

**Ninney Rise and John Büsst
Memorial
Bingil Bay, North Qld
Conservation Management Plan**



Prepared for Friends of Ninney Rise

Draft

Cover image : Artist John Busst and his wife Alison (east veranda Bingil Bay house) c1968, SLV

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1.0 INTRODUCTION

1.1 Background

Ninney Rise and John Büsst Memorial is located in Bingil Bay, North Queensland - 136 kms south of Cairns and 237 km north of Townsville in Cassowary Coast region. Bingil Bay sits at the north end of four coastal hamlets nestled between the rainforest and beach along 14 kms of coast – namely Mission Beach; Wongaling Beach and South Mission Beach. Bingil Bay is 4kms north of Mission Beach

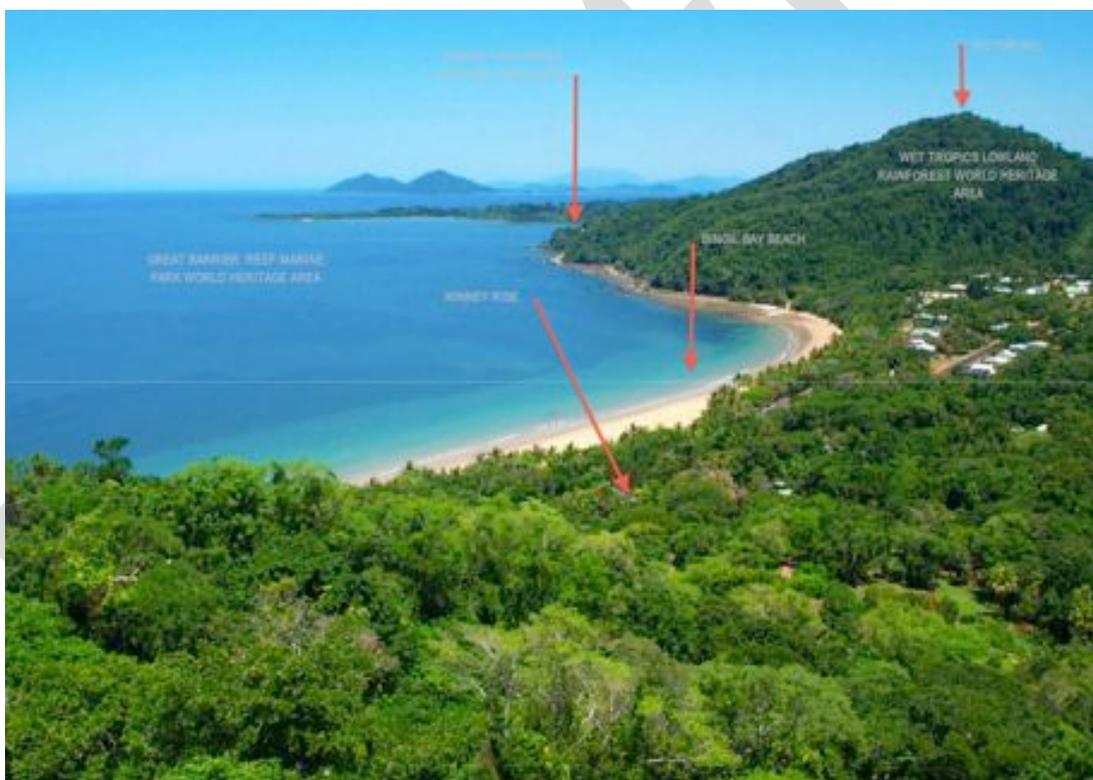


Figure 1. View over Bingil Bay looking south-east to Dunk Island beyond Clump Point from behind Ninney Rise. This view takes in two Natural World Heritage Areas - Wet Tropics Lowland World Heritage Rainforest to right and Great Barrier Reef Marine Park World Heritage Area to the left. (Image annotated from slideshow, *What is Ninney Rise* Liz Gallie for FoNR, 2013.

Ninney Rise is a 2 hectare tropical homestead comprising a substantial bungalow and established garden elevated above Bingil Bay Beach. The homestead is located in an area of outstanding natural beauty and significance. It overlooks **two National Heritage sites** which are **also World Heritage areas** – the Great Barrier Reef Marine Park WHA, 100m to the east and the Wet Tropics Lowland Rainforest WHA, 1000m to the south.



Fig 2. Wet Tropics World Heritage Area map. (Wet Tropics Management Authority website).

The house was designed and built c1959 / 61 by John Büsst and his wife Alison.¹

John Büsst was born in 1909 in Bendigo, Victoria, the son of a local mining warden who left him independently wealthy. He studied law in Melbourne; worked as a journalist, became drawn to art practise and relocated to a semi-rural Eltham, Victoria in 1934 to help found an artists community (later to become Montsalvat).²

In 1940, Büsst relocated to Bedarra Island North Queensland (on the Cassowary Coast off South Mission Beach) with the intention of forming a tropical artists colony. Büsst built a substantial earth homestead at Bedarra and in 1950 married fellow Melbournian Alison Büsst.³

Together, they became increasingly interested in reef ecology and flora and fauna, planting the seeds of environmental activism that were to follow.⁴ Seeking convenience, they relocated to Bingil Bay on the mainland in 1957 and purchased an old 4 hectare farm from the Crown (about twice of the current Ninney Rise lot) along with 60 hectares of rainforest immediately to the north.

From the time they moved to the mainland, the Büsst determined to fight for protection of remnant rainforest at Clump Pt Mountain south of Bingil Bay with the assistance of scientists Len Webb and Geoff Tracey with whom they formed a close working relationship.⁵ Büsst would later convince the Fed Gov to engage Webb & Tracey in 1965 to conduct the first systematic vegetation survey of Nth Qld rainforests - actions which ultimately resulted in World Heritage recognition and protection for the entire Wet Tropics Rainforests of Nth Qld and inclusion of Clump Mt National Park within this WHA.

¹ No building permit records exist for the original house, but photographic evidence, held by QPWS & DEHP, dated by Brenda Harvey (a long term local resident) shows the house earthworks had commenced in late 1959.

² DEHP file records; Roland B (1984)

³ Porter JG (1983)

⁴

⁵ Letter from Alison Busst to Prof Dalton 3rd Sept 1979 (JBC/CORR/14 Personal Correspondence; JCU John Busst Collection)

Coupled with rainforest activism, the Büsssts became increasingly embattled in fighting for reef protection. In the mid-1960's, they independently fought an application to mine nearby offshore Ellison Reef for limestone - an action that led to recognition of the unique ecology of the entire Reef and set a legal precedent against its extensive mining. A protracted campaign continued by poet activist Judith Wright and others, ultimately saw the creation of the Great Barrier Reef Marine Park and its protection as a World Heritage area.



Fig 3. Judith Wright left; Arthur (Taff) Fenton Sec WPSQ centre and John Büssst right at the start of a protracted campaign against mining the GBR. Fenton & Büssst would not live to see the outcome. (Wright, 2014)

Büssst died in 1971 during the height of this Reef campaign. His Memorial plaque, with wording by Judith Wright, lies 230m north-east of the homestead on the foreshore of Bingil Bay near Ninney Point and fittingly, sits beneath a rainforest backdrop facing out to the Reef he was fighting to protect.

Alison Büssst subdivided the rainforest to the north for private sale after unsuccessfully attempting to gift it to James Cook University and sell to the National Estate. She also excised the western half of the homestead lot for private sale reducing the homestead to its current holding. In 1979, she sold the homestead to Kate Tode (a American philanthropist and naturalist) along with an adjacent 3.8 hectare rainforest lot, immediately to the north and behind the JB Memorial plaque.

Kate Tode immediately named the homestead '**Ninney Rise**' and bequeathed it (and the rest of her Australian Estate) in her will for National Park purposes. She repaired and modified the homestead and developed much of the extant garden. By 1983, she had donated the adjoining rainforest lot to the state for National Park purposes (its extant use as Lot 155 NPW502) and following her death in 1990, Ninney Rise passed to the Qld Parks & Wildlife Service.

QPWS was alert to the potential heritage significance of the place and sought to have this clarified. They explored interests for an environmental research station / residence at Ninney Rise and undertook maintenance and repair works to allow a ranger in residence. Later, the State Government examined development prospects for eco-tourism uses.

Local environmental groups became increasingly concerned about the uncertain future of Ninney Rise; possible inappropriate development by the State and the lack of heritage protection. In 2004, the Community for Coastal and Cassowary Conservation (C4) nominated Ninney Rise; JB Memorial and the adjacent rainforest National Park (Lot 155 NPW502) to the Qld Heritage Register.

In 2010, heritage values of Ninny Rise and JB Memorial were acknowledged by inclusion in the Qld Heritage Register (Qld Heritage Act 1992). The adjoining rainforest National Park was excluded. In 2013, the Friends of Ninney Rise was formed with representatives from several local environmental and tourism groups to promote the conservation and appropriate use of Ninney Rise. In 2014, FoNR took over an active management role for Ninney Rise overseen through QPWS; installed an on-site caretaker and became responsible for routine grounds maintenance.

FoNR conduct regular community activities days at Ninney Rise to raise awareness of the Busst's pivotal role in reef and rainforest protection and for fundraising activities. They also make the Ninney Rise available for seminars for researchers and scientists who work in these fields of enquiry.

1.2 Study Brief; Authorship and Acknowledgements

This study was commissioned by FoNR with assistance from a Qld Government Everyone's Environment Grant and FoNR fundraising. Tony O'Malley (Terrain NRM) oversaw the study on behalf of FoNR.

The broad objectives were to :

- enable FoNR to gain a better understanding of the significance of Ninney Rise so that its heritage values can be managed
- provide advise on potential future use
- involve stakeholders including the local community

The study has been prepared by Michael Gunn Architects and Catherine Brouwer Landscape Architects.

Michael Gunn was project director; prepared the chronology and history, assessed the setting and house, prepared significance levels; conservation policies and heritage management strategies for those items and compiled the document. Catherine Brouwer *FAILA* assessed the grounds and prepared significance levels; conservation policies and heritage management strategies for the grounds.

Photo credits: Colour photos of the present day grounds and gardens are by Catherine Brouwer. Colour photos of the present day house are by Michael Gunn. Historic photos were obtained from various sources and are credited accordingly.

Michael Gunn and Catherine Brouwer visited Ninney Rise in August 2015 to inspect physical evidence; gather information from owners and managers and engage with stakeholders.

The assistance of the following people is acknowledged for the preparation of this study:-

- Tony O'Malley (Terrain NRM & FoNR) for day-to-day liaison as project director and oral histories
- Sandal Hayes (Sec FoNR) for site visit assistance including accommodation & site access
- Liz Gallie (Treasurer FoNR) for assistance recording stakeholder meetings
- Liz Downes (WPSQ, Townsville) for assistance with material from John Büssst Archives, JCU
- Jenny Freeman (Librarian SLQ) for assistance with requests for reference material
- Craig Dean (QPWS) for contour mapping; property details and chronology of QPWS management
- Cameron Sharpe (QPWS) for early photos of Bedarra Is and Ninny Rise
- Audrey Reilly (QPWS) for records relating to maintenance works by QPWS
- Geoff Dove (gardener) for information on Kate Tode; Jean Rentoul & garden works

We are also indebted to time given for our information gathering meetings and comments on the drafts by various members of FoNR and QPWS representatives.

1.3 Definition of the Place

The Ninney Rise and JB Memorial (NR&JBM) is owned and managed by the Queensland Parks and Wildlife Service (QPWS). It is on the Queensland Heritage Register (QHR). Details

Name	Ninney Rise and John Büssst Memorial
QHR No	602499
Address	405 Alexander Drive and Esplanade; Bingil Bay Q 4854
RPD	Lot 539 NR6887; Lot 1 ROAD0; Lot A RP730263 (Easement)
LGA	Cassowary Coast Regional Council

The boundaries of the place are indicated on the QHR map.

1.4 Study Approach; Structure & Limitations

The philosophy and approach of the study has been guided by reference to the following documents: -

- *The Queensland Heritage Act 1992* as amended;
- *The Australia ICOMOS Charter for the Conservation of Places of Cultural Significance 2013* (The Burra Charter) the accepted heritage and conservation professions' standard.
- *The Conservation Plan*, J.S. Kerr (Seventh Edition 2013.)

The study has been structured closely to the DEHP CMP (2010) and is presented in eleven chapters:-

Chapter 2 **History & Documentary Evidence** examines the history behind the Ninney Rise homestead and the JB Memorial, citing documentary records as appropriate.

Chapter 3 **Physical Evidence: Setting and House** describes the locality of the homestead; the design and construction of the house and identifies changes.

Chapter 4 **Physical Evidence: The Grounds** describes eleven areas within the grounds (Areas A to K) distinguished by changes in topography; planting and use. The history; intactness and condition of each area is discussed along with cultural heritage and conservation management considerations.

Chapter 5 **Assessment of Cultural Significance** defines cultural heritage significance; proposes a place specific approach for assessing cultural heritage values and a succinct statement of significance. Significance criteria included in the Qld Heritage Register Entry are considered and an appropriate heritage curtilage discussed with recommendations for minor adjustments.

Chapter 6 **Grading Significance** outlines a classification system for different levels of significance and conservation measures appropriate for each. Levels of significance are identified for various components of the House; Setting and Grounds.

Chapter 7 **Condition** discusses general condition & maintenance issues for the House and Grounds and identifies obvious repair and maintenance items.

Chapter 8 **Constraints & Opportunities** discusses statutory status; obligations arising from Kate Tode's gifting; management and operational constraints; FoNR activities and future aspirations; constraints and opportunities arising from Significance of the Setting; House & Grounds.

Chapter 9 **Conservation Policy** outlines the Burra Charter conservation process.

Chapter 10 **Conservation Strategy** outlines policies for protecting the cultural heritage values of NR & JBM. It includes general policies for conservation planning; management and future use along with specific policies for various components of the Setting; House and Grounds.

Chapter 11 **Action Plan** outlines further investigations required ahead of implementing future use scenarios; a conservation master planning process and identifies priorities and budgeting.

The Appendix contains a detailed Chronology; Grounds Schedules for Built Elements & Vegetation and Fold out drawings referred to in the text.

1.5 Limitations

The study acknowledges Djiru traditional owners and the value of the place as described by them but does not extend to assessing Indigenous heritage significance (that assessment is outside our expertise). Further, Qld Heritage Act (1992) criteria for which the place is currently listed deal specifically with historical cultural heritage. This Act does not apply to places or objects of traditional Indigenous cultural heritage significance.

Historical research was not funded for this study - it was assumed existing histories prepared for entry in the Qld Heritage Register would be sufficient to gain an understanding of the place. During the course of the study it became apparent there were anomalies in previous histories – especially in relation to the complex sequence of adjoining property acquisition and disposal for private sale and donation to the State for National Parks. Also, the story of Kate Tode within the place history. Much research has been undertaken in the course of preparing this study to clarify those aspects. Funding limitations precluded engagement of a consultant historian. Future funds should be directed to properly document these aspects of place history.

Reef and Rainforest campaigns have been extensively researched and documented in several published and unpublished histories (eg Clare P- 1971; Wright J - 2014; Ford P - 2011; McCalman I - 2013 ; Valentine P & Hill R - 2008). It is assumed the reader is familiar with these. Apart from Clare P (1971) - who provides a clear description linking the homestead directly to these campaigns - they mainly deal with social history of events rather than built fabric history. Further research, outside the scope of this study, has the potential to yield deeper connections between these campaigns and physical evidence at NR & JBM.

The scope of physical inspection was limited to cross-checking documentary records with physical evidence; recording discrepancies and assessing obvious visual condition aspects in the house and grounds. It did not include detailed condition assessments; investigative removals or finishes investigations.

House and grounds surveys are based on preliminary data only and are approximate record only of the place. Measured and cadastral surveyors surveys are required for a more precise recording of the house and grounds.

1.6 Summary of Findings

The study finds Ninney Rise & JB Memorial significant on historical and aesthetic grounds. Historical associations between the place; the Büssst's and pivotal campaigns of the 1960's - 70's to protect the Reef & Rainforest run deep. The formal qualities of a conserved late 20th C & early 21st C tropical homestead and garden have high aesthetic significance, rare in Queensland. The setting overlooking WHA Reef and Rainforest heightens aesthetic significance and is a tangible reminder of historical associations. The unconventional hybrid house construction (combining concrete with brick masonry and surviving many cyclones) also has potential technical significance.

Whilst the house and grounds has been modified through successive ownership, they are essentially intact. The house retains most of its original structure and layout - Büssst's' design intentions are apparent although somewhat obscured by Kate Tode's modifications to the house and setting. The grounds, likewise, retain topography and layout related to the Büssst's occupation with subsequent layering by Kate Tode.

The place may be changed to suit changed functional requirements but not at the expense of the irreversible loss of significant physical aspects of the house and setting. Continuity of use as a tropical homestead and garden provides the best possible opportunity for ensuring the cultural heritage values of the place are retained. The place can be readily adapted to a Tropical House Museum for public visitation, interpreting the life and work of John and Alison Busst whilst supporting supplementary low impact educational and scientific activities. The study recommends a process of carefully managed conservation and controlled adaptation to safeguard these compatible uses.

The future care of the place should be the responsibility of a co-ordinated management structure including representatives of owners and managers along with relevant experts. A co-ordinated program of staged investigation and conservation work is recommended when funds permit.

For marketing parity, to emphasise story of the place; its primary *raison d'être* and association with Büssst, the study recommends the house be named Büssst House at Ninney Rise.

Also to assist visitor marketing, the study recommends the adjoining rainforest lot to the north donated by Kate Tode and currently described as (part of) Clump Mt Nat Park (Lot 115 NPW502) be given a place name that better reflects its history; geography; bequeathment and significance eg Ninney Hill (or Kate's Hill). This will also assist visitor orientation and way finding – Bicton Hill forming the south end of Bingil Bay and Ninney Hill (or Kate's Hill) forming the north end of Bingil Bay.

The place has a rich social history with considerable oral histories recorded through the voluntary efforts of FoNR . Also, artifacts and documents relating to occupation by the Büsssts and Kate Tode exist but need to be properly identified and catalogued. This material has excellent potential to form the basis of a combined oral history project and collections / interpretation plan. This could be scoped and commissioned as soon as funds permit.

