and display limitations. Further investigations outlined in 5.3.1 could inform a better overall interpretation strategy if considered alongside these other opportunities.



## 6 Conservation Policies

This management plan has developed the following conservation policies for Buderim Pioneer Cottage using best practice principles. It provides the framework for managing the place's heritage values. The policies have been developed to reflect and support the assessment presented in this CMP in order to retain the heritage significance of the place.

The policies refer to specific terms outlined in the *Burra Charter*.

**Table 11:** *Burra Charter* terms (AHS 2019).

|                     |  |
|---------------------|--|
| <b>Conservation</b> | Conservation means looking after a heritage place to ensure its cultural significance is maintained and conserved. |
| <b>Fabric</b>       | Fabric refers to all physical materials of the place, including elements, fixtures, contents and objects.          |
| <b>Restoration</b>  | Restoration means restoring existing fabric to an earlier condition.   |
| <b>Preservation</b> | Preservation is the maintenance of the place's existing fabric in its present condition.                           |
| <b>Adaptation</b>   | Adaptation refers to additions or alterations or changes for with compatible uses.                                 |

### 6.1 Conservation Approach

These policies underpin the management of the Buderim Pioneer Cottage's heritage values by providing guidance about heritage best practice. All of the policies have been prepared in accordance with the *Burra Charter*, which states that places of cultural significance must be conserved for present and future generations. The key conservation principles as outlined in the *Burra Charter* are:

- Places of cultural significance should be conserved
- A place's significance should be retained
- Conservation must form part of the place's management framework
- Respect existing fabric, uses, associations and meanings
- Use qualified and experienced personnel
- Do as much as necessary but as little as possible

#### 6.1.1 Conservation Overview

- Policy 1:** *The Buderim Pioneer Cottage should be managed in accordance with the significance of the place and the principles established in the Burra Charter.*
- Policy 2:** *People skilled and experienced in the conservation of historic places should assist with the planning, design and implementation of maintenance and development programs for Buderim Pioneer Cottage.*
- Policy 3:** *Activities that occur in or near the Buderim Pioneer Cottage, including use, maintenance and new development, should not impact the significance of the place as identified in the heritage citation and this CMP.*
- Policy 4:** *All work undertaken at the Buderim Pioneer Cottage should be in accordance with the Queensland Heritage Act 1992 and the SCC planning scheme*
- Policy 5:** *Work undertaken to any element or feature of the Buderim Pioneer Cottage should be undertaken by suitably qualified professionals with experience working with heritage places and fabric.*

### 6.1.2 [Documentation and Review](#)

This conservation plan is an important document relating to the management and future use of the Buderim Pioneer Cottage and should be acknowledged formally by BHS, BWMCA and SCC, including the Action Plan.

**Policy 6:** *The CMP should be formally endorsed by the owners, users and SCC as the framework for managing Buderim Pioneer Cottage's heritage values.*

This CMP is based on current circumstances and uses available evidence. To ensure the continued conservation and care of the place the management policies will require review.

**Policy 7:** *This CMP should be reviewed within five years of endorsement and revisions and amendments undertaken as necessary to maintain a current and relevant guide for the place's heritage values.*

The Buderim Historical Society also has developed a number of relevant plans and policies relating to the long and short-term management of the Buderim Pioneer Cottage including; a Strategic Plan 2018-2023 (Appendix I); an Interpretation Plan Stage 1 2018 (Appendix J); a Preservation Needs Assessment Action Plan (Appendix K); a Cleaning and Housekeeping Policy (Draft) (Appendix L); a Disaster Preparedness Plan 2019 (Appendix M); and a Health and Safety Plan 2019 (Appendix N); and a Collections Policy 2018-2023 (Appendix P).

**Policy 8:** *Where necessary, all relevant BWMCA and BHS plans and policies relating to the ongoing management, interpretation and conservation of the Buderim Pioneer Cottage should be amended to correspond with the policies, action plan and implementation plan outlined in this CMP.*

### 6.1.3 [Access to this Document](#)

The *Burra Charter* outlines that all records associated with a place must be maintained and made publicly accessible (where appropriate).