The findings of this study should be reviewed periodically (eg every five years) and in the event of any significant changed circumstances.

1.7 Terminology

'Ninney Rise' is often used to describe the place in the Büssst era (1957-1979) but in fact only came into being when Kate Tode purchased in 1979 and decided on that name for the homestead - reflecting its proximity and elevation above nearby Ninney Point. The place is more properly described in the Büssst era as their Bingil Bay homestead (Clare P, 1971).

The term 'Büssst' is commonly used to imply John Büssst. However, oral histories suggest Alison Büssst was intimately involved behind many Reef and Rainforest campaigns. This is supported by slim documentary evidence held at John Büssst Archive (James Cook Uni) but is not recognised in existing published and unpublished histories. Further research is required to ascribe Alison's role in these campaigns. For the purposes of this place study, the term "Büssst" or implies Alison and John Büssst unless noted otherwise.

1.8 Abbreviations

ACF	Australian Conservation Foundation
CCRC	Cassowary Coast Regional Council
C4	Community for Coastal & Cassowary Conservation
CMP	Conservation Management Plan
DEHP	Department of Environmental and Heritage Protection (Qld)

FoNR	Friends of Ninney Rise
GBRMP	Great Barrier Reef Marine Park
JBA	John Büsst Archives
JCU	James Cook University
NR & JBM	Ninney Rise and John Büsst Memorial
QPWS	Qld Parks & Wildlife Service
QHR	Qld Heritage Register (Qld Heritage Act 1992)
SLQ	State Library of Qld
WPSQ	Wildlife Protection Society of Qld
WHA	World Heritage Area
WTLR	Wet Tropics Lowland Rainforest

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2.0 HISTORY & DOCUMENTARY EVIDENCE

2.1 Introduction

This section outlines history relevant to the place as a whole to understand how it changed over time and what factors contributed to those changes. It also identifies important associations with people; events and other related places. It answers key questions :- what was the place like prior to the Busst-era? How did the Busst's modify and use it? And post- Busst, how did Kate Tode, subsequently change the place before gifting it. (A detailed chronology of events and associations related to the place is detailed in Appendix A.)

2.1 Pre-contact

For approximately 20-30,000 years, the Djiiru speaking peoples inhabited the lowland forest around Clump Point and Mission Beach. The coastal environment provided a rich source of food; medicine and resources. Concepts of culture and spirit were integral to their Country.⁶ Hunters, fishers and gatherers, the Djiiru excelled in canoe and raft building and were expert at fishing the fresh and marine waters.⁷

Bingil Bay below Ninney Rise, with plentiful creeks, was a favoured camping place -'Bingil' is a Djiiru word meaning good camping with fresh water. The Djiiru used bark canoes to hunt sharks; dugongs; turtles and fish and travelled to nearby islands for birds eggs. Rainforest plants were used to make fish nets; cone shaped shelters (mijas); tools; weapons and for medicines. Milky pine bark used to remove oxygen from water to catch fish and as a base for firesticks.⁸

People camped along the beachfront near their primary food source and only travelled for social obligations. During wet and stormy weather, they moved inland to safer, flat places well above creeks. During extreme weather - ie cyclones, the dense rainforest behind the beach provided refuge – people used the base of large trees as shelters. As far as can be ascertained for the scope of this study, little clearing of the forest would have occurred and the landscape at Ninney Rise would most likely have been naturally occurring lowland rainforest. ⁹

⁶ QMPW website Clump Mt Nat Park

⁷ A Brief History of Mission Beach, Cassowary Coast Regional Council

⁸ QMPW website Clump Mt Nat Park

⁹ Oral history from traditional owner Leonard Andy 7th March 2013, transcript by Tony O'Malley, FoNR

2.2 European explorers and early contact

European discovery of the region is likely attributable to James Cooks' and Joseph Banks' 1770 "Voyage of Discovery" on HMS Endeavour. They mapped the Nth Qld coastline and claimed many local landmarks near Ninney Rise including Dunk Island and Rockingham Bay, passing within 15km of Clump Pt on 10th June 1770. Little early contact is recorded. Numerous explorers; survey and transport expeditions followed.

In 1818-20 Captain Phillip King charted the inner reef with naturalist/explorer Alan Cunningham. They recorded contact with traditional owners on the Family Group of Islands to the south of Ninney Rise. A few decades later, in 1843, Captain Blackwood of HMS Fly surveyed Rockingham Bay.

In 1848, Captain Owen Stanley (of HMS Rattlesnake and Bramble), surveyed the *inner passage* between Great Barrier Reef and mainland for safe landing of 'Kennedy Exploration Expedition' at Rockingham Bay. This was the first expedition to land on mainland. Stanley's chart provides an early detailed record of the coastline and topography near Bingil Bay. Its features are recognizable today.

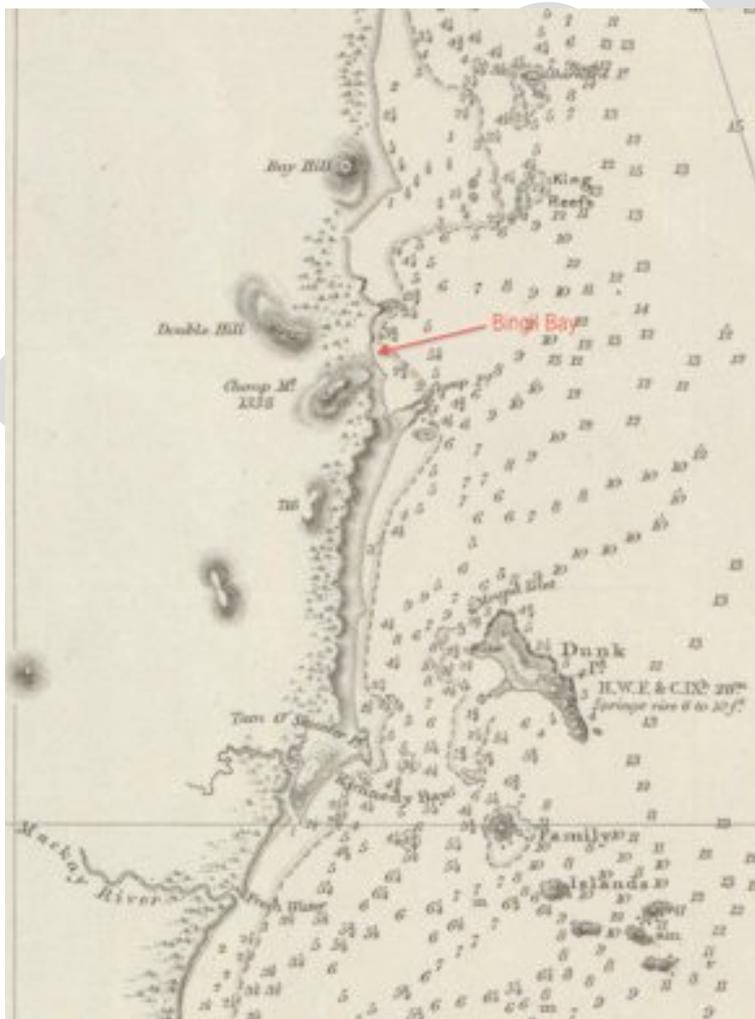


Fig 4. Aust East Coast. Sheet XVI, Halifax Bay to Double Pt and Barrier Islands, 1843-48 Surveyed by Capt Blackwood and others, HMS Rattlesnake. GB Hydrographic Dept (NLA)

2.3 Early settler period – Bingil Bay pre-Busst

The first European settlers at Bingil Bay were the Cutten Brothers. In 1869, Frederick Cutten Snr immigrated to Australia with three sons, followed by his wife, four daughters and another son in 1870. Cardwell had been founded at the south end of Rockingham Bay a few years prior and provided the necessary port access for the opening up selections around Clump Point and Bingil Bay. In 1873, Dalrymple and sub-inspector Johnston, explored rivers and inlets between Cardwell and the Endeavor River, Cooktown. They discover Porters (Wongaling) Ck. In the first historical record of Clump Pt, they note a *clump of trees* and a *park-like appearance*. The mountain behind Clump Pt was described as a *clump of short ridges and peaks radiating from one centre like the arms of an octopus* with Clump Pt begin its chief seaward arm.

In 1882 the Cutten brothers travelled overland from initial selections (near Toowoomba and in SE Qld and Comet Downs, Central Qld) to look for new coastal selections. They came with the knowledge that Clump Pt and Bingil Bay was strategically placed for transport by shipping. Cardwell has been established to the south whilst Geraldton (Innisfail), Cairns and Port Douglas were established to the north. In 1884 Sidney Cutten takes up Homestead Selection no.158 (160 acres or 64.75ha) one of six adjacent selections nos 158, 159, 162, 166, 167 & 168.¹⁰ By 1886, the whole Cutten family is living at Bicton House on selection no. 159 (160 acres) near the end current day Pioneer St and below Bicton Hill. ¹¹ The 1887 survey plan N157350 provides good detail of the early European occupation of the landscape. Portion 158 includes the current Ninney Rise lot (Lot 539 NR6887) at its north-east corner. It records the Bicton House footprint and extent of cleared and grassed land at both Ninney Rise and Bicton. ¹²

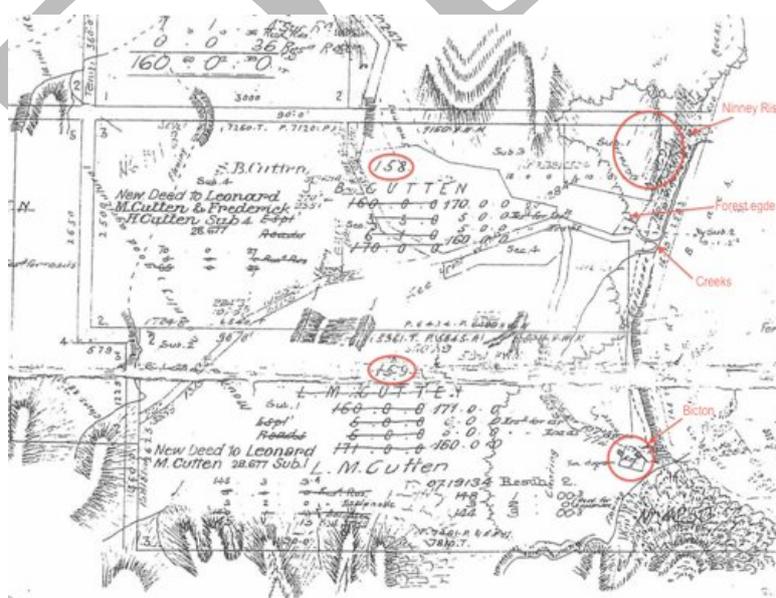


Fig 5. Por 158 & 159 from Survey Plan N157350 c1887-1928

¹⁰ Deed of Grant Vol 99, Folio 21 & Survey Plan N157,350

¹¹ Bicton Hill was named in memory of Lord Rowle's country house, Bicton Hills in England (Wigg 1;1951)

¹² The extent of clearing in 1887 is nominal as the original survey was amended to 1928 with subsequent subdivisions and road corridors. However, early 20C photographic evidence confirms that Ninney Rise was largely cleared and grassed.

Sidney Cutten also took up another selection to the north of Ninney Rise - Portion 19V (159 acres) taking in Ninney Point (described as Rocky Point). The land is aptly described on this survey as *.dense tropical jungle...with chocolate soil..*This would later be the rainforest lot owned by Alison Busst behind Ninney Rise.

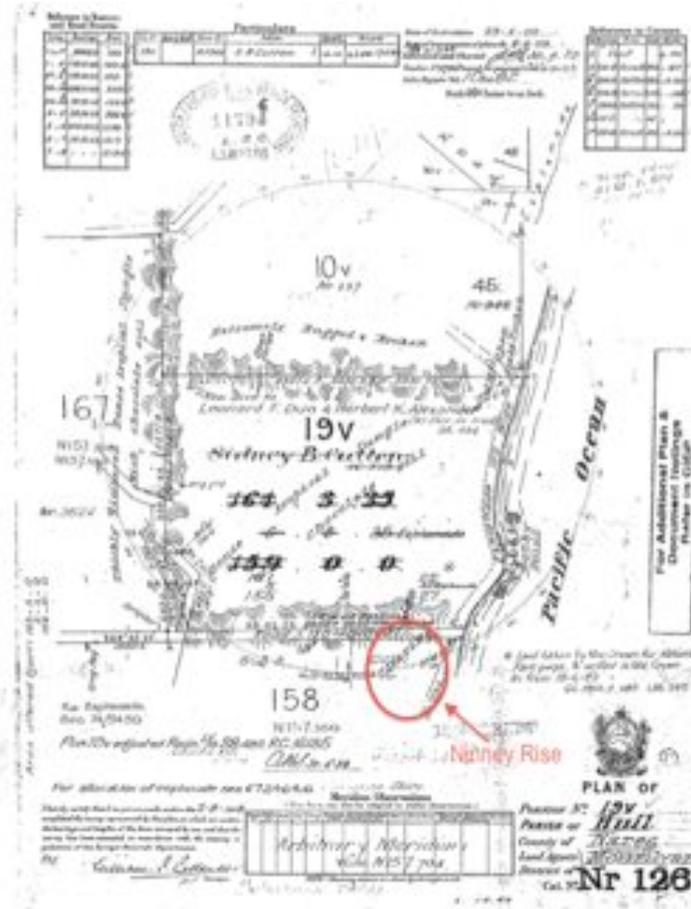


Fig 6. Survey Nr 126 Parish Hull, County Nares for Por19v (Aug'03) showing the relative location of Ninney Rise (red oval).

The wholesale clearing of original selections 158 & 159 including Ninney Rise, was likely attributable to early farming activity as the Cuttens established extensive tropical plantations from India & Ceylon (including tea, coffee, chicory, coconut, citrus fruits, pineapples, mangoes, tobacco, ginger, spices, pepper, cocoa & jackfruit). They built a substantial breakwater and secured regular shipping for produce. The Djiru people formed their entire paid labour force of 60-70. Reportedly, they were on good relations except for the removal of bean trees which formed a food source for the Djiru.¹³ The early settlement was sporadic - in 1890 a large cyclone destroys many crops and substantially damaged Bicton House. In 1903 Sidney Cutten transferred Portion 19V to Leonard Dun and Herbert Alexander.

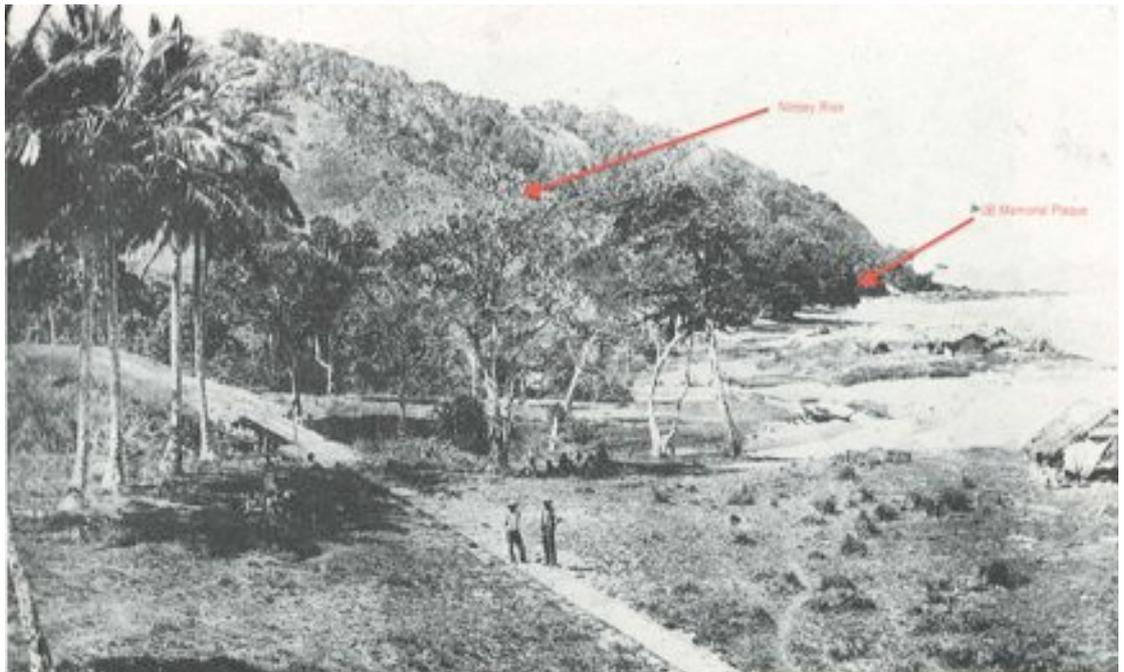


Fig 7. Bingil Bay 1902, The wooden 'railway' over Bingil Bay Creek and aboriginal Gunyahs on beach (RJ Taylor, 1983, p25) with location of Ninney Rise and JB Memorial Plaque indicated. The earliest photographic record of the Place confirms wholesale clearing of the Ninney Rise hillside had occurred in early settlement – congruent with the 1887 and 1903 surveys Figs 5 & 6 showing *Clearing* and *Grassed*.

In 1911, the entire Bicton operation is threatened by another large cyclone; coastal fever; lifting of import duty on imported coffee. Bicton loses most of their paid labour in 1914 when Djiiru people are forcibly relocated to Hull River Mission and they become increasingly isolated from trading markets by secondment of shipping lines for WW1. In 1918 Severe cyclone destroys Bicton House & Hull River Mission. Djiiru people are relocated to Palm Island and the Cutten brothers enterprise is largely thwarted. Portion 158 transfers to Sidney Cutten's brothers Leonard Cutten and Frederick (Herbert) Cutten on his death in 1927 with a new deed created.¹⁴ 1928 Portion 158 subdivided by L & F Cutten into 4 lots.¹⁵ Sub1 is transferred to sister Gertrude Alexander (nee Cutten) wife of Charles Alexander – area 10 acres & 12.1 perches or 4.05 ha.¹⁶ (Alison Busst's would purchase this same lot 30 yrs later for their Bingil Bay homestead).

In the late 1920s Charles and Gertrude Alexander build a two-storey guesthouse known as Alexander's Guesthouse which also likely contained the Clump Pt district post office. (This building was extant, but derelict in the 1970s). In 1935 Gertrude Alexander dies and Sub1, Por 158 is transferred to her son Charles Alexander to run the guesthouse¹⁷. In 1936 a road from El Arish on Pacific Highway to Bingil Bay was opened up enabling better access for guests.

¹⁴ Certificate of Title, Vol 99 Folio 21

¹⁵ Survey Plan N157 350

¹⁶ Certificate of Title, Vol 99 Folio 21

¹⁷ Certificate of Title, Vol 257 Folio 156

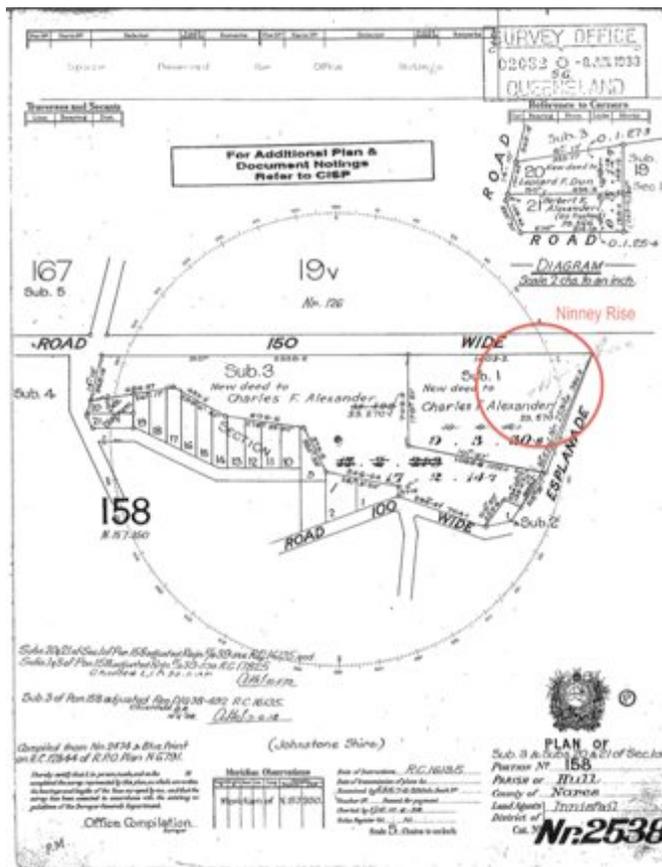


Fig 8. Nr 2518 for Sub 3 & Subs 20 & 21 of Sec1 and showing New Deed to Charles F Alexander for Sub 1 & 3, June'38

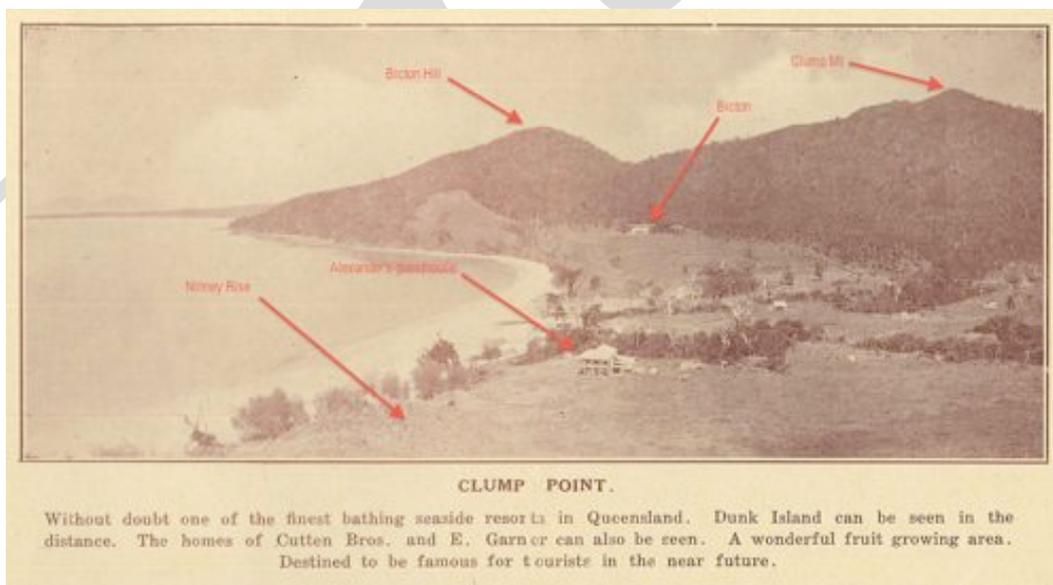


Fig 9. View to Clump Pt Mt c1930 (Souvenir Book, Cane Jubilee Celebrations); SLQ. Showing Alexander's guesthouse and extensive clearing. Note views to Bickon Hill and Clump Mt from the future Ninney Rise site.

1938 Sub1, Por 158 was re-surveyed for a re-aligned Esplanade – reduced to 9 acres, 3 rods & 30.8 perches ¹⁸ and in 1939 Charles Alexander surrenders title for Sub1, Por 158 to the Crown ¹⁹

¹⁸ Survey Plan Nr 2538

¹⁹ Certificate of Title, Vol 257 Folio 156

2.4 Busst at Montsalvat & Bedarra Island

John Horatio Busst born in 1909 Bendigo Victoria, the son of a mining warden. In 1919 John Busst he attended Wesley College, Melbourne, graduating as prefect with Hons in French & English. Busst studies journalism and law at Melbourne Uni with Harold Holt (future prime minister) and Reginald Turnbull (future labour leader of Tasmania).



Prefects, 1927.
 STANDING.—B. W. HARTNELL, J. H. BUSST, A. J. CAMPBELL, H. H. HAINLEY, S. E. WOOD, J. RUSH,
 A. O. JOHNS, J. D. CAMPBELL.
 SITTING.—D. K. THOMSON, G. A. BITCON, R. J. D. TURNBULL (Senior Prefect), L. A. ADAMSON, Esq. (Headmaster),
 R. H. ESBOTT, A. J. GIRDWOOD, E. H. PEDERICK.

Fig 9. Wesley College Prefects (DEHP file records)

Busst works as a journalist on the ARGUS c1930 and studied art with Justus Jorgensen (architect turned painter). He shared a house in Tamsa Terrace, East Melbourne with Harold Holt (future prime minister & Arthur Munday (fellow artist). In 1934 Busst relocated to Eltham, outer Melbourne along with his sister Phyllis) to assist Jorgensen build an artists community later known as 'Montsalvat'. It was here that Busst aquired building skills. Construction techniques were influenced by materials at hand including *pise de terre* (rammed earth) and mud brick.

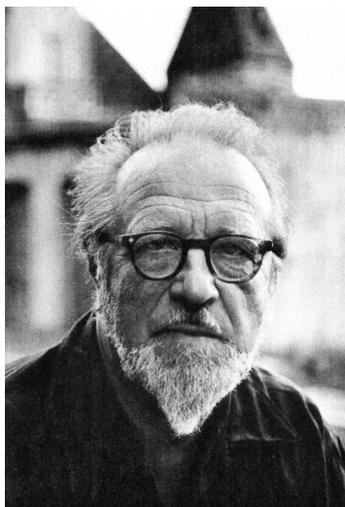


Fig 10 (left). Justus Jorgensen in the 1960s (Teichman, 2005, image source Monsalvat Trust)

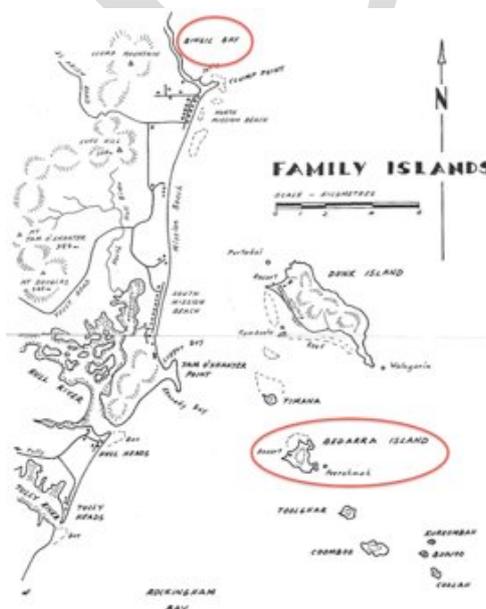
Fig 11 (right). First building at Montsalvat, Eltham Vic, built 1935-36 using *pise de terra* (rammed earth) Cuffley, P (1993), p128



Fig 12. Swimming pool & cubicles at Montsalvat (Roland B, 1984) p242

Jorgensen relied on students' patronage for the community and Busst is noted as funding the Swimming Pool & Cubicle building.²⁰

Busst had met an Adelaide artist Noel Wood passing through Monsalvat in the mid 1930s enroute to Bedarra Island. Other artists followed Wood including sisters Valerie Albiston and Yvonne Cohen. In the late 1930s Busst travelled to North Qld. He visited Noel Wood at Bedarra, returning to Eltham enthused with the tropics and with the idea of forming a tropical artists community. 1940 Busst relocated to Nth Qld and leased the south-east corner of Bedarra Island together with sister Phyllis Busst. Using skills aquired at Montsalvat, they built a 4 bedroom U-shaped mudbrick homestead (no longer extant) with surrounding verandas. The furniture & fittings were built with bamboo.



Figs 13 & 14. Maps of Family Islands and Bedarra Island from JG Porter (2000) showing relationship between Bedarra and Bingil Bay and location of Busst's mudbrick homestead.

²⁰ Roland, Betty 1984, p242



Fig 15. Front of Busst's original mudbrick homestead (JGPorter,1983, p43)

In 1947 John and Phyllis Busst purchased the remainder of Bedarra apart from Noel Wood 15 acres (6 ha). Later the same year they subdivided Bedarra; sold 86 acres (34.9 ha) and Phyllis returned to Melbourne.²¹ In 1950, John Busst married Alison Shaw Fitchett in Melbourne and she joined him at Bedarra. Good friends, from Melbourne, Harold and Zara Holt visit them annually at Bedarra.

2.5 Bingil Bay homestead established

By the mid-50's island life had run its course with the Bussts. They looked to the mainland for a more convenient lifestyle. The island had been overrun with private pleasure craft on weekends – it was not the sanctuary it once was. In August 1957 they sold out and relocated to the mainland. The site of their homestead, an old 4ha farm lot at Bingil Bay (Sub1 Por158), was bought from the Crown in Alison Busst's name.²² Shortly prior to this, the road had been extended from Mission and Narragon Beach making Bingil Bay a convenient but reasonably secluded choice.



Fig 16. Bingil Bay c1940s? (Personal Collection of Tony O'Malley, FoNR). The closest photographic record of Ninney Rise about the time the Busst's purchased the old 4ha farm lot with the Alexander's guesthouse.

²¹ Porter James, 1983, p43

²² Certificate of Title, Vol 257 Folio 156

The Busst's stayed in the Alexander guesthouse ahead of building their homestead and along with rainforest ecologists, Len Webb & Geoff Tracey, they determined to fight for Clump Point mountain to be a National Park.²³ Soon after they relocated to Bingil Bay, Alison Busst also purchased the original Por 19v rainforest to the north, original area 63.10ha (about 16 times larger than the homestead block). Refer Appendix fold out dwg no – 01 for the Busst's land holdings.

In the late 1950's, Harold and Zara Holt followed suit and purchased 300 acres (121.4 ha) of rainforest nearby plus a 1 acre (0.4ha) house block at the south end of Garners Beach for a small two-level beach house. This would be there regular August escape from Melbourne's winter.

No building approval records have been located for the Busst's homestead but it seems likely they took several years to plan and several more to build it. Photo evidence Fig 17 (dated as late 1959) shows earthworks underway for the house platform.



Fig 17. Ocean view late 1959 -2 (c/- Cameron Sharp, QPWS). Dated by Brenda Harvey (long term local resident) as Dec 1959 at site survey Aug 2015



Fig 18. Aerial view c1960/61 (Peter Kellett).

²³ Letter from Alison Busst to Prof Dalton 3rd Sept 1979 (JBC/CORR/14 Personal Correspondence; JCU John Busst Collection)

Busst formed a reasonably level plateau close to and above the beach by cut and filling the natural topography. The house was laid out, T-shaped in plan with encircling verandas and orientated out to the ocean, its long axis roughly north-south. A studio wing at the rear formed the short leg of the T-shape.

When completed, the house would have been conspicuous in the landscape. In descriptions of the time, it is referred to the white house on a cliff (ie escarpment).



Fig 19. View from Pioneer St lookout view, approx mid1960s (c/- Cameron Sharp, QPWS)

In the late 1960s Patricia Clare visited the Busst's at their homestead. She later gave a thorough description of the place stating it contained 6 acres (2.4ha) of cultivated land with 25 species of eucalypt plus acres of rainforest that he (Busst) *...intended to leave to the nation...and that the ..white house stood on its own cliff, the rainforest behind it and in front the satin shine of blue water stretching away to where the reef lay hidden. It was the traditional Australian country house, a core of rooms surrounded by wide verandahs, with a roof like a shady hat pulled down over the lot. Like the grounds it was the creation of its owner. Busst had built it. The white walls, the dark blue posts, the long airy verandahs gave the house a pleasant light outlook...It was built of brick and reinforced concrete to outlast cyclones. We stepped off the verandah through the long window (ie the Living Rm picture window casements) into a room with ceilings lined in a sort of bamboo parquetry. There were three long bamboo couches with pink-red upholstery, and bamboo armchairs and bookcases. The furniture, like the ceiling parquetry, was made from bamboo and was Busst's meticulous creation.*²⁴

²⁴ Clare Patricia, 1971; p90

The Busst's cultivated pinapples on the farm and established plantings, softening the landscape around the house but maintaining a clear lawn surround with views to the ocean and Bicton Hill / Clump Mt. Little photo evidence has been located for this period save for the following aerial view from the c1970.



Fig 20. Aerial photo c1974 (DEHP file, source unknown).

2.6 Campaigns for the Reef & Rainforest

In the late 1950s/60s Qld coastal environment increasingly under threat from rapid development. Busst observed large areas of rainforest being felled for sugar and banana cultivation and cattle with consequent topsoil erosion. Nutrients and phosphates wash into sea. Reef also under pressure from crown of thorn starfish infestation and unsustainable fishing.

Busst became founding member, chair and sec of the *Committee for Preservation of Tropical Rainforest*. (Later correspondence suggests Alison Busst was intimately involved along with Busst).

By 1963/64 Busst is concerned that Por 19v.....*the wild mountain...behind his Bingil Bay home, with virgin rainforest rising from the sea, would eventually have to "come under the hammer."* Ross Shelmerdine (deputy chair of the Comm Serum Lab) and his wife Marigold (from Melbourne) agree to buy half of Por 19v to help Busst save it for future generations. They subsequently decide to bequeath it to JCU for conservation and scientific research.²⁵

In 1965 Busst convinces Fed government to engage rainforest scientists Len Webb & Geoff Tracey for first systematic vegetation survey of Nth Qld rainforest. This survey results in first scientific reference to international significance of Qld's lowland rainforest (ie below 1000 ft) and first proposal for its protection.. Len Webb puts forward a series of Nat Park proposals designed to protect the full range of remaining habitats of the Wet Tropics for the first time in Australia...*The Identification and Conservation of Habitat Types in the Wet Tropic Lowlands of North Qld.*²⁶ Late in the 1960s Len Webb and Geoff Tracey stay with the Busst's at Ninney Rise to research medicinal drugs from rainforest.

Alison Busst has started to subdivide Por 19v by 1966 commencing at the north-east corner at Holt Rd with 5 small house lots (lots 1-5). She retains the balance undeveloped.²⁷

In Mid 1967, Busst lodged an objection to harvesting coral from Ellison Reef. He gathered evidence to prove Ellison Reef is still alive; co-ordinated influential environmental groups and mounted campaign to save it. The campaign attracts wide media coverage and he enlists help of his old friend, Harold Holt (PM). The mining application is rejected. This ruling sets a precedent for not mining the Reef and becomes pivotal for the conservation movement in Qld. In Sept 1967, the Qld Gov leases 21 million hectares for oil drilling on the Reef. Busst mounts campaign against drilling, garnering support from Harold Holt and Gough Whitlam. Pressure mounts for the Commonwealth to take control of the Reef from the state. Busst issues a writ against Qld Gov on grounds of collusion with business. The *Save the Reef* campaign becomes international.

During this time, the Busst's house becomes a centre for these campaigns. Influential national and international visitors include:- Harold Holt (PM); marine biologist Dr Don McMichael; ornithologist Dr Jiro Kikkawa; rainforest ecologists len Webb & Geoff Tracey; marine collector Eddie Hegerl and author/poet/environmentalist Judith Wright.

At the height of a protracted campaign, Busst dies in April 1971 whilst preparing evidence for the Royal Commision and is buried at Tully Cemetery. His burial plaque states...*Artist and Conservationist...His Memory Lives On in the Things he Loved.*²⁸ A beachside plaque is erected between the Busst's house and Ninney Point just beyond the base of the beach track to the house with words composed by Judith Wright. *In Memory of John H Busst... Artist & Lover of Beauty Who Fought That Man and Nature Might*

²⁵ The Age obituary, He Fought for Nature, Messer John, 10 April 1971

²⁶ Chronology of the Protection and Management of the Wet Tropics of Qld World Heritage Area (WTQWHA), Jan 2003
www.wet Tropics.gov.au

²⁷ Survey Plan RP721955

²⁸ Photo provided by Tony O'Malley, FoNR Oct 2015

Survive. Negotiations to gift 70 acres (28ha) of rainforest on Por 19v to JCU for conservation & scientific research are being finalized but subsequently stall.²⁹

In the year prior to Busst's death, Len Webb visited Ninney Rise. His photo record provides good evidence of the place at that time.



Fig 21. Len Webb Ecological Collection image no.5-21 Vegetation Types Clump Mt., nr El Arish, May 1970. (c/- Tony O'Malley, FoNR).