**Policy 9:** *A copy of this CMP should be kept by the owners, users and SCC and also submitted to DES's Cultural Heritage Branch as a record of the site's conservation policies.*

**Policy 10:** *All personnel responsible for the Buderim Pioneer Cottage should receive a copy of this CMP to ensure the significant values and conservation policies are understood and implemented by the relevant department when planning, maintenance or development is undertaken that may impact the place.*

**Policy 11:** *A copy of this CMP should be made available to the general public and users of the place, for example a copy should be lodged in SCC Council Libraries or made available on-line.*

**Policy 12:** *In order to guide decisions to undertake work on Buderim Pioneer Cottage in the future, consideration should be given to:*

- *Provision of copies of historical documents in hard copy to the SCC and to enable each associated party to gain access to information.*
- *Inclusion of all documents for repairs and new works carried out at the site.*
- *Inclusion of all conservation reports and conservation plans, including this CMP and any future revisions of the CMP.*

#### 6.1.4 Archival Recording

An Archival Recording is generally utilised when significant changes occur. The rigour of the details captured in the archival recording are generally dependent upon the level of work proposed to be undertaken and the significance of the fabric potentially affected.

**Policy 13:** *An archival recording to the Department of Environment and Science (DES) standards should be prepared prior to any changes to the place.*

**Policy 14:** *The archival recording should be prepared by a qualified heritage consultant and seek to ensure the current fabric and condition is recorded in detail and a record kept by DES and SCC.*

#### 6.1.5 Compliance and Training

Compliance and training measures should be implemented so that people remain aware of the significance of the place and take appropriate steps to maintain the place's heritage values, particularly tradespersons.

**Policy 15:** *Cultural heritage training material that outlines the significance of the Buderim Pioneer Cottage and the responsibilities required to manage this significance should be developed and form the basis for staff and contractor induction and training.*

**Policy 16:** *The information and material used for training should be based upon this CMP.*

**Policy 17:** *Awareness training should be developed on the basis of the training material for staff that are involved with the maintenance and work undertaken on the site as well as relevant SCC personnel.*

**Policy 18:** *Suitable supervision of repairs and maintenance activities should be completed, particularly when extensive works at the cottage are proposed, to ensure that compliance is maintained across the heritage boundaries of the place.*

## 6.2 **Priority Works**

#### 6.2.1 Urgent Repairs

Overall, the building is in excellent condition, with a small number of major issues that require urgent attention.

**Policy 19:** *Urgent repairs to the Buderim Pioneer Cottage should be considered as a priority, particularly the repairing of roof and dormer window leaks, conducting a pest inspection and repairing termite damage, and amending access ramp compliance issues.*

**Policy 20:** *The Action Plan (Section 7.3) should be implemented as the recommended program to maintain the Buderim Pioneer Cottage site. Items of HIGH priority work ideally should be undertaken as part of a single, coordinated program if possible.*



### 6.2.2 Maintenance and other works

The key to caring for the building is not in major restoration, but in the constant and regular maintenance of the existing fabric of the building and grounds. Some elements will require more radical intervention to ensure that structural integrity or long-term conservation is addressed but most will require an approach that repairs damage as it occurs.

**Policy 21:** *Adequate and intelligent cyclical maintenance and timely major repair should be accepted as a vital part of the conservation program.*

**Policy 22:** *Commence the Maintenance Plan in section 7.4 and ensure it remains relevant and up to date – (as a guide for regular and necessary inspections).*

**Policy 23:** *Address the other minor repair issues noted in the Condition Observations (Section 3.8) (These are also included in the Action Plan and Maintenance Plan).*

## 6.3 **Conserving the Place**

The Buderim Pioneer Cottage has significance to the locality of Buderim, to the Sunshine Coast and to the state of Queensland. As a highly original and intact cottage from the late 19<sup>th</sup> century, a gentle approach is recommended for the conservation of the cottage. In that approach, all aspects relating to the early history of the place are of primary importance and should be conserved.