Fig 22. Dr Len Webb (rainforest ecologist) & John Busst, late 1960s (WPSQ Monograph 2, May 2008)

²⁹ The Age obituary, He Fought for Nature (Messer John, 10 April 1971) and oral history provided by Geoff Dove, Aug 2015

2.7 Sub-division and sale by Alison Busst

In 1973/74 Alison Busst further subdivided original Por 19v (forming Lot 1 @ 3.816ha behind Ninney Point which would subsequently be donated to QPNWS by Kate Tode),³⁰ At the same time, the Australian Gov launched an enquiry into the National Estate and recognition of the urgent need to conserve rainforests.³¹

The following year, in 1975 the Commonwealth established the Australian Heritage Commission and National Estate legislation.³² Also at this time :

- the Qld National Parks and Wildlife Service became a separate government entity (previously administered under state Department of Forestry).³³; and
- the Commonwealth took over management of Great Barrier Reef with GBR Marine Park Act and worlds largest protected marine area.

In the same year, Alison Busst sought to sell the balance of original Por 19v for nature conservation purposes. She wrote directly to Don McMichael Sec, Federal Dept of Environment, Canberra (bypassing the state agency) to gauge their interest in using the new National Estate legislation for land acquisition. Johnson Shire Council also approached the Federal Gov supporting this proposal and offered to accept management responsibilities. Discussions followed between Don McMichael and the newly formed Qld Nat Parks Wildlife Service for consideration of land acquisition under the newly formed National Estate Program.³⁴ For unknown reasons, this acquisition never eventuated.

Alison Busst further subdivided original Por 19v forming Lot 3 NR6887 (3.313ha) with the balance retained in Lot 4 NP 42975 (48.767ha). Lot 4 is most likely the 48 ha block described in RJ Taylor, 1982 *The Lost Plantation*.

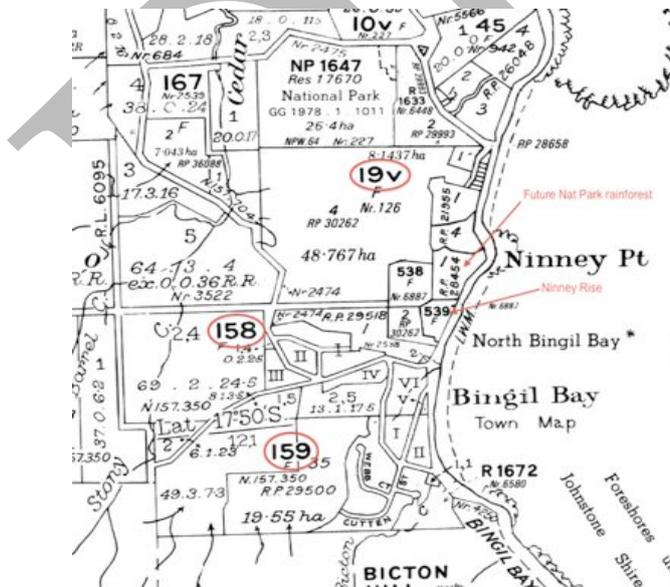


Fig 23. 1975 40 Chain Parish Series, Parish of Hull, Sheet 2 detail

³⁰ Survey Plan RP 728454

³¹ Op cit, Chronology (WTQWHA)

³² Ibid

³³ Ibid

³⁴ Several letters May & July 1975 JBC/CORR/17 Correspondence re purchase of Park Land, (JCU John Busst Collection

In 1975 Alison Busst split the original 4 ha homestead lot (Sub1 Por 158) in two, excising the western half and forming Lot 1 (1.588ha) and Lot 2 (2.438ha) on RP30263 along with easements A & B to facilitate access off the Esplanade. Lot 2 to the west is sold to Ginter Schmidt and Alison retained Lot 1 (part of the current Ninney Rise lot).³⁵



Fig 24. Alison Busst's 1975 survey for excising off the western half of the homestead lot. RP 30263 for Lots 1 & 2 and Easmts A & B, Aug'75 (Busst/Schmidt)

Alison becomes increasingly concerned about the future of the homestead and adjoining rainforest lot.

About this time, Kate Tode, a wealthy American naturalist and philanthropist is looking to relocate from New York State to a warmer climate. She knew a tobacco buyer who stays at the Blue Pacific Motel Bingil Bay enroute to Mareeba and learns about Alison Busst's intentions to sell. Her secretary Jean Rentoul has also met Alison Busst's close friend Zara Holt on board a passenger ship by this time.³⁶



Fig 25. Kate and Arthur Tode c1930s (Penn Museum archives).

³⁵ Certificate of Title, Vol N1001 Folio 38

³⁶ Oral history provided by Geoff Dove (gardener for Kate Tode), Aug 2015

2.8 The post Busst, Kate Tode – era

An initial purchase inspection of the Busst's homestead and adjoining rainforest lot by Kate Tode and Jean Rentoul (Kate's secretary and companion) occurred early 1979. Contact had been made at same time with local builder, George West.

Limited photo records of the house survive from the time of sale. They show the general form and material treatment of house as built by the Busst and the need of overdue repair and maintenance.



Fig 26 (left) view to Studio from west lawn terrace c1979. Note same shade umbrella tree as Fig 21; the white bagged brickwork and charcoal blue trim colour scheme.
Fig 27 (right) view along east veranda looking towards adjacent rainforest lot c1979.
Images c/- QPWS, Kate Tode collection

In April 1979 George West Builder wrote a letter of reply to Jean Rentoul re list of things to be done and Jean Rentoul telephoned Alison Busst (likely to discuss pending sale and proposed changes).³⁷ Jean Rentoul subsequently wrote to George West (on behalf of Kate Tode) in June 1979 advising she is arriving 1st Oct 1979 with Kate Tode following in Nov or Dec 1979 and that *Ninney Rise is my choice of name for the property*.³⁸

In Oct 1979, titles for both the rainforest lot to the north (Lot 1 RP 28454 3.816ha) and the Ninney Rise block Lot 1 RP 30263 (1.588ha) transfer from Alison Busst to Kate Tode.³⁹ The sale is complete.

Almost immediately, Kate Tode sets about to make the place her own. In Nov 1979, Stage One alterations and additions (ensuite and bathroom) are lodged to Johnstone Shire Council. The Builder is noted as JJ Hogan, El Arish; estimated cost \$3k; the application signed by Jean Rentoul for Kate Tode.⁴⁰ Other repair works undertaken about this time include bamboo ceilings; casement windows; new door openings and doors.⁴¹ A few months later, in Jan 1980, Stage Two – the pool addition lodged to Johnstone Shire Council. The pool Builder is J & PK Stuart P/L, Yorkeys Knob, estimated cost \$8k.⁴²

³⁷ Kate Tode personal correspondence files held at Ninney Rise

³⁸ Ibid

³⁹ Certificate of Title, Vol 959 Folio 235

⁴⁰ Building permit no 9179, Johnstone Shire Council (CCRC)

⁴¹ Oral history provided by Yvonne Cunningham, June 2013 (FoNR)

⁴² Building permit no 9227, Johnstone Shire Council (CCRC)

A few months later in March 1980, a Stage Three extension (upper level additions to house & tool shed) is lodged to Johnstone Shire Council. The Builder again is JJ Hogan, El Arish; estimated cost \$16k.⁴³

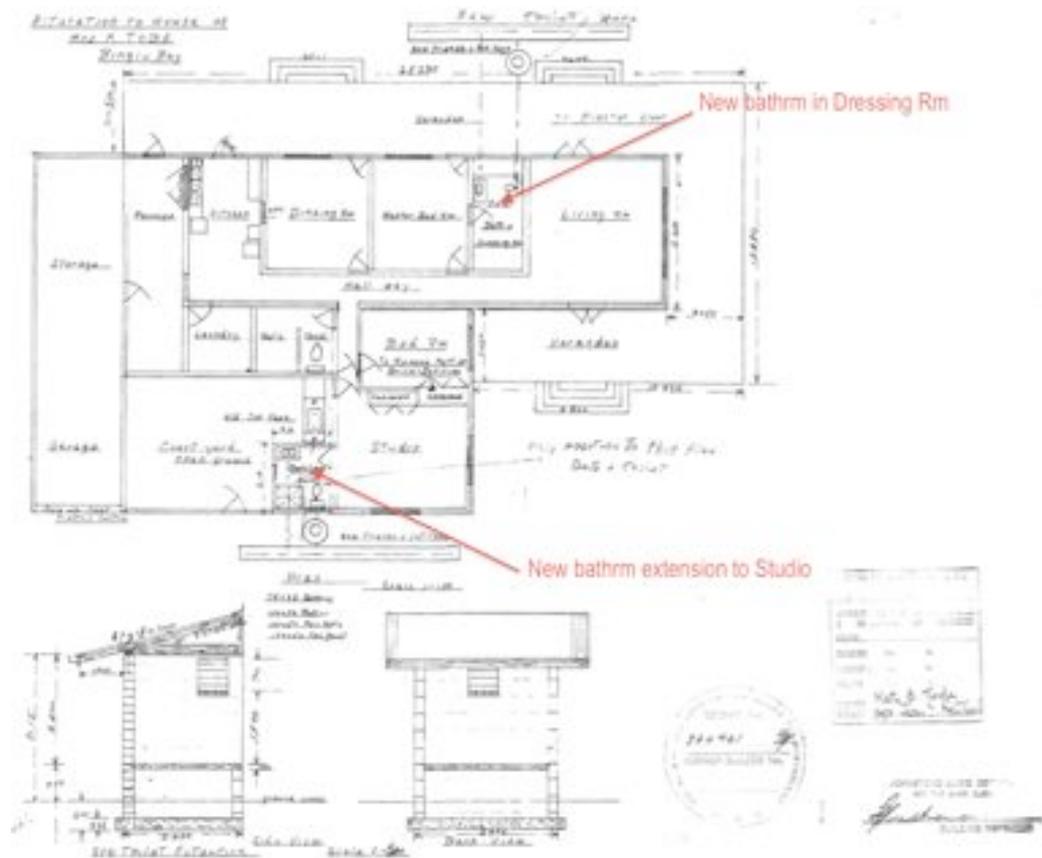


Fig 29. Stage One House additions/alterations, CCRC Bldg file 9179, permit issued Nov'79

In Aug 1980, Kate Tode executes her Australian will in Canberra with fellow American Alan R Dodge (Art Historian, NGA) as witness. She bequeaths Ninney Rise and the rest of her Australian estate to the Crown on the condition that the land and improvements be retained and maintained in a natural state (as far as possible) by the Qld Nat Parks & Wildlife Service and for the enjoyment and benefit of the public.⁴⁴

Stage three extensions complete by Jan 1981.⁴⁵ The concrete driveway is also built about this time.

The Great Barrier Reef Marine Park is listed as a World Heritage Area in 1981. Around this time, Kate Tode has commenced negotiations with Peter Stanton QNP&WS re gifting the rainforest lot to the north. A few years later, in Nov 1983 title for the rainforest lot (Lot 1 RP28545) transfers to the Crown for National Park purposes.⁴⁶ In March 1984, this lot is finally gazetted as Bingil Bay National Park, estate Id 448⁴⁷

⁴³ Building permit no 9298, Johnstone Shire Council (CCRC)

⁴⁴ Last will & testament of Kate Eisig Tode, QPWS file records

⁴⁵ Building permit no 9298, Johnstone Shire Council (CCRC)

⁴⁶ Certificate of Title, Vol 959 Folio 235

⁴⁷ QPWS gazettal history records

An article in Cairns Post details Kate Tode's transfer of 3.816ha at Ninney Point, Bingil Bay, NE Tully to Dept of Env & Heritage for one dollar and an indication of donating adjacent acres with buildings to follow (ie Ninney Rise).⁴⁸ Kate Tode receives and replies to numerous personal letters of thanks.⁴⁹



Fig 30. Aerial view showing completed Kate Tode extensions c1982 with donated rainforest lot behind. (QPWS, Kate Tode collection)

Shortly after gazettal of the Nat Park, in Governor General Sir Ninian Stephen and Lady Stephen visit Ninney Rise for afternoon tea hosted by Kate Tode on behalf of the Mission Beach/Bingil Bay Progress Association.⁵⁰

The same year :

- Kate Tode makes significant monetary donation to Innisfail WPSQ branch for Peter Rowles to attend workshop at Brisbane Forest Park with ACF & WPSQ to discuss strategy to lobby for cessation of logging in FNQ/Wet Tropics.⁵¹; and
- The Australian Heritage Commission engages the Rainforest Conservation Society of Qld to evaluate international conservation significance of the Wet Tropics between Townsville and Cooktown.⁵²

Kate Tode takes interest in establishing a garden with her gardeners and enjoys working with them. She installs a pond and a windmill and a generator annex extension is built to rear of toolshed.⁵³

⁴⁸ Cairns Post 16 March 1984

⁴⁹ Kate Tode personal correspondence files held at Ninney Rise

⁵⁰ Tully Times 31st May 1984

⁵¹ Oral history provided by Yvonne Cunningham (June 2013) and Peter Rowles (Nov 2015), transcribed by Tony O'Malley, FoNR

⁵² Wet Tropics Management Authority website chronology

⁵³ Kate Tode personal correspondence files held at Ninney Rise

Not long after, in 1986 Tropical cyclone Winifred causes significant damage to the grounds and Kate Tode suffers a stroke and installs a chairlift.⁵⁴ With failing health, she lives to witness World Heritage listing of the Wet Tropics Rainforest in 1988. Sir Walter Campbell and Lady Campbell visit Ninney Rise for afternoon tea July 1989⁵⁵ and not long after, in Feb 1990 Kate Tode dies at Tully and is cremated.⁵⁶ Jean Rentoul remains in occupation.



Fig 31. Kate Tode at Bingil Bay (Newspaper article c March 1984, Kate Tode personel files)

In May 1990 Ken Kitson, ANZ Bank Innisfail (executor of Kate Tode's will along with Jean Rentoul), writes to QNP&WS seeking assistance with property maintenance due to Jean Rentoul's limited resources.⁵⁷ About this time, Jean Rentoul (and her brother Laurie) become founding members of C4 (Consultative Committee for Cassowary Conservation).⁵⁸

In Feb 1991 QNP&WS write to Cultural Heritage expressing concern that Jean Rentoul does not possess health or resources to maintain property. They suggest, a) public use or otherwise of part of the residence to defray maintenance costs and b) assessment of the cultural value of the property due to its significance for the conservation movement in FNQ.⁵⁹ In Nov 1993 Ninney Rise transfers to Kate Tode's executors (Ken Kitson & Jean Rentoul)⁶⁰ and two years later in 1995 Jean Rentoul vacates when Ninney Rise passes to QPWS.

⁵⁴ Ibid

⁵⁵ Ibid

⁵⁶ Tully Times obituary, 8th March 1990

⁵⁷ DEHP file records

⁵⁸ Presenting Mission Beach C4 Resources Guide

⁵⁹ Letter from Garry Werren QNP&WS to Nicky Horsfall Cultural Heritage (DEHP file)

⁶⁰ Deed of Grant, Vol N1175 Folio 006

2.9 Qld Parks & Wildlife Service ownership & management

In the late 1990s Senior Ranger Rusty Smith took up residence at Ninney Rise.⁶¹

A new survey plan lodged by Karen Schmidt (west of Ninney Rise) in 1998 for removal of easements at driveways but this is not endorsed by titles office. The adjoining rainforest lot now shown as Lot 115 NPW502.⁶² In 2001, a new survey plan lodged for closing off portion of Alexander Drive below Ninney Rise to create Lot 543 (area 0.24ha).⁶³ Likely associated with camping reserve.

QPWS started to consider future uses for the place and how to offset maintenance costs. In 2003 QPWS & GBR Research Foundation prepare a partnership proposal for Bingil Bay/Garners Beach Research Station but this does not proceed. The same year, QPWS considered maintenance and repair work required for Geoff Dove (Kate Tode's gardener) to tenant property⁶⁴ and Geoff Dove and Rita West subsequently occupy Ninney Rise under Residential Tenancy Agreement.⁶⁵ Also in 2003, QPWS prepared an inventory of items to be relocated from Ninney Rise to Innisfail QPWS Shed.⁶⁶

The following year, QPWS prepared an expressions of interest document for research and education organisations wanting to develop a research station and assume caretaker responsibilities at Ninney Rise. They proposed a 20 yr agreement with QPWS.⁶⁷

In 2004, Brenda Harvey for C4 nominated Ninney Rise for listing under the Qld Heritage Act 1992 on cultural heritage grounds. (Additional supporting information was provided by Tony O'Malley for C4). The area nominated for included the adjacent national park Lot 115 NPW502 for its integral association with Ninney Rise.⁶⁸

In 2005 QPWS prepared a schedule of Kate Tode Memorabilia and engaged Maria Friend for Museum Resource Centre (Far Nth Qld) to advise on contents dispersal. She suggested most material be disposed of (sold or donated to relevant institutions) as being of no relevance to the heritage value of the building. She recommends personal files and correspondence be kept at QPWS Innisfail office.⁶⁹

⁶¹ Email from Craig Dean QPWS to authors, Aug 2015

⁶² Survey Plan 111623

⁶³ Survey Plan 136930

⁶⁴ Email correspondence Craig Dean & Andrew Millard QPWS (DEHP file records)

⁶⁵ Email from Craig Dean, op cit

⁶⁶ DEHP file records

⁶⁷ Ibid

⁶⁸ DEHP file records

⁶⁹ DEHP files

In 2006 QPWS developed an action plan for dispersal of Ninney Rise items.⁷⁰ and about the same year, they prepared a detailed list of maintenance works and repairs including re-roofing; re-guttering; fascia repairs & concrete spalling. Estimated cost was \$106.5k, earmarked for expenditure FY2006/2007.⁷¹



Fig 31. Corroded steel veranda post and plate connection c2006 (QPWS)

In March 2006, tropical cyclone Larry caused significant damage. QPWS subsequently extended the scope of repairs and tender work to contractor Spotless (approx value \$182k). QPWS also undertook additional work themselves (approx. value \$59.5k)⁷² In April 2006 Cameron Allanson (Ranger in Charge) occupies property for about 9 months⁷³

In mid 2008, the scheduled maintenance and repair works completed⁷⁴. A significance assessment is carried out by consultant historian Diane Mengitti (Townsville) as part of EPA statewide survey.⁷⁵

Two years later, a site prospectus report is prepared by GHD for nature-base tourism opportunities at Ninney Rise, commissioned by Qld Gov.⁷⁶ Local environmental groups become increasingly concerned about lack of heritage protection in the face of potential development and threat to natural conservation values.⁷⁷

In Aug 2010 the Place is entered in the Qld Heritage Register – Place ID 602499 with the heritage boundary excluding the adjacent Nat Park rainforest.⁷⁸ Listing subsequently reported in regional newspaper.⁷⁹

Six months later, in Feb 2011, Cyclone Yasi causes widespread damage with wind gusts up to 310 km/hr. Ninney Rise survives with ?????

⁷⁰ Ibid

⁷¹ DEHP files & email correspondence Audrey Reilly QPWS to author, Nov 2015

⁷² Email correspondence Audrey Reilly QPWS to author, Nov 2015

⁷³ Email from Craig Dean QPWS to authors, Aug 2015

⁷⁴ Email correspondence Audrey Reilly QPWS to author, Nov 2015

⁷⁵ DEHP files

⁷⁶ DEHP files

⁷⁷ Bid to Heritage List Home, Cairns Post article, 10 May 2010

⁷⁸ DEHP files

⁷⁹ Honour for Green Pioneer, Cairns Post article, 19 Aug 2010

In June 2013 the Turning the Tide project was launched with memorandum of understanding between Mission Beach Business Tourism and C4. The project concept included a coastal walking trail linking Mission Beach with Ninney Rise.⁸⁰

2.10 Friends of Ninney Rise custodianship

In late 2013 the Friends of Ninney Rise formed from a coalition of interested community groups combining: Wildlife Preservation Society Qld (Tully branch); Mission Beach Tourism; Cassowary Coast Alliance; C4 & Terrain NRM. Its stated objectives were to:

- assist conservation of cultural significance of NR
- use interpretation of Ninney Rise's leading role in saving the GBR & Wet Tropics rainforests to promote eco-tourism in Mission Beach and reef/rainforest conservation
- retain NR in public ownership with opportunities for appropriate public access for tourism and cultural uses
- assist economically viable uses for NR
- facilitate partnerships in tourism, conservation, community and government⁸¹

In Feb 2014, they held their first open house day at Ninney Rise with guest speaker Iain McCalman (historian and author).⁸²

Shortly after, in July 2014, FoNR signed contract with Qld Gov to take over management role of Ninney Rise and enter lease arrangement with QPWS.⁸³

In Oct 2014, the FoNR held a second open day at Ninney Rise with talk by Peter Kellet (local historian) on Cutten Brothers.⁸⁴ More recently in Dec 2015, the FoNR extended custodianship to Banfield's Grave Site on nearby Dunk Island.⁸⁵

⁸⁰ Cooking up a New Concept, Innisfail Advocate article, 22 June 2013

⁸¹ FoNR website

⁸² Chance to View House - Innisfail Advocate article, 1 Feb 2014

⁸³ Ibid

⁸⁴ Old World Charm Served with Tea and Sea Views - Innisfail Advocate article, 8 Oct 2014

⁸⁵ FoNR website

3. PHYSICAL EVIDENCE: THE SETTING & HOUSE

3.1 Introduction

This section outlines the physical nature of the place and its components. The Grounds are dealt with in the preceding section. Fold out drawings in the Appendix C should be referred to as a supplement to this section.

3.2 The Setting

Topography & Bingil Bay

Bingil Bay is framed between two hills which bookend a crescent beach - Bicton Hill to the south and an unnamed double hill to the north. Ninney Rise lies at the base of the northern unnamed hill. The topography of the area is dramatic, lending a strong sense of enclosure to the Bay.

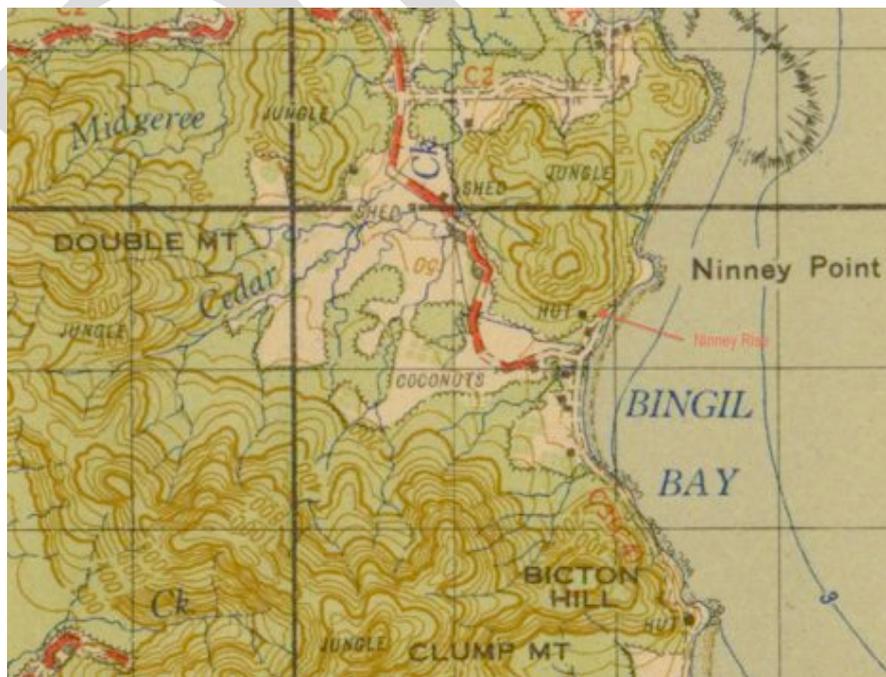


Fig 32. Detail from WWII topographic map highlights the dominant features of the setting (1943 Clump Pt 1 Mile)

Adjoining National Parks

Ninney Rise is bounded by *part of* Clump Mt Nat Park to the north (the rainforest lot gifted by Kate Tode – then called Bingil Bay Nat Park). Clump Mt Nat Park proper lies to the south taking in Clump Mt. An additional park for cassowary conservation lies further north of Ninney Rise at Garners Beach.

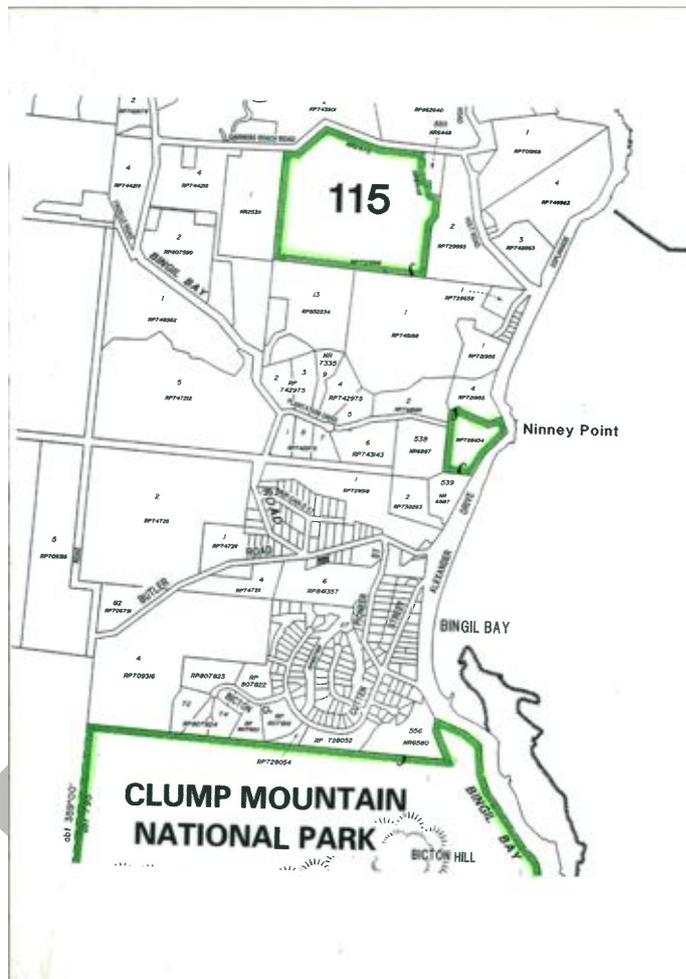


Fig 33. Nat Parks highlighted adjoining Ninney Rise (detail from QPWS cadastre map of Clum Mt Nat Park 1995)

Adjoining National and World Natural Heritage Areas

Ninney Rise is pocketed between two adjoining natural heritage areas of outstanding natural value – Wet Tropics Lowland Rainforest World Heritage Area - 1km to the south and the Great Barrier Reef Marine Park World Heritage Area – 100m to the east. These are also National Heritage sites.

Views

Ninney Rise is now largely concealed from external view and the site quite inward looking. Views out are limited to glimpses of the seascape and landscape rather than the panoramas which previously characterised the Busst-era. It is, very difficult to see the house until one is upon it. The inward focus of the site reflects how Kate Tode developed and used the place. She created her own sanctuary and sought privacy from neighbours.⁸⁶

The house is most apparent approaching from the Car Court to the west which affords the longest vista.



Fig 34 (left). View from the west Car Court terrace.



Fig 35 (right). View from the old track to the beach.

John Busst Memorial Plaque

The JB Memorial Plaque is quite disconnected physically from the house site although it is reasonably proximate as the crow flies. When the beach track to the north was active it would have been a short stroll. Now it can only be accessed via Alexander Drive and the Esplanade.

3.3 The House

Design & Layout

The house is laid out essentially as a rectangle, its long axis aligned towards with Bicton Hill. A series of rooms opens onto the east veranda facing Bingil Bay, linked internally by an offset hall with service areas to the west. The Living Room is three sided opening onto verandas all round and is the most important space with a large picture window facing south and framing views towards Bicton Hill.

The studio is accessed via a short cross hall and extends as a linked wing, originally also three sided and with good natural light with a raking ceiling. The house is low-set and almost ground hugging, connecting easily to the surrounding garden via wide, short stairs. Roofs are hipped, low pitched and extended continuous over verandas, pulled low to screen the tropical sun and sky glare from the interior.

⁸⁶ Geoff Dove, her gardener related she used to say "if you can see your neighbours smoke you're too close" and actively sought to plant out views.



Fig 36 left. The house is laid out with its long axis aligned to Bicton Hill.

Fig 37 right. Rooms open out onto the east veranda facing towards Bingil Bay.



Fig 38. Top left - south veranda with *the long window* referred to by Patricia Clare, facing towards Bicton Hill.

Fig 39. Top right – east veranda facing towards Bingil Bay.



Fig 40. Left – west 'entry' veranda facing towards Car Court.

Construction

The house is built with suspended timber floors internally and insitu concrete veranda slabs. Walls are cavity brick on edge, lightly bagged externally and wet-set plastered internally. Continuous pre-cast concrete ring beams run top and bottom of external walls and cross walls. Roof framing is timber supported on galvanised CHS veranda posts. Roofing is corrugated colorbond zincalume. Ceilings are generally split bamboo throughout except in service areas where they are t&g VJ. Bamboo is also used for trims internally and for decorative ceiling roses. Windows are oversized timber casements on friction stays with low sills to assist ventilation. Doors are timber framed and glazed.

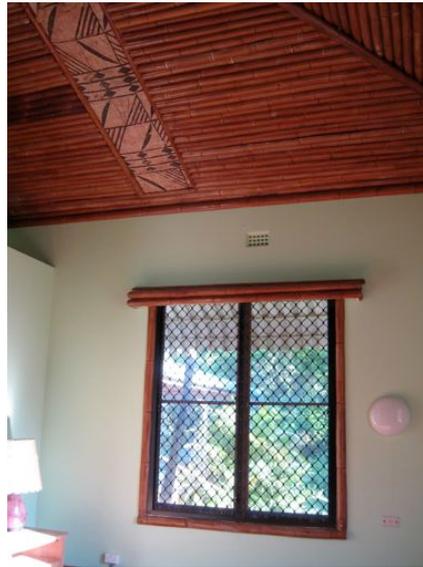


Fig 41. Top left. Studio interior with raking ceiling. Note infilled south facing rooflight.

Fig 42. Top right. Hall looking to Living Rm.



Fig 43. Left. Living Rm picture window with casements each side of large fixed window. Views to Bicton Hill now planted out.



Fig 44. Top – oversized rebated casements

Fig 45. Left – Bamboo architraves and trims to picture window in Living Rm



Fig. 46 and 47. Decorative bamboo ceiling roses inset in split bamboo ceilings.

Influences

The house reveals the influence of Busst's early training using materials to hand in innovative and economical ways, albeit labour intensive. Its design is not dissimilar to his Bedarra house, being a bungalow form with encircling verandas and repetitive door and window openings to verandas. The concrete ring beam construction is likely related to his training and experience in earth building as it was common practise to build that way in this material – less so for cavity brick.

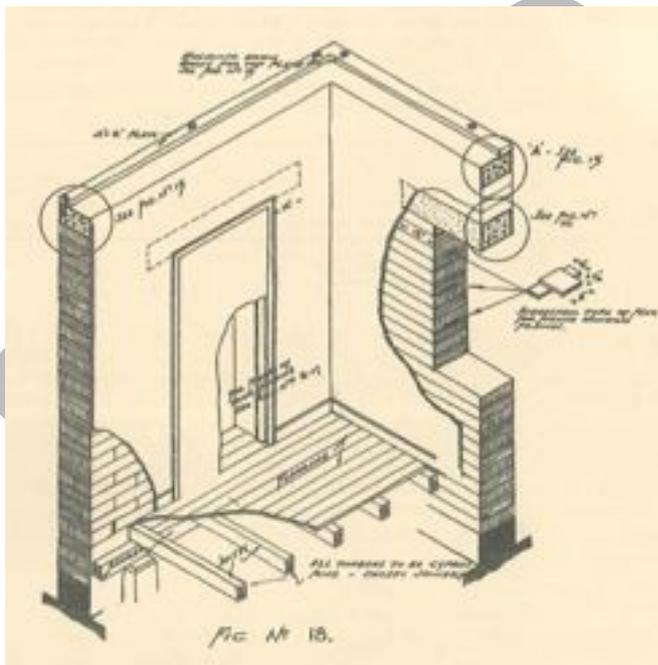


Fig 49. Typical construction for earth building showing concrete ring beam. Homes of Earth (c195-?), Qld Housing Commission; Fig 18, p7

Bamboo linings had been used for Busst's Bedarra house and was used locally in several houses nearby Ninney Rise built in a similar period.



Fig 50. Bamboo ceiling revealed during demolition of Campbells house, Narragon Beach, south of Bingil Bay. (photo c/- Tony O'Malley, FoNR)

Changes

The house is reasonably intact albeit with changes related mainly to the Kate Tode era. Kate Tode conserved the house (with repairs) but also modified it changing aspects of Busst's original simple layout. Major changes are :

- the bathroom extension to the Studio which takes out the northern window to the walled garden and upsets the balance of this room
- the second level added over the existing garage which creates a top-heavy awkward scale and upsets the symmetry of the original massing

Less major changes include:

- internal wall removal between the Studio & Bedrm 2
- introduction of a Bathroom to the Dressing Rm
- introduction of amplimesh security screens generally which clutters the simplicity of original joinery and reduces natural light levels to the interior
- introduction of tiling to concrete slab verandas
- replacement of original guttering and downpipes in a modern square profile
- replacement of original galvanised roofing with colorbond
- modification of original external & internal colour treatments



Fig 51 top left & Fig 52 top right. Kate Tode's second level extension above the original garage.

Fig 52 Left. Kate Tode's bathroom extension to the Studio into the walled garden court.

4. PHYSICAL EVIDENCE: THE GROUNDS

4.1 Introduction

This section describes the grounds. Separate areas have been delineated (based on landform; geology, vegetation etc) for the purpose of understanding the contribution each area makes to the place as a whole, and as a basis for conservation management strategies.

The **Grounds Areas** are:-

- A North West Forest
- B West Tree Belt & Garden
- C North West Garden & Lawns
- D North Hillside Forest
- E East Escarpment
- F Car Court
- G House Surrounds & Pool
- H Upper Gully Garden
- I Driveway Lawns & Trees
- J Gully Garden
- K Memorial at Beach

Areas are indicated on the following aerial photo **Figure 53** *The Grounds Areas* and also in Appendix C fold out **Dwg no-03** *Ninney Rise Grounds Areas & Features*.

In this chapter each area is briefly described including the current uses and an outline of changes to the area through the NR&JBM history. Areas are analysed for their condition and intactness. Considerations of the area's heritage significance and conservation management issues are introduced. These inform the subsequent significance assessment and conservation policy.



figure
The Grounds Areas

Fig 53 – The Grounds Areas, CBLA

4.2 Area A – North West Forest



One of the water tanks in the forest on the hillside

Description

The northwest forest area is the upper portion of the hillside rising above the driveway where it curves towards the house. Lawns (Area C) extend up the hillside, however, the upper 10 - 15 metres from the north boundary is comprised of a dense forest. This forest extends from the west boundary across the hillside and is contiguous with the forest species amongst some planted trees and shrubs which remain evident in parts of the canopy and at the edges to the mown lawns. During Kate Tode's ownership two concrete water tanks were constructed on a levelled platform in the forest at the north boundary, to supply water for grounds irrigation and possibly other garden uses. The tanks are still present though no longer used.

Use

This area is no longer used.

This Area Through History

- This part of the hillside was fully cleared prior to purchase by the Büsssts.
- The water tanks were installed on a formed bench on the hillside by Kate Tode.
- Part of the area below the water tanks has the remnants of timber sleeper style retaining edges which formed a stepped access way and planting benches.

Intactness

It was evident in 2015 that no clearing of undergrowth, repair of edges, removal of large branches and trunks likely blown down in storms had occurred in this area for some years. The extent of the regrowth forest is substantially intact from when it was allowed to start forming. It also appears to have extended out onto an earlier lawn edge, as planted shrubs such as Hibiscus can be seen being overgrown by new growth and broad spread of forest plants.

Condition

Generally Fair to Good. The edge to the lawn is overgrown from the garden edge of the Kate Tode period. The path to the tanks is blocked by regrowth, and the timber retaining edges are highly decayed and overgrown. The forest now has more regrowth than likely present historically.