The patination and evidence of use of the cottage is important. The aim should be to allow the place to exist in a 'conserved' state rather than making the building and its site look new and 'over restored'. This does not mean that overall condition should be allowed to go unchecked. Rather, it is about a philosophy of conservation, which calls for gentle and minimal intervention in the fabric and the idea that the early fabric has stories to tell about the place, which is included in the patina of age.

Pressures are likely to be placed on the cottage to accommodate higher visitation numbers, which has the ability to cause harm by 'loving the place to death' if unchecked. No new structures or extensions to existing buildings should be allowed on the site, unless they are based upon significant rigour from a heritage perspective.

Ideally, any new development should seek to utilise the adjoining allotment, including the redevelopment of the Sybil Vise house, for compatible use to the museum.

### 6.3.1 General Guidelines

As a simple but well detailed building, the evidence of the way the Buderim Pioneer Cottage was originally used survives within the internal and external building fabric. Any original elements are pivotal to the place's significance.

**Policy 24:** *Significant elements on the site should be retained and conserved.*

A gentle conservation approach for the cottage is called for in which existing elements are conserved and maintained rather than being replaced. The most appropriate approach to the conservation of this part of the site is a gentle one, which does 'as much as necessary and as little as possible'.

Part of the significance and pleasure of the cottage is the evidence of wear and patination. The aim of any conservation program should not be to make the buildings, elements and setting look new.

**Policy 25:** *The early fabric should be retained and conserved rather than being restored or replaced.*

**Policy 26:** *Any conservation work necessary should attempt to retain the evidence of wear and 'patina of age'.*

### 6.3.2 [Use](#)

The current use of the place as a building for the BHS and BWMCA is considered appropriate, however it is noted that the environmental conditions for storage of archival documents and materials may not be suitable in all cases.

**Policy 27:** *Buderim Pioneer Cottage should continue to encourage the use of the place for museum functions, school excursions or events.*

**Policy 28:** *Should changes occur to the current use, any future use should be consistent with the significance of the place.*

**Policy 29:** *All usage should be planned to protect the place's cultural heritage values and must not involve changes to the spatial arrangement of the cottage.*

### 6.3.3 [Interpretation](#)

The Buderim Pioneer Cottage has an Interpretation Strategy in place for managing the cultural heritage values and significance of the place.

**Policy 30:** *The interpretation and presentation of Buderim Pioneer Cottage should be an evolving and developing process which seeks to enhance its associations and connections by continually updating the Interpretation Strategy (Appendix J) to reflect changing social and cultural values and new interpretation opportunities. Further investigations outlined in 5.3.1 could inform a better overall strategy if considered alongside other opportunities presented in the Interpretation Strategy 2018.*

**Policy 31:** *The Collections Policy (2018), Interpretation Strategy (2018) and the Preservation Needs Assessment (2019) should be updated to reflect the management recommendations, maintenance plan and interpretation opportunities outlined in this CMP (where appropriate).*

**Policy 32:** *The Collection Policy should reflect the principle that although Buderim Pioneer Cottage functions as a museum, it should not act as a repository for 'antique collectables' or 'old things' but should consider the significance of the place, its context and setting, and its specific associations and connections to the past and present socio-cultural values of Buderim and Queensland.*

## 64 Managing Change

### 6.4.1 [General Guidelines](#)

The following guidelines are provided to assist with any proposed changes:

- Maintain a simple and uncluttered landscape and setting
- Use remains connected with the community of Buderim.
- Any future use of the place should be consistent with the significance of the place and avoid complex alterations and change.
- Any works proposed within the grounds of the Buderim Pioneer Cottage consider the archaeological potential and manage accordingly (See Appendix D).