Cultural Heritage Considerations

- The forest provides a visual screen to the large house and the manicured lawns and garden of the adjacent residential property. This development was not there through the Büssst period of ownership. The vegetative screen facilitates imaginative interpretation of the historic period. Documentary and anecdotal evidence indicates that Kate Tode appreciated a vegetation screen of buildings in the environs of her property.

Conservation Management Considerations

- Maintenance and / or use of the two water tanks into the future. If the tanks are not maintained, nor an access way kept to them, further deterioration will occur. Currently, they are very difficult to see from the lawn area so if no clearing is to occur then interpretation appears only likely as a documented record.
- Maintenance of the forest edge to the lawns including the planted trees and shrubs along the edges.

4.3 Area B – West Tree Belt & Garden



The lower end of this area



At the lower end a vine grows over the trees



The bamboo clump

Description

The west boundary currently has no fence. Along its 131 metre extent there is a densely planted tree grove and shrubbery comprising predominantly planted trees with some self sown forest species, saplings of the garden trees, and shrubs. This forms a screen to the private gardens to the west.

The gravel driveway of the property to the west of Ninney Rise lies generally parallel to the boundary about two metres away and has an edge of massed Agapanthus.

At the lower end of this area the mass of trees and shrubs is wider and a *Congea tomentosa* vine has grown over many trees and shrubs forming a spectacular display of foliage and flowers⁸⁷. A grove of bamboo, planted by Kate Tode's caretaker and gardener Geoff Dove, lies within this perimeter belt. At the upper extent the planting thins, there is an old timber fence post, and the adjacent garden and parts of the house there can be seen from the upper lawn hillside (Area C).

Use

This area forms a beneficial separation from the adjacent residential property by screening the modern, manicured garden adjacent, and it forms a visual continuity of the Ninney Rise garden to the forested hills seen higher and beyond to the west. The tree belt forms an appropriate garden frame of the Ninney Rise garden as appreciated from the driveway and lawns of the grounds including the car court and west side of the house.

This Area Through History

- This area was cleared at the time of the initial hillside clearing, likely by the Cuttens.
- On the adjacent property on the upper hillside the Büsssts planted lines of flame trees, though it appears none now remain.
- Much of the planting likely dates from the Kate Tode period, including the bamboo clump and Ficus tree. During the QPWS period of residency and as caretakers some planting may have been added to the lawn side of this long garden area⁸⁸.

Intactness

- The planted perimeter garden retains a density and healthy growth to fulfil the apparent intent that it frame and form the garden edge to the place.
- The mix of plant species and quality of the form of the individual trees and shrubs is apparently diminishing due to much reduced or minimal maintenance since it was maintained in the Kate Tode period.

Condition

Overall: Fair Plants are overgrown and losing their form and character. Self sown trees and suckers are present and detrimentally affecting shrubs and lower plants.

Cultural Heritage Considerations

- This tree belt provides an appropriate visual screen of the adjacent property with its residences and gardens.
- Restoration of this area's character and role to support the heritage significance of the place.

Conservation Management Considerations

- Decision on the inclusion of a boundary fence.

⁸⁷ The vine was planted by Geoff Dove in the Kate Tode period. Jean loved vines.

⁸⁸ Geoff Dove has considerable knowledge of the planting as he worked on these gardens both for Kate Tode and later QPWS.

- Survey and marking of the boundary.
- Maintenance, including removals and thinning, and pruning to restore the earlier garden character having regard to the mature size of the trees now, and of past storm damage.
- Maintenance of the lawn - garden edge without the use of herbicides and having regard to the impact of the trees shading the adjacent lawn area.
- Reduction in extent of the scrambling *Congea* vine.

4.4 Area C – North West Garden & Lawns



The upper lawns with specimen trees



The small lawn area above the shed



The shed is screened by the plants



View to Clump Mountain



Adjacent property garden seen

Description

This garden area comprises lawns, specimen trees in the lawns, fringing gardens to the south and west and the forested hillside above and to the east. The mown lawns have an irregular curved edge. The trees and fringing gardens are generally all planted, with fruit trees a focus⁸⁹. Forest species have grown more prolifically in the last 20 years on the uphill part.

Use

The area is now rarely used (2015). The upper lawn offers views to the south to Clump Mountain.

⁸⁹ Advice from Geoff Dove in meeting - 2015

This Area Through History

- This area was cleared at the time of the initial hillside clearing, likely by the Cuttens.
- Historical photos indicate this area remained cleared during the time of the Büsssts while it included the edge of the area of their planted grove of tulip trees. These trees were cut down by the QPWS in the 1990s.
- John Büssst grew pineapples approximately on the lowest west part of this area and likely on the land now the adjacent lot.
- Kate Tode saw this as an opportunity for an orchard and had Geoff Dove plant fruit trees including the black zapote and star apple.

Intactness

- The lawns and garden form appear to retain the shapes and general character as established by Kate Tode prior to the QPWS period of residency at Ninney Rise.
- The gardens around the edges appear to have changed in detail with the growth of self-sown trees and shrubs, and with the reduced maintenance.

Condition

Overall: Good to fair. Planted areas, in particular the edges: Fair.

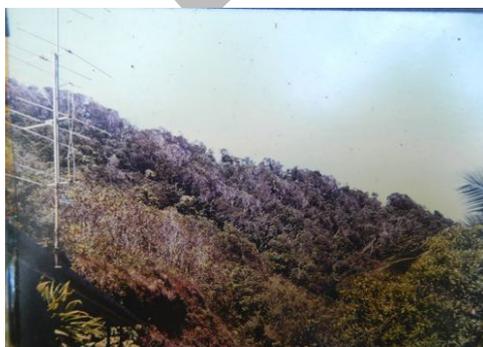
Cultural Heritage Considerations

- Retention of the heritage form and character as part of the Ninney Rise garden setting.

Conservation Management Considerations

- Maintenance of the extensive lawns on the slope.
- Maintenance of the gardens, including trees and planted shrubs, with regard to the maintenance facilities and budgets.

4.5 Area D – North Hillside Forest



The hillside above the house c 1979 (image Kate Tode files /QPWS)

Description

The hill immediately north of house rises steeply from the 2 metre wide levelled area immediately north of the house. An angled benching was formed into the hillside at the 19 metre elevation rising from the

car court to about 2 metres above the ground level at the house. Acacias and Lomandra are planted on the batter. The hillside above this bench has a dense woodland cover of coastal forest regrowth, and on the furthest east part, likely parts of the original forest. It is a very steep hillside and is a difficult terrain to climb. A track was cut into the hillside angling down from the house platform to the foreshore.

Use

The hillside is not used. It provides an attractive forested hillside backdrop to the house and gardens in views from the beach, Bicton Hill and the sea. The track to the foreshore is no longer used and difficult to walk due to fallen trees and forest species regrowth.

This Area Through History

- A vehicular track was formed from the house area at an angle down the hillside to the foreshore, perhaps by the Cuttens but known to have been used by the Büsssts for access in building their house and for access to the beach. (The Büsssts used an "old Land Rover"⁹⁰)
- The northern track to the beach can be discerned in some historical photos.
- Allison planted the lower parts of the hillside with garden plants including Hibiscus, still seen near the track to the beach.
- Geoff Dove cleared the track and used it - on the Suzuki, and planted Bougainvillea which Jean Rintoul liked. In heavy rains in 1981 / 1982 the track got washed out in part. There was also a landslip in front of the house then.⁹¹
- As part of the Alexander Drive widening a low bank was formed at the base of the escarpment over the northern part. This bank cuts across the lower end of the former vehicular track to and from the foreshore.
- The house lot on the hillside is contiguous with Lot 115 NPW502 essentially gifted to QPWS by Kate Tode in 1983.
- The hillside used to be able to be penetrated more easily than now as reportedly there was a track and John Büssst would occasionally climb the hill.⁹² In c2008 the QPWS cut into the lower hillside to increase the area between the house and the toe of the hillside, and formed the angled bench up the slope to manage the erosion and encroachment of vegetation close to the house.

Intactness

The hillside is assessed as generally intact in regard to terrain and revegetation cover at the end of the Büssst and Tode periods of ownership, and the forest regrowth is continuing. Regrowth of the lower slope has advanced since that time over the garden planting, nevertheless, the character and contribution to the house surrounds is generally similar.

Condition

- The terrain and vegetative condition are generally in good condition.
- The lower batter below the bench is in stable condition, however the planted character is not historically appropriate.

⁹⁰ Recollection by Geoff Dove 2015

⁹¹ Recollection by Geoff Dove

⁹² Anecdote by Geoff Dove 2015

Cultural Heritage Considerations

- The role of the densely forested hillside as part of the immediate landscape setting of the house and its garden surrounds.
- The appropriate planted character of the lower bank both near the house and adjacent the Car Court.
- This area adjoins the National Park given by Kate Tode to QPWS. Kate Tode wrote: “ I, too, am most concerned about what is happening to the rainforest in Queensland. So I am doing my bit to keep a little bit of it forever in its present state . . . “ letter 30 March 1984

Conservation Management Considerations

- Vegetation management including i) garden plants of the Büsst /Tode periods, ii) weed infestations, iii) maintenance after storms, in order to conserve the heritage significance.
- Re-planting of the lower bank with historically appropriate plants as part of the house garden surrounds.
- Erosion management of the bench and lower slope.
- The planted character or maintenance of the regrowth / overgrown lower hillside adjacent the Car Court.
- Maintenance of the track to the foreshore.

4.6 Area E – East Escarpment



The view from the house lawns over and through the escarpment vegetation.



Alexandra Drive is seen below the steep escarpment Bananas and other introduced plants grow here.

Description

The Ninney Rise house is located on a levelled area with its east edge about 12 metres from the top of the escarpment to the foreshore and the Alexander Drive road reserve. This escarpment is about 10 metres high at a 1 in 1 gradient. It has a woodland cover of a mix of indigenous trees some of which may predate the Büsst's period, coastal forest regrowth of trees and understorey, and exotic trees planted or self-sown including coconut palms, bananas and umbrella trees.

At the southern extent of the property the upper bank has an extensive areas of Singapore daisy and *Nephrolepis* fern. (This area does not include the upper garden edge with plants.)

Use

The escarpment is not used for any activity or access along the house and pool eastern extent.

The northern track to the beach is now only usable by pedestrians due to fallen trees and forest regrowth.

This Area Through History

- Early photos and paintings show many parts of the escarpments or steep slopes to the Bingal Beach shore clear of tree cover. Later photos, including of the Büssst period, show a low regrowth forest cover.
- At the construction of the Büssst's house platform fill appears to have been spilled down a section of the escarpment just south of the house extent. This appears to have been at the location where a subsidence or slippage was noted in the mid 2000s.
- The escarpment east of the house was often the repository of finished bottles in the Busst period.⁹³
- Kate Tode wanted the view to the sea, and Geoff Dove had cut trees for the view but this was not approved in the QPWS period.

Intactness

The escarpment is in a fair to good condition particularly in relation to its apparent historical condition.

Condition

- The escarpment appears stable at present. It is likely in the storm surge zone and thus the lower extent at the road reserve is vulnerable to erosion.
- The forest cover is in fair condition: weed species are present and likely to continue in their growth and spread.

Cultural Heritage Considerations

- The view from the house, in particular from its east veranda, and from the east lawn to the sea, which was a more open view at the time of the Büsssts and Tode residencies.

Conservation Management Considerations

- Weed removal and bank stabilisation of those disturbed areas.
- Removal of regrowth trees which have grown or may grow to block further the significant view from the veranda to the sea.

4.7 Area F – Car Court



The approach to the levelled area at the upper end of the drive, the later added shed with side tracks, and the house in view.

⁹³ Geoff Dove recalled taking out “3 trailer loads of bottles, the empties, that had been thrown out over the bank.” 2015



The south edge of the levelled car court, or house forecourt area



The tree belt (area H) continues along the western part at the shed and concrete drive.

Description

The area levelled for the house and its surrounds extends 45 metres west of the house and 20 metres from the steep hillside to the embankment above an original gully on the hillside.

The driveway turns towards the house at the top of the rise. The garage building here was built by Kate Tode c1981. Concrete tracks, edged by a substantial concrete open drain, extend from the driveway to the former second car space at the rear of the garage. (This space later housed the power generator) Beyond the end of the concrete apron at the garage /shed a concrete edged gravel parking and turning area was formed extending for 30 metres from here to 5 metres from the house. An area of concrete pavers was formed at the house garage entrance.

The north edge of this area is the heavily vegetated hillside (Area D). The south edge of the car court is the dense planting along the embankment (Area H) around the top edge of the Gully Garden (Area J).

Use

The car court is used for parking and vehicle turning. It is also the visitor pedestrian entry to the house.

This Area Through History

- This area was fully cleared prior to the Büsssts building the house, as seen in early photographs. A large part of the levelled area, particularly the eastern part nearer the house was likely levelled by the Büsssts at the time of the house construction.



This area at the tail end of the Busst's ownership c1979. Their mown lawn and lower trees on the escarpment allowed views over the Bay to Clump Point and part of the Family Islands group. (image Kate Tode files/QPWS)

- The Büsssts driveway led to the house in the same location as at present. There is apparently no photographic record of the area west of the house beyond its garden surround prior to the Büsssts' departure.
- The garage building, water tank and associated side car tracks and timber retaining walling are of the Kate Tode period. Geoff Dove built the timber sleeper retaining wall for Kate all along the base of the embankment and planted above it. (The sleepers were from tram lines in the district)



The vine trellis, the shed or fernery, the timber retaining edge and the shrubbery along the tow of the hillside are all no longer present. (photos after cyclone Winifred 1986, image Kate Tode files / QPWS)

- There was a long bed of a hedged shrub extending west from the house garage as seen in the photo above.
- Two vine trellis structures were west of the courtyard, one likely with a Bougainvillea. These may have dated from the Büsssts.
- A green house /fernery structure made by Geoff Dove for Kate was located near the embankment near the current shed.

Intactness

The area, as established by Kate Tode over the levelled area formed by the Büsssts, is substantially intact in extent, form and some built edges. The 2 vine trellis, timber retaining walls and fernery are no longer present. The garden character of this visitors' entrance to Ninney Rise is no longer wholly intact though still holding the potential for some restoration.

Condition

- The car court surface and edges have grass cover now generally over the whole extent. The edges are not trimmed clear of grass.
- The concrete drive, garage apron, car tracks and associated drain are in good condition.
- The water tank appears in good condition.
- The timber walled loading platform is in poor condition.
- The gardens along both sides of the area are in poor condition with some weeds, loss of garden plants, forest growth unchecked and the edges in a decaying state due to overgrowth.

Cultural Heritage Considerations

- The historical form of the area made in major part by the Büsssts and their use of the drive and this approach to the house from its beginnings.
- The formation by Kate Tode of a serviceable part of a comfortable house and garden complex by forming a larger level area with garage building (with generator shed and toilet), an additional water tank, a fernery structure, gardens and retaining walls for gardens at the base of the steep hillside.
- This garden area as established by Kate Tode over and amongst the terrace and plantings by the Büsssts.

Conservation Management Considerations

- Restoration of a garden setting for the house.
- Conservation of the built elements of significance including the lost elements.
- Conservation of the open court area and lawns to conserve a garden character of a residence rather than acivic or institutional character that could arise with new uses of Ninney Rise.

4.8 Area G – House Surrounds & Pool



The east lawn



The north east corner garden



The swimming pool installed by Kate fence is a later (QPWS) addition.



The south edge planting which was added by Tode.

Description

Around the house a garden setting was formed first by the Büsssts, then modified and added to by Kate Tode, then modified slightly under the QPWS management period. The levelled platform on which the house was built extends a few metres to the east and the top of the escarpment to the foreshore (Area E).

This garden area comprises: - stone edged narrow gardens along the veranda edges, a mown lawn extending along the full house frontage, and garden along the fence line to the outer edge. On the west side at the main steps to the veranda are gardens along the veranda and a lawn extending over the car court.

To the north of the house (as extended by Kate Tode), at the base of the hillside, is a metre wide level area with no garden planting. To the south, beyond the narrow garden at the veranda and 2 metres of lawn, is the kidney shaped pool Kate Tode had built in 1980/81. The walled courtyard has the remnant stone edge of a garden and a scrambler vine on the outer wall, otherwise it is generally bare of plants. Outside the courtyard wall are a mix of plants in a garden and a specimen bottlebrush tree.

Use

The lawn space around the house serves very well now, as in the past, as an open environs for the verandas and a useful circulation space. The pool is not in use and emptied, with the pool pump disconnected.

This Area Through History

The gardens around the house edge have had changes with ownership. The historical photos show some changes.

- The pool fence is part of the original fence however relocated after Kate Tode's residence by the QPWS ranger, Cameron Ellis, who lived in the house.



The west stairs and garden with ginger in c1979



Tree fern, Philodendron and ferns in 2015



The west corner garden with Bougainvillea in c1979



The same garden in 2015



The south house edge garden in c1979



2015



The veranda and garden in c1979 (Kate Tode/QPWS)



The outer lawn edge with hedge - 2015



Two vine trellis on the west side -at the house, in the lawns (photo after cyclone Winifred 1986 –image Kate Tode/QPWS)

- Jean Rentoul had the idea for stone edges to the gardens. Geoff Dove made them with stones Don Perkes (Kate Tode's gardener) found in a creek outside Babinda and collected with a trailer.
- Geoff Dove planted the palms around the pool - during Kate Tode period.
- Some of the plants were changed during Kate Tode's residence. Later changes by QPWS are present now.
- The courtyard north wall used to have a *Pyrostegia* vine on it, and the pegs to attach the wires are still present.

Intactness

The garden surrounds of the house are generally intact, constrained to their original extent by the terrain to the north and south and the lawn at the west being contiguous with the car court lawns.

The planted content is not intact from the Busst period of residence, nor fully intact from the Kate Tode period.

Condition

- The pool appears in sound condition. The powder coated metal pool fence has a deteriorated surface.
- The lawns and garden edges are in good condition.
- The garden beds are in a deteriorated condition with some gaps where plants have died, other remnant plants overgrown in extent, and others in fair to poor condition.

Cultural Heritage Considerations

- Retention of the garden surround for the house to its form and content as established by the Büsss and layered with Kate Tode's garden over the space formed by the Büsss.
- Restoration of the gardens to present the appropriate heritage character of the residence while being within the place management limitations.
- Retention of the pool - with alteration of the fence, and whether the pool is restored to use, or modified for other uses of the area.

Conservation Management Considerations

- Maintenance of the lawns and gardens with regard to the maintenance budget and facilities.
- The pool maintenance

4.9 Area H – Upper Garden Area



The track beyond the pool



The bank falls away from the car court area.



From the driveway area and lawns the planting over the bank forms a visual screen of the car court and house.

Description

Along the south edge of the levelled car court (Area F) and house area (Area G) is a steep bank apparently formed when the house and surrounds platform was shaped on the hillside. The bank has no garden path formed down through the planting. Access to the lower, gully garden area (Area J) is from the driveway garden area. There is a track down the bank south of the pool, however, this is primarily a gardener's track.

The area is planted with trees, shrubs and vines which together form a fairly dense garden. There are trees which may have been planted by the Büsssts, including a *Peltophorum* (the same as the trees along the drive) and a large mango tree. From Geoff Dove it is understood the other trees and palms were planted by Kate Tode and Geoff to form a garden edge to the upper lawn spaces and to add character and interest, including the palms at the upper curve of the drive, and to form a visual screen to the south to screen views of the houses there.⁹⁴

Use

The area forms a visual edge to the house surrounds and car court, defining the spaces there. It is a framework to the upper garden, and a shading edge to the lower enclosed gully garden area.

This Area Through History

- This area was cleared at the time of the initial hillside clearing, likely by the Cuttens.
- There were views over this area to Bicton Hill from the lounge and south verandah through the Büssst period.
- The trees and shrubs particularly on the west part are predominantly those planted by Geoff Dove.
- The *Faradaya* vine was purchased at Tully and planted by Kate Tode.

Intactness

The garden area is substantially intact in form and in the major planted trees, some shrubs and the vines.

Condition

The area is assessed as generally in fair condition. Trees and shrubs require some remedial pruning and removals of saplings. The bank is eroding in part due to focused run-off. Vegetative rubbish has been dumped in the area.

Cultural Heritage Considerations

- Restoration of the appropriate historically formed garden content and character.
- Restoration through some tree removal of some of the view from Ninney Rise house to Bicton Hill as enjoyed by the Büsssts.

Conservation Management Considerations

- Maintenance of the bank where erosion has occurred.
- Maintenance of the garden by removal of dumped material and ongoing maintenance of the area as a key part of the garden's framework.
- Determination of a management regime to restore and retain the garden form and character along the different parts of this area.
- Weed management through progressive weed removal and revegetation with appropriate plants.

⁹⁴ Advice from Geoff Dove in meeting -2015

4.10 Area I – Driveway Lawn & Trees



Looking south from the upper lawns of area C over the driveway, and the lawns and gardens to the west.



The Peltophorum trees planted along the driveway sides to form an avenue.



The lower west side of this area



The drive at Alexandra Drive

The approach to the drive entry

Description

The concrete driveway extends from Alexander Drive to the shed building and car court. At the Alexander Drive end the property has generally a fully planted edge to this public frontage comprising part coastal woodland and, alongside the driveway, planted shrubs. The lower section is a 2.6 metres wide, fully concreted driveway that rises steeply from the road. At about 23 metres from the boundary the drive changes to two concrete tracks and lies in a wide lawn surrounds with an avenue planting of trees extending for approximately 95 metres up the hillside. This spacious lawn and trees garden area is edged on the west by a series of long narrow garden beds with trees and clumping plants which are

separated by a 2 metre wide lawn strip from the boundary tree belt (Area B). Along the east side of the drive, the hillside falls past a second line of trees to the long grassed gully within which is a mass planted grove (Area J). These trees, lawns and gardens which provide an attractive tropical garden setting to the driveway and house approach.

Use

The drive is both the vehicular and pedestrian way to and from the house.

This Area Through History

- This area was cleared at the time of the initial hillside clearing, likely by the Cuttens.
- The driveway was likely the route used by the Bussts except at the lower end. A remnant part of their gravel drive tracks can be seen where it extended south from the current route and ran along the route of the adjacent property driveway.
- The avenue planting of *Peltophorum* appear to have been by the Bussts (from the historical photos).
- John Busst grew pineapples approximately on the upper west part of this area or on the land further west now the adjacent lot.⁹⁵
- The line of Indian laburnums to the east, and the low beds along the west, are additions by Kate Tode.⁹⁶

Intactness

The garden is substantially intact in its form as established by the 1980s.

Condition

The area is assessed as generally in fair condition. Specimen trees require some remedial pruning and removals of weeds and saplings from their bases. The concrete drive is in good condition.

Cultural Heritage Considerations

- Retention of the drive, including the tracks with grass centre, into the future with any increase of vehicular use.
- Retention of the trees and lawns and garden character with no incursions of parking or turnarounds for future uses of the place.

Conservation Management Considerations

- Restoration of the tree avenue character, including removal of weed / self sown trees and other species.
- Establishment of a Tree Management and Replacement Strategy.
- Garden edge maintenance.
- Tree and gardens maintenance with regard to storm damage, weed infestations, and overgrowth.

⁹⁵ Recollection by Brenda

⁹⁶ Anecdote by Geoff Dove

4.11 Area J – Gully Garden



The grassed slope amongst the trees and planted garden areas

Description

This lower area of the grounds has a distinct character to the driveway approach, the upper platform with the garage, house and surrounds and the steep forested hillside above. The area is a wide gully between the open driveway garden, the curving treed bank of its upper edge and the forest along the eastern escarpment. In the centre of the gully is a planted palm and tree grove within which is a circular pond and stone edged runnel extending from the pond down the slope. Mown lawns on the sides of the gully slope down to this grove and provide strolling areas (or sitting) to move around across the gully and enjoy views to the central grove and surrounding treed areas. On the east side are a citrus tree and frangipani in the lawn.

The base of the former windmill and the pump base and power point are still present in the upper part.

Use

This is a part shaded, enclosed cool part of the grounds and apparently established as a place for garden enjoyment.

This Area Through History

- The mango tree may have been planted by the Büsssts.
- Kate Tode established the pond and runnel, the windmill and pump (in association with the generator in the garage /shed), and likely many of the planted trees and palms, as part of a considerable investment to establish a garden in a forest setting, and this reinforced the presentation of Ninney Rise as a residence in a garden. These elements were built for Kate by Geoff Dove. The rocks in the pond are from the local area, not from a creek. The pond was kept filled through the year.
- The windmill was located after Geoff Dove's father came and divined for water. He said the best place for a well was near the 'barn' / the shed, but Kate didn't want a mess there so it was located over the bank. They got the windmill from Southern Cross. Water was piped to the two concrete tanks up the hill and back through piping for garden watering. Kate Tode liked to see the windmill.
- Kate Tode used to stroll through this part of the grounds. She also would sit in the gardens here for relaxation. She actively discussed and directed the garden works here with Geoff Dove.⁹⁷

Intactness

- This gardens area is intact in its overall form of lawns and planted garden areas.
- The planted content appears altered both through storm damage and maintenance practices.

⁹⁷ Anecdote from Geoff Dove August 2015

Condition

Overall: The garden condition is Fair.

Cultural Heritage Considerations

- Retention of an important part of the grounds structure and character.
- Restoration of the pond and runnel as part of the garden conservation and whether to retain the option to periodically fill the pond and operate this water feature.
- Reconstruction of the windmill and pump (with power source), in association with the water tank next to the garage /shed, as an option in the future.

Conservation Management Considerations

- Tree and gardens maintenance with regard to storm damage, weed infestations, and overgrowth.
- Reinstatement of a pump and piping for the pond.

4.12 Area K – Memorial at Beach



Ninney Point is seen and approached from the end of the campground and Alexandra Drive.



A track behind the memorial allows a walk around the Point at high tide.



The memorial plaque is on a large rock close to Ninney Point.



Description

The memorial plaque is at Ninney Point. A metal plaque by is fixed to the angled face of a large rock close to the Point. Ninney Point, at the north end of Bingil Beach, comprises a large extent of rugged rock protrusions rising two to three metres above the tumble of rocks extending across the Point. The plaque is on a prominent single large rock which has a slightly sloping face which addresses the beach which sweeps away to the south and Clump Point. It is in the shade of a spreading tree. From the foreshore of Alexander Drive and the campground under the wide shading canopies of beach almond trees one can walk across the sand just above the high tide line to the rocky area of the Point. From the sand at the south of the beach the large rock cluster and the rock on which the plaque is fixed can be seen. A track extends along the shore at the base of the steep rocky hillside and around behind

the memorial plaque on its rock. This track provides access around to the memorial and around the Point at high tides.

Use

Interpretation and appreciation of the memorial plaque, the Bingil Beach and Bingil Bay setting.

This Area Through History

- Reportedly⁹⁸ John and Alison Büsst, and likely with the Holts and other friends, visited the beach down the track from the house and on to Ninney Point from where they would appreciate the beach, the sea and the forest of Bicton Hill and Clump Point. This is why the Point was selected for the Memorial plaque.



View to the Point c1979 (Kate Tode)

Bingil Bay beach in c1979

- and in 2015

Intactness

The rock with plaque, the rocky surrounds out to the tip of the Point, and the forested hillside behind are generally intact in overall appearance, as a natural undisturbed Point.

There is an extensive area of Singapore daisy over the ground nearby at the base of the hillside.

Condition

The plaque is in good condition. The rock face has an unsightly white seepage from the filling / adhesive behind the plaque.

Cultural Heritage Considerations

- Retention of the undeveloped, naturalistic landscape character of the north end of the Beach, the hillside and Ninney Point.
- Retention of the view scape from the Memorial to a naturalistic, undeveloped beach and foreshore as known by the Büsst.
- Conservation of the immediate landscape surrounds of the memorial plaque including the track at the base of the hill.

Conservation Management Considerations

- Provision of access to and around the Point, without loss of landscape and beachscape character and details of naturalness or unstructured track and Memorial rock area.
- Provision of interpretation somewhere on the foreshore, or at the campground edge, about the Büsst and Ninney Rise heritage significance, without loss of landscape character at the Memorial nor further built elements structures or access provisions there.

⁹⁸ Oral histories recorded by the Friends of Ninney Rise 2014 - 2015

5. ASSESSMENT OF CULTURAL SIGNIFICANCE

5.1 Cultural Heritage Significance - Definitions

The Burra Charter, the Australia ICOMOS Charter for Places of Cultural Significance (2013), defines cultural significance :

“Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects.” (Article 1.2)

“Cultural significance is a concept which helps in estimating the value of places. The places that are likely to be of significance are those which help an understanding of the past or enrich the present, and which will be of value to future generations.” Marquis-Kyle & Walker, 1992

The Queensland Heritage Act 1992 (amended 2014), defines “*cultural heritage significance*”, of a place or object, as “*its aesthetic, historic, scientific or social significance or other special value, to the present community and future generations.*” Under section 35 of the Act , these are the criteria for entry of places onto the Heritage Register.

These categories are necessarily broad. A more precise approach is required to identify the cultural heritage values of Ninney Rise & JB Memorial. The approach adopted in this report for follows that outlined in *The Conservation Plan (2013)*. Cultural significance is assessed against the following criteria:

- Associations of the place
- Importance of the place as evidence; and
- Formal qualities of the place

5.2 Associations

Ninney Rise & JB Memorial has deep associations with **the life and work of John and Alison Büsst** and the birth of Reef and Rainforest preservation campaigns in Nth Qld. Evolving from local issues in the late-1950s & mid-1960s, these campaigns became major environmental movements that galvanised national attention throughout the 1970s and 1980s and led to a shift in societies appreciation of these unique natural assets.

The seeds of these broad movements and changes in attitude can be traced to activities and events at this place. Early campaigns (eg local Rainforest protection & opposing the mining of Ellison Reef) were centred around the Bingil Bay homestead - it became a gathering point for scientists and young researchers in Reef and Rainforest ecology – a place for intense gathering of data but also reflection and discussion. Later campaigns moved to major centres (Brisbane; Cairns & Canberra) but John Büsst was still deeply involved until his untimely death in 1971. He was regarded as a master tactician with local knowledge of the Reef. Thus, Ninney Rise & JB Memorial is not only associated directly with activities and events surrounding local campaigns but indirectly with the broad movements that followed.

Other associations of note are:

- Montsalvat - Büsst was one of the founders of this artist's community
- Bedarra & other Family Islands mid-20th C group of artists (inc Noel Wood; etc)
- Harold and Zara Holt and federal politics - the Holt's were close friends of the Büsst's and holidayed with them in Nth Qld each year in August. (Holt wrote is only budget on the veranda of Ninney Rise).

A secondary but nevertheless important association is the link between the place and the generous **actions of Kate Tode**. Her philanthropic action saved the Büsst's homestead and a small but significant portion of the Büsst's original rainforest holding for the national interest. This generosity secured the backdrop of Büsst's memorial as National Park. Büsst saved the Reef and Kate Tode saved this place for the nation. Oral history suggests she also assisted in the closing years of Wet Tropics rainforest protection in the mid-80s and working behind the scenes through political connections. (More research is required to understand KT's contribution).

5.3 Importance as Evidence

Places can be significant for association with past lives; activities and events with no residual evidence. But this is not the case at Ninney Rise & JB Memorial. The place provides tangible evidence of the life and work of the Büsst's – and that is its primary importance as evidence. It is still **the house that Büsst built**, and understandable as such, despite the changes of successive ownership. The Memorial, with wording by Judith Wright, is also tangible evidence of the pivotal role Büsst played in the Rainforest and Reef protection campaigns. Its siting below National Park rainforest and facing the Reef is no accident. The memorial and setting neatly convey his story. These tangible links to past lives and events increase the significance of the place generally.

Other evidence of note related to the Büsst's house is:

- The considered design of a tropical homestead with artist's studio attached, sited to frame views to Clump Mt Nat Park and the Reef beyond
- The inventive and economical use of materials
- The unconventional and robust hybrid construction (brick-on-edge with concrete ring & ladder beams) which has survived many cyclones (the structural rationale is yet to be fully understood)

The place has secondary importance for the evidence it provides of a reasonably intact late 20th C / early 21st C tropical homestead and garden, rare in Qld. It provides important evidence and the life of Kate Tode who developed much of the extant garden and was active in later years of rainforest protection (early-mid'80s).

5.4 Formal Qualities of the Place

The setting of Ninney Rise & JB Memorial is one of outstanding natural beauty overlooking two World Reef and Rainforest Heritage Areas – the GBRMP (only 100m to the east) and WTLR (only 1000m to the south). Proximity and visual connection to these two World Heritage Areas reinforces associational aspects of significance – here on display for future generations are the fruits of the Büsst's early campaign efforts. Reciprocal relationships like these add meaning to the setting.

The experience of the setting is not only visual - proximity to the ocean and extensive birdlife creates an aural and visual experience and trade winds from the Coral Sea evoke other senses (smell and touch). Thus, the aesthetic experience is immersive and total, adding depth to formal qualities.

The house forms a strong but counterpoint with its surrounding landscape and seascape which is now largely concealed by subsequent garden development and overgrowth. In the Büsst era it was a conspicuous presence in Bingil Bay and commonly referred to as the white house on the cliff.

The formal qualities of a layered, established tropical garden surrounding a coastal homestead are themselves important. Framed views from the garden to the natural rainforest and reef backdrop heighten the garden's formal qualities.

5.5 Statement of Significance

The place is primarily significant for the associations and evidence it provides of the life and work of John and Alison Büsst; the birth of Rainforest and Reef protection campaigns and the formative and pivotal years of environmental activism that followed.

The place has secondary significance for associations and evidence it provides of the life of naturalist and philanthropist Kate Tode. Also for the rare evidence it provides of a substantially intact coastal tropical homestead and garden established in the late 20th C & 21st C.

The reciprocal relationship between the WHA setting and lives and activities of former owners is strong and underpins significance, adding rich layering.

The place has potential to yield more information and greater understanding of early Rainforest and Reef campaigns. The construction of the house itself has potential to reveal further technical information and greater understanding of mid-20th C cyclone resistant construction using limited materials to hand.

5.6 Qld Heritage Register Entry

Ninney Rise and JB Memorial is included on the Queensland Heritage Register. The cultural significance set out in the Queensland Heritage Register citation as included here :-

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

Ninney Rise is significant as the base from which the artist and environmentalist John Büsst organized the 'Save the Reef' and other important environmental campaigns during the 1960s and early 1970s. Set within the landscape being fought for, it was a meeting place for the campaigners and scientists involved with him in these efforts and became a focal point for all their struggles. These deeply contentious campaigns were supported by local and international scientists and aimed to protect the Great Barrier Reef and the area's tropical rainforests from development and mining pressures. As influential in the formation of the Great Barrier Reef Marine Park Authority and to the eventual declaration of the Wet Tropics World Heritage Area, these campaigns demonstrate the history of Queensland's environmental conservation movement with Büsst's home at Bingil Bay a key place associated with this activism.

(e) the place is important in demonstrating particular aesthetic characteristics valued by the community or a particular cultural group

Ninney Rise, its park-like grounds within a strikingly beautiful area of coastal lowland rainforest and the property's views to the Great Barrier Reef World Heritage Area have great aesthetic significance. The outlook from the place takes in this marine environment, which is now recognized for the outstanding natural universal values that John Büsst fought to protect during the 1960s before these values had been widely recognised and appreciated.

(h) the place has a special association with the life or work of a particular person, group or organisation of importance in Queensland's history

A home and a focal point for the early environmental conservation movement in Queensland, Ninney Rise is closely associated with the artist and eco-campaigner John Büsst who designed and built it in c1960. He worked intimately with the Australian Conservation Foundation, the Queensland Littoral Society (Australian Marine Conservation Society) and the Queensland Wildlife Preservation Society in the campaign to save the Great Barrier Reef. Büsst's environmental activism illustrated his transition from being an artist interested in the aesthetics of nature to a conservationist promoting the ecological reasons to conserve the natural environment. The inscription on the memorial to John Büsst near Ninney Point reflects his appreciation for art, nature and conservation.

In addition to the citation in the QHR, this CMP finds the place has significance for associations and evidence of naturalist and philanthropist Kate Tode (criteria a & h). Also for the rare evidence it

provides of a substantially intact coastal tropical homestead and garden established in the late 20th C & 21st C (criteria e).