#### 6.4.2 [Change Informed by Significance](#)

The understanding of the levels of significance helps introduce the flexibility necessary for the management of change.

- Policy 33:** *Any new developments at Buderim Pioneer Cottage should not impact on the heritage significance of the place.*
- Policy 34:** *Buderim Pioneer Cottage and its setting is highly intact. Changes which have the potential to directly impact significant elements and fabric should be carefully planned and should be carried out in a reversible manner.*
- Policy 35:** *Elements of Primary significance must not be impacted unless there is no prudent and feasible alternative reasonably available and the objective reached by the activity be deemed integral to the overall conservation and use of the place.*
- Policy 36:** *Elements of secondary could be removed or altered if the overall conservation of the place is improved by this action, assuming this action does not impact on elements of primary or secondary significance.*
- Policy 37:** *The more significant a concept, fabric, relationship, space or vista, the more rigour and care should be exercised in preparing proposals that may affect the place – the objective being to ensure that any new work will not reduce, but instead reinforce, the identified significance of the place.*
- Policy 38:** *Existing elements of no heritage value can be removed or replaced as required.*
- Policy 39:** *Existing elements of intrusive heritage value should be removed as soon as opportunity arises.*
- Policy 40:** *No other elements or structures should be relocated to this site from other sites.*
- Policy 41:** *Any new infrastructure such as access ramps and paths should be designed carefully to minimise impact on existing heritage values, and where possible be reversible in nature.*

#### 6.4.1 [Adjacent Development](#)

Should it be decided that new structure(s) or renovations be undertaken on the adjacent land (7 Ballinger Crescent) then careful management is critically important. The following general principles should apply:

- Policy 42** *Any new adjoining development must not exceed the height of the Buderim Pioneer Cottage or dominate the building and its setting.*
- Policy 43:** *Any new structure(s) should be well clear of the existing heritage building.*
- Policy 44:** *No period detailing or decorative elements that distort the interpretation of the overall site and buildings should be applied to new structures.*
- Policy 45:** *The location and points of access for new structures should not impact on the points of access to the heritage building.*



## 7 Implementation Plan

### 7.1 Purpose of the Implementation Plan

The implementation plan consists of two ‘plans’: Action and Maintenance. The action plan applies to recommended actions identified in the CMP for particular elements of the heritage listed Buderim Pioneer Cottage. The maintenance plan includes recommended maintenance tasks that should occur at regular intervals. A basic summary of planning requirements is provided for each task, but any proposal for work not covered by the General Exemption Certificate will generally require further planning prior to application to DES.

### 7.2 Summary of CMP Findings

The following summary is provided to highlight the key points raised in the CMP.

- Buderim Pioneer Cottage was built c.1882.
- This building is found to be of state importance and is listed on the QHR.
- The significance of the Buderim Pioneer Cottage is encapsulated by a heritage boundary and all work undertaken within the boundary must conform to the standards and conditions applied by DES.
- The standards and conditions generally (as a rule of thumb) consist of the following ‘levels’:

**Table 12:** Standards and Condition Levels (AHS 2019).

| Work        | Standard                                | Exemption | Actions   |
|-------------|---|-----------|---|
| Maintenance | General Certificate                     |           | See <a href="#">General Exemption Certificate</a> and <a href="#">technical notes</a> . |
| Minor work  | <a href="#">Exemption Certificate</a>   |           | Requires application to DES.  |
| Major work  | <a href="#">Development application</a> |           | Requires application to local government/IDAS system                                    |

- Always consult the CMP for further information about the place and for more detailed information about obligations. It is also ideal to familiarise yourself with the [DES website](#) and relevant [heritage publications](#).
- Work covered by a General Exemption Certificate Development “must be specified, supervised and carried out by people with relevant knowledge, skills and experience in conservation of heritage places” (DES condition).

### 7.3 Action Plan

Actions identified in this plan are organised according to priority. Each level of priority is identified by a colour system and a time frame in which the action should ideally be completed. The time frame is based on a period of ten years.

- **HIGH** [*within 1-2 years*].
- **MEDIUM** [*within 3-5 years*]
- **LOW** [*within 5-10 years*].

Note: all **HIGH** priority work ideally should be undertaken as part of a single, coordinated program. This will enable an efficient and logical approach to urgent conservation matters and reduce the number of applications made to DES, thereby saving time and cost.

**Table 13:** Action Plan for Buderim Pioneer Cottage (AHS).

| Element                 | Action   | Policy               | Priority | Approval process                                      | Planning   |
|-------------------------|--|----------------------|----------|---|--|
| Endorsement of CMP      | Endorsed this CMP (via appropriate delegates within SCC), including the Implementation Plan.   | 6 & 7                | HIGH     | SCC   | <ul style="list-style-type: none"> <li>Appoint delegate to endorse the CMP internally within SCC. Ensure a copy is provided to identified Party(s) when approved.</li> </ul>   |
| Training and Compliance | Develop heritage training and awareness strategy for all persons identified, including workers, volunteers and tradespersons.  | 9, 15-18             | HIGH     | SCC   | <ul style="list-style-type: none"> <li>Prepare a suitable strategy for completing ongoing training for the site.</li> <li>Ensure the strategy is delivered to all relevant staff, tenants, community and tradespersons who are identified by the strategy.</li> </ul>  |
| Maintenance Plan        | Commence the maintenance plan (Section 7.4).   | 5, 21-23             | HIGH     | None  | <ul style="list-style-type: none"> <li>Utilise maintenance plan to manage short, medium and long term condition issues.</li> <li>Update the maintenance plan to compensate for changes and condition issues as they arise.</li> </ul>  |
| Repairs                 | Address the urgent repair and maintenance issues noted in the condition assessment (i.e.): <ul style="list-style-type: none"> <li>Repair roof and dormer window leaks</li> <li>Conduct a Pest inspection.</li> <li>Rectify access ramp compliance issues.</li> <li>Repair and/or replace attic timber degradation and termite damage.</li> </ul> | 5, 19-20, 33-36 & 39 | HIGH     | General Exemption Certificate/ Exemption Certificate. | <ul style="list-style-type: none"> <li>Commence a single, coordinated program to identify the nature and extent of urgent repairs, via condition audits, inspections and specialised advice.</li> <li>Specialised advice should come in the form of a heritage carpenter.</li> <li>General works and repairs to the building are likely to be covered under a General Exemption Certificate (GEC), however the remediation of settling will require an Exemption Certificate (EC) or a Development Approval (DA).</li> <li>The careful specification of 'like for like' materials and finishes to be confirmed with a suitably qualified heritage consultant prior to any repairs and restoration undertaken.</li> <li>Seek advice from a qualified heritage professional to guide work and ensure that work complies with GEC, EC or DA.</li> </ul> |

|   |  |           |        |                  |   |
|---|--|-----------|--------|------------------|---|
| Repairs Cont.                                 | <p>Address the remaining repair and maintenance issues noted in the Condition Observations, including:</p> <ul style="list-style-type: none"> <li>• Replace degrading and weathered kitchen extension timbers.</li> <li>• Weatherproof and monitor exposed exterior timbers along the enclosed verandah.</li> <li>• Assess parlour wallpaper – remove wallpaper or repair and monitor cracks.</li> <li>• Assess and monitor garden bed encroachment, watering and any associated timber degradation.</li> <li>• Repair or replace cracked glass pane in front entrance transom window.</li> <li>• Assess protection needs for floorboards and staircase treads which show higher signs of weathering and wear.</li> <li>• Repair loose floorboards.</li> <li>• Remove or cut water supply to exterior tap on the south eastern verandah balustrading to prevent incidental water damage and potential timber degradation.</li> </ul> | 5 & 21-23 | MEDIUM | To be determined | <ul style="list-style-type: none"> <li>• Same planning as above.</li> <li>• Depending on the nature and extent of work, approval may be required from DES.</li> <li>• Develop a plan and photolog to monitor and manage any timber degradation resulting from the encroachment of gardens beds, the growth of vines or the watering of the garden.</li> <li>• Develop a plan and photo log to monitor and manage the degradation timber floorboards and staircase treads which are exposed to higher weathering and wear. The plan should involve the development of suitable methods and products for the protection of internal timber surfaces from water damage, UV damage and general use.</li> <li>• The careful specification of ‘like for like’ materials and finishes and suitable protection strategies to be confirmed with a suitably qualified heritage consultant prior to any reconstruction, replacement or implementation of protective measures.</li> </ul> |
| Update current plans, strategies and policies | Where necessary, update and amend all relevant BWMCA and BHS plans, strategies and policies relating to the ongoing management, interpretation and conservation of the Buderim Pioneer Cottage.  | 8 & 30-32 | MEDIUM | BWMCA & BHS      | <ul style="list-style-type: none"> <li>• Ensure updates correspond with the policies, action plan and implementation plan outlined in this CMP.</li> <li>• These plans should be reviewed and updated every 3 years.</li> </ul>   |
| Update CMP                                    | Maintain the CMP in an up to date order.   | 7         | LOW    | To be determined | <ul style="list-style-type: none"> <li>• Undertake revisions and amendments as necessary to maintain a current and relevant guide for the place’s heritage values.</li> </ul>   |



## 7.4 Maintenance Plan

**Table 14:** Maintenance plan (adapted from DES *technical note: maintenance and cleaning*) (AHS 2019).

| Frequency   | Item                         | Inspection notes   |
|-------------|------------------------------|--|
| Half yearly | Roof                         | <u>Look for:</u> <ul style="list-style-type: none"> <li>• Loose or missing sheets and fixings.</li> <li>• Metal sheets for rust (particularly at the laps).</li> <li>• Missing or loose flashings near chimneys or dormer windows.</li> </ul>  |
|             | Gutters and downpipes        | <ul style="list-style-type: none"> <li>• Gutters and downpipes, including guards, sumps and rainwater heads are clear or leaves and other debris.</li> <li>• Gutters and downpipes for cracks, rust, drips on the outside, loose and missing brackets, moss and stains near downpipes.</li> <li>• Fall of gutter.</li> <li>• Discharge of downpipes adjacent to the building.</li> </ul>   |
|             | Ceiling spaces               | <ul style="list-style-type: none"> <li>• For light visible through holes or water staining on framing and ceiling elements. Water often travels a tortuous path from where it enters a building to where it exits.</li> <li>• For wildlife or vermin.</li> <li>• Signs of termite infestation (this may be reduced to an annual inspection if an effective termite management system is in place).</li> </ul>  |
|             | Internal                     | <ul style="list-style-type: none"> <li>• Timber cladding and joinery for splits, cracking joints or failed fixings.</li> <li>• Condition of timber stain to internal features.</li> <li>• Sills and bottom rails of windows and doors to ensure they are solid.</li> <li>• Undertake brief photographic recording of stair tread and floor conditions – to confirm if wear of elements is occurring.</li> </ul>  |
|             | Exterior                     | <ul style="list-style-type: none"> <li>• Timber work for splits, cracking or failed fixings.</li> <li>• For fire hazards, such as rubbish, undergrowth, combustible materials.</li> <li>• That doors and windows are secure.</li> <li>• Paint failing or chalking.</li> <li>• That water is not entering the building.</li> <li>• For cracks, leaning or subsidence in foundations and external walls.</li> <li>• Overhanging tree branches, trim if necessary.</li> </ul> |
| Annual      | Termite / insect inspections | <u>Look for:</u> <ul style="list-style-type: none"> <li>• For termite infestations and other notable insect or vermin attack.</li> <li>• Check attic area for timber degradation .</li> </ul>  |

| Frequency        | Item                       | Inspection notes   |
|------------------|----------------------------|--|
|                  | Fabric (generally)         | <ul style="list-style-type: none"> <li>• Grime and growth in joints and bird excretion.</li> <li>• Subsidence or condition issues to structure.</li> <li>• Air circulation that is blocked or covered over with soil.</li> </ul>   |
|                  | Timbers                    | <ul style="list-style-type: none"> <li>• Monitor existing timber degradation, water damage, termite damage, and splits.</li> <li>• Loose, fretted, broken or missing joints and boards.</li> <li>• Rising or falling damp – this indicates there is a moisture problem.</li> <li>• Check for mould and old, ineffective or failing protective timber coatings.</li> </ul>  |
|                  | Brickwork (Chimney)        | <ul style="list-style-type: none"> <li>• Monitor existing cracks.</li> <li>• Loose, fretted, broken or missing joints and bricks.</li> <li>• Crumbling brickwork or surface salts – this can indicate a moisture problem.</li> <li>• Air vents that are blocked or covered.</li> <li>• Cracked or drummy render.</li> <li>• Appropriateness of joint mortar.</li> </ul>  |
|                  | Vines and garden beds      | <ul style="list-style-type: none"> <li>• Monitor the encroachment of garden beds and vines onto the building's timbers.</li> <li>• Monitor the watering of gardens.</li> <li>• Look for timber degradation and water damage.</li> </ul>  |
| <b>1-2 years</b> | Roof flashings and capping | <ul style="list-style-type: none"> <li>• Loose or raised sheets or deformities to roof structure.</li> <li>• Cappings that have lifted, slipped or are deformed from wind damage.</li> </ul>   |
|                  | Gutters and downpipes      | <ul style="list-style-type: none"> <li>• Rust stains around downpipe outlets, internal/external corners.</li> <li>• Overhangs and downpipe offsets.</li> <li>• Verandah gutters discharging onto verandah boards.</li> <li>• Cracks in gutter and downpipe joints, incl. loose or missing brackets to gutters and downpipes.</li> <li>• Organic growth, moss or stains surrounding downpipes—this can indicate blockages.</li> <li>• Downpipes that are squashed or damaged and restrict water flow.</li> <li>• Soundness of connection between downpipes and the stormwater system.</li> <li>• Blockages of stormwater drains.</li> </ul> |
|                  | Eaves                      | <ul style="list-style-type: none"> <li>• Holes from old service pipes where birds can nest.</li> <li>• Surface stains to fascia and soffit that indicate roof or valley and gutter failure.</li> <li>• Blocked ventilation holes and clear.</li> <li>• Paint failure and/or decay to linings—this can indicate roof covering failure.</li> <li>• Cobwebs and wasp or hornet nests and remove.</li> </ul>   |

| Frequency  | Item         | Inspection notes  |
|--|--------------|---|
|  | Vegetation   | <ul style="list-style-type: none"> <li>Ensure adequate pruning and tree care is undertaken across the site. Maintain shrubs and trees in the vicinity of buildings. (Ensure shrubs at toilet area are kept away from structure).</li> </ul>                                   |
| <b>5 years</b><br>(structural condition audit by engineer) | Roof iron    | <ul style="list-style-type: none"> <li>Loose or raised fixings—loose fixings can indicate batten failure.</li> <li>Sheet edges and surfaces that are deformed from being walked on.</li> <li>Rust stains around fixings, where sheets are lapped around flashings.</li> </ul> |
| <b>As necessary</b>  | Broken glass | <ul style="list-style-type: none"> <li>DES advises using hardboard to cover broken glass as a temporary measure.</li> </ul>   |
|  | Timber       | <ul style="list-style-type: none"> <li>Escalate deterioration of timber condition (e.g. splits and degradation) for structural inspection.</li> </ul>   |
|  | Lawn         | <ul style="list-style-type: none"> <li>Mowing and brush cutting as needed. Do not 'over tidy' yard areas</li> </ul>   |