This CMP finds the place has potential to yield more information and greater understanding of :-

- early Rainforest and Reef campaigns (historical & social significance); and
- inventive mid-20th C cyclone resistant construction using limited materials to hand (technical significance)

5.7 Heritage Curtilage

Consideration may be given to adjusting the boundary of the John Büsst Memorial to include more of the surrounds and parts of the foreshore inland from the rock bearing the plaque, to conserve a setting of an appropriate scale.

Draft

6. GRADING SIGNIFICANCE

6.1 Relative Significance

The relative level of importance of areas and elements within Ninney Rise has been assessed using the following classification system:

A Areas and Elements of *considerable significance*. This fabric is crucial to understanding the place

B Areas and Elements of *some significance*. These are not original, rare or remarkable within the State heritage context and relate to fewer criteria for cultural significance. They are able to accept some minor change if unobtrusive and limited in extent

C Elements of *little (minor) or no significance*, or due to substantial loss of integrity, these elements do not contribute to the cultural significance of the place

D *Intrusive* elements

6.2 Conservation Measures for Significance Levels

Conservation measures should be appropriate for each the level of significance and should also take into consideration practical considerations examined in the next section.

As a general guide the following thresholds are recommended:

- Areas and elements of **considerable significance A** should be preserved and maintained. Conservation actions including restoration and reconstruction are appropriate.
- Areas and elements of **some significance B** should also be preserved and maintained. They may be subject to minor development change sensitively applied and to a limited extent.
- Elements of **little or no significance C** are those elements that are neither significant nor intrusive. Those with no significance need not be conserved, and can be removed as required.
- Elements that are **intrusive D** should be removed and where applicable the original or significant structure and /or planting reconstructed.

It is important to use relative significance in the context of the most pertinent assessment of significance – ie Ninney Rise as a whole is on the QHR and several precincts as a whole have level A significance.

6.3 House & Setting – Levels of Significance

Components of the House and Setting are assessed here on their relative significance within the place on the QHR and with regard to the context of other Queensland heritage places.

6.3.1 Considerable Significance (A)

All c1959/61 fabric related to the Busst-era including:-

- spatial relationships between the house and the seascape / mountain landscape setting
- recovered views over the sea and towards Bicton Hill & Clump Mt from the veranda; living rm & studio
- recovered spatial & physical connection between the house and the JB Memorial Plaque at Ninney Pt
- recovered connection to the walking track to the top of the rainforest hill from the house
- views to the house from within the grounds, including recovered views obscured by some recent planting
- the original external form of the house including recovered symmetry
- the original interior spatial layout including spatial hierarchies and relationships
- original walls; flooring and ceilings
- original window and door treatments
- original internal linings and trims
- surviving original decoration including bamboo ceiling roses and trims
- recovered early colour treatments externally and internally

6.3.2 Some Significance (B)

- Kate Tode-era c1908s repair work (eg window joinery, bamboo ceilings) replacing like-for-like

6.3.3 Little or No Significance (C)

These include:-

- Kate Tode's second level extension over the garage
- Kate Tode's introduction of tiling to verandas
- Kate Tode's toolshed and generator annex
- Introduced fabric related to QPWS structural repairs c2008

6.3.4 Intrusive (D)

These include:-

- changes to the setting which obscure interpretation of key aspects of the Busst-era eg planting out of significant views to the seascape and rainforest hills / mountains
- the pool fence
- Kate Tode's bathroom extension to the studio
- Kate Tode's bathroom introduced to the Busst's dressing rm
- Recently introduced light fittings and electrical services
- Amplimesh security screens
- Window surface bolts and door locks which damage original joinery and trims
- Colorbond roofing and squareline guttering

6.4 The Grounds – Levels of Significance

Areas within the grounds are assessed here for their relative significance within the place on the QHR and with regard to the context of other Queensland heritage places.

6.4.1 Grounds Areas

Area A - North West Forest

A Considerable
Heritage Significance

The forest cover over this area of the upper hillside of the place and its curvilinear edges with some historically planted shrubs including hibiscus.



Area B - West Tree Belt & Garden

B Some
Heritage Significance

The linear planted edge to the property, which forms a visual framework and edge to the driveway approach, and screens the adjacent properties.



Area C - North West Garden & Lawns

A Considerable
Heritage Significance

The large sweep of historical hillside slope, the open lawns with specimen trees, the trees, and the curvilinear planted edges



Area D - North Hillside Forest

A Considerable
Heritage Significance

The historical hillside with predominantly regrowth forest which provides a naturalistic backdrop and a tropical forest setting to the house, and including the historical track to the beach and some shrub planting by the Bussts.



Area E - East Escarpment

B Considerable
Heritage Significance

The hillside form and extent with the coastal forest regrowth.



Area F - Car Court

A Considerable

The levelled area formed for house approach and gardens, later shed



Area G - House Surrounds & Pool

A Considerable
Heritage Significance

The levelled spaces around the house with lawns, gardens and opportunities for views out to the sea.



Area H - Upper Gully Garden

B Some
Heritage Significance

The bank along the car court edge planted densely with trees, palms and shrubs to form an attractive garden to the car court and the lower gully garden area.



Area I - Driveway Lawns & Trees

A Considerable
house
Heritage Significance

The long and spacious area formed up the hillside for the approach, and as an attractive garden, including the driveway, the lawns, the avenues of trees and generally the garden setting in the



Area J - Gully Garden

A Considerable
Heritage Significance

The spacious strolling garden in the 20th century Modern style with curvilinear lawn spaces and planted garden beds, the pond and overflow runnel, featured specimen and groves of trees and palms in the tropical garden style with predominantly Queensland species.



Area K - Memorial at Beach

B Some
Heritage Significance

The memorial location and its natural surrounds from the rocky cliff inland of the plaque out to the Point and extending to the sand beach which together form the setting appreciated by Alison Busst and the Busst's friends.



6.4.2 Built Elements

The small structures and built elements of the NR&JBM grounds have been assessed for relative heritage significance. Refer to Appendix B - Schedule A.

6.4.3 Vegetation

The vegetation of the NR&JBM grounds has been assessed for relative heritage significance. Refer to Appendix B - Schedule B

7. CONDITION

7.1 The House

In general, the house appears to be in good condition. It appears well founded for a masonry structure with only minor subsidence and little evidence of movement cracking. A major serviceability issue is proximity to salty, corrosive air and the likelihood of ongoing spalling in reinforced concrete veranda slabs. Extensive concrete patching repairs were undertaken by QPWS c2008 – these were probably the worst areas being on the weather exposed east veranda. Some patching has also been done on the underside of the south veranda. Veranda slabs should be carefully monitored for new outbreaks of spalling. Some early joinery has seized in the salty air and plywood cabinetry is swelling in areas due to humidity and moisture. Repairs undertaken by QPWS have safeguarded the house. A more comprehensive condition survey should be undertaken as part of a detailed fabric survey to establish inspection regimes and maintenance procedures.

7.2 The Grounds

7.2.1 General Statement

The heritage elements of the grounds are generally in good to fair condition.

Condition The condition of the heritage fabric grounds has been assessed generally in Chapter 4 - Physical Evidence. Refer to Schedules in the Appendix for and specific assessments for elements and vegetation.

Maintenance Maintenance of the grounds has continued throughout Ninney Rise history, to varying degrees due to changing constraints and opportunities over that time. Major maintenance operations, such as tree management and replacement, have been limited by financial constraints and/or expertise of the gardening staff.

Changes The gardens were more intensely gardened and maintained during the period of Kate Tode's residence than now. Since that period the gardens have become simplified in their planting and new plants added which have altered the garden character or style.

7.2.2 Repairs and Maintenance

While there is *good* condition throughout the grounds, there are a number of parts of the fabric where the condition is *fair* or *poor* and warrants either detail analysis and repairs or additional maintenance tasks. [These are set out below:](#)

8. CONSTRAINTS & OPPORTUNITIES

8.1 Statutory Status

8.1.1 State Legislation

Ninney Rise is entered on the Queensland Heritage Register and the Queensland Heritage Act 1992 is applicable in regard to any developments and management practices. Development at heritage places is also regulated through the relevant statutory planning Act. Approval must be obtained before carrying out development, building or landscape work in the place, other than exempted development and landscape maintenance works.

Works which have minor impact on the heritage place may be carried out with the approval of an Exemption Certificate. Under recent changes to the QHA (Sept 2015), approvals for minor works are being increasingly administered through Regional Authorities. Works with no impact may be carried out under a General (upfront) Exemption Certificate. No impact work is described in DEHP's General Exemption Certificate available on their website. DEHP is also currently preparing General Exemptions tailored to certain Heritage Places to better facilitate routine maintenance.

8.1.2 Contemporary Use - Statutory & Safety Requirements

Contemporary usage and standards for design, construction, and maintenance can give rise to different requirements of fabric and facilities than existed historically when a space was formed, or an item now of cultural heritage significance was installed or planted.

Works on the buildings and major structures come under the influence of the:-

- Queensland Heritage Act;
- Building Acts and Regulations (including the National Construction Code of Australia);
- Workplace Health and Safety Act and Regulation.

Management decisions regarding retention or modification of culturally significant items that do not meet current safety and legislated requirements must consider both the cultural heritage value and the contemporary concern, and consider the best way cultural heritage values can be retained (For example, uneven paths due to tree roots could be modified or surfacing materials changed, rather than cutting roots or removing a tree).

8.2 Ownership & Kate Tode gifting obligations

Kate Tode gifted Ninney Rise to QPWS on condition that the land and improvements be retained and maintained in a natural state (as far as possible) and for the enjoyment and benefit of the public. Some further interpretation is required of what she meant or implied by these conditions and the inherent dicotomies they contain for conservation management eg:-

- do the *improvements* extend to garden work she undertook in the grounds ?
- her will doesn't mention the house, suggesting the landscape and its *natural state* was of much more importance than the built structures
- what is a *natural state* for a site that has been cleared for farming and then layered by two distinctly different phases of occupation ie by Busst and Kate Tode ? Gardens are essentially artificial constructs – imbued with cultural meaning - they are not natural.

One thing she is specific on which is more clear cut is the *public use* of the land – this in itself brings other conservation management considerations.

These issues should be workshopped with stakeholders for a better understanding of Kate Tode's gifting obligations. Specialist advise may be warranted on the implications of her will. Our reading of it, is that it doesn't extend to retention of house improvements.

8.3 Management; lease & operational constraints

Friends of Ninney Rise have recently entered a lease arrangement with QPWS for the day-to-day management of Ninney Rise which expires in June 2019. As leasee, FoNR are responsible for all outgoings including costs of property maintenance to the house and grounds. QPWS recently supplied them with a ride-on mower to assist with grounds maintenance.

Operationally, FoNR resources are limited as they are largely reliant on voluntary labour. Occasionally they stretched. As the conservation and re-use of Ninney Rise moves into a more detailed planning / impliimation phase, the FoNR would benefit from additional resources. One avenue might be seed funding for a Secretary or planning officer through the regional authority, especially if low-impact tourism is a preferred use, local government may see the attraction in this.

8.4 FoNR Current Activities and Future Aspirations

Currently, FoNR conduct regular community open days at Ninney Rise to raise awareness of the Busst's pivotal role in reef and rainforest protection and for fundraising activities. They also make the Ninney Rise available for seminars for researchers and scientists who work in these fields of enquiry.

FoNR future aspirations were workshopped in June 2015 at the site. The outcome as commnicated to us was interpreted and summarised below:

What Ninney Rise is all about :

- science and culture (science; ecology; art; music; aesthetics)
- a specific place (Great Barrier Reef);
- certain activities (environmental history / activism; innovation; nature based tourism);
- certain processes (best practise, collaboration)
- but above all, Ninney Rise is all about Busst, he is axiomatic to the place

What FoNR want to see / achieve (yes/list)

Potential future uses :

- Place Museum (incorporating library; displays; limited merchandise; house & grounds interpretation of various histories; visitors book etc)
- Environmental tourism with trail context; wildlife experiences; birding; limited camping (power; lighting; fireplaces; ablutions; site manager/office)
- Function Centre (for schools & university groups; meaningful event days; public information sessions; conferences/seminars; delegations; workshops)
- Research Work Base (for visiting research agencies & academics)

These future uses have good congruence with cultural heritage conservation objectives.

8.5 House & Setting Significance

Obligations and constraints include:-

- Retention of all fabric of considerable significance (6.3.1)
- Recovery of lost aspects of considerable significance (6.3.1)
- Ongoing maintenance of fabric of considerable significance (6.3.1)
- Future use scenarios which have little or minimal impact on considerable fabric (6.3.1)
- Removal or neutralising intrusive fabric (6.3.4)

8.6 Grounds Significance

8.6.1 Physical Condition & Particular Heritage Maintenance

The cultural heritage significance of each of the areas, built and vegetation elements that together make up the grounds exists irrespective of physical condition. However, when an element has cultural heritage significance, there generally arises the need and obligation to maintain that element in good condition to ensure a maximum life.

Constraints

There are situations in the grounds, where maintenance of significant elements (such as the garden areas planted in the Kate Tode period including understorey planting under the trees), may require initial disturbance and a staged rehabilitation over a couple of years.

Opportunities

The historic fabric of the grounds is uncommon and demonstrates an historic garden style and materials. Long term restoration and conservation maintenance will ensure Ninney Rise an historical grounds befitting the heritage house story and that of the people who owned this unique place.

8.6.2 The Continuity of Maintenance

Constraints:

An historical house and grounds such as Ninney Rise, now approx 55 years old, requires maintenance by horticultural staff with expertise, training, and / or experience in maintenance of historical materials and methods of construction; of old trees and shrubs; uncommon varieties of plants; and of past practices of shrub and flower beds traditional form and displays which are now rarely encountered or out of fashion.

Heritage value and cultural significance necessitate that materials and planting, which are now rarely, if ever, encountered in contemporary gardens, are here required to be maintained. Therefore, maintenance staff should have inductions and some training in historical gardens and grounds maintenance, and have access to materials and plant stock as found in the garden parts of the grounds.

Opportunities

A continuity of gardeners and other maintenance staff for the heritage components of the grounds can ensure the appropriate monitoring and practices take place. Training of new staff in the appropriate methods and the points of difference of these grounds is important. Thus, the house surrounds and wider grounds will become a unique and attractive asset and legacy for the north Queensland community.

A Tree Register is an important part of the appropriate maintenance regime, and a continuity of using skilled heritage gardening staff as long as possible is the preferred practice.

8.6.3 Value as a Conserved Tropical House & Garden

To date, through the late 20th century and early 21st century, Queensland has had very few, if any, conserved historic house and gardens. These tell the story of the owners' and residents' lifestyles and interests.

Opportunities

Ninney Rise could become a destination as an historic tropical house and garden. It would be suited for strolling, relaxation, artistic events, modest social gatherings, weddings and such, and similar small group, passive activities for the local community, and could be opened (in part) for a wider invited community.

The story of the Büsssts and their associations with the Great Barrier Reef and Wet Tropics forests is a primary aspect of significance and their story at this house on the hillside above the Bingil Bay beach can be readily interpreted through the house and grounds

8.6.4 Potential Educational Value of Grounds

Ninney Rise holds the layering of (at least) two notable historic periods of distinct garden design and planting styles: Phase 1 - the Busst period; and Phase 2 - the Kate Tode period. These periods retain substantial spatial qualities, constructed elements, and vegetation and their additions have contributed aesthetic value and horticultural interest. In addition, there is the revegetating lowland forest on the upper hillsides and the escarpment below the house.

With conservation and restoration (and with some cases of reconstruction), Ninney Rise would be a notable location for horticultural, historical gardens maintenance, social history studies as well as studies of the local indigenous forest.

The potential to develop an outstanding educational resource is considerable and achievable.

Constraints

- Limitations of mobility and safety regarding public access to the grounds.

Opportunities

- Able to be fully achieved within 1 - 2 years of decision.
- The scale, history, and the location of the house makes Ninney Rise suited for this opportunity.

8.6.5 Contribution to Bingil Bay Foreshore Landscape Quality, Identity & Amenity

Ninney Rise is entered on the Queensland Heritage Register for its aesthetic qualities.

criteria e) The place is important because of its aesthetic significance;

Additional aspects meeting the criteria The boundary walls, and the mature trees and palms of the grounds are the major components of the substantial role the.

Opportunities

Consideration be given in any Grounds Master Plan and the Maintenance Strategy to establish and then ensure retention of selected views to and from the house, in particular, the view east to the sea from the veranda, and the view south to Clump Mountain hillside.

9. CONSERVATION POLICY

9.1 Burra Charter Conservation Process & Concept

This Conservation Management Plan recommends best professional practice in conservation be employed in using and caring for the heritage areas and components of Ninney Rise and the John Büsst Memorial.

Burra Charter Conservation is the process of caring for places to ensure that their cultural significance is retained. Future conservation and development should be undertaken in accordance with the policies of the Burra Charter, the Charter for the Conservation of Places of Cultural Heritage Significance (as revised in 2013). The Burra Charter, produced by the Australian chapter of the International Council on Monuments and Sites (ICOMOS), is the document recognized by local and state authorities and heritage professionals to be followed for works to places of cultural heritage significance.

The need for conservation is well summarised in the Burra Charter:

Places of cultural significance enrich people's lives, often providing a deep and inspirational sense of connection to community and landscape, to the past and to lived experiences. They are historical records that are important as tangible expressions of Australian identity and experience. Places of cultural significance reflect the diversity of our communities, telling us about who we are and the past that has formed us and the Australian landscape. They are irreplaceable and precious. These places of cultural significance must be conserved for present and future generations

The main text of the Burra Charter encompasses the following **seven concepts**:

- The place itself is important;
- Understand the significance of the place and its setting;
- Understand the fabric and setting;
- Significance should guide decisions;
- Do as much as necessary, as little as possible;
- Keep records;
- Do everything in a logical order.

9.2 Burra Charter Definitions

The following terms used in this CMP are from the **Burra Charter**:

- **Adaptation** means modifying a place to suit the existing use or a proposed use.
- **Associations** mean the special connections that exist between people and a place.
- **Compatible use** means a use, which respects the cultural significance of a place. Such a use involves no (or minimal) impact on cultural significance.
- **Conservation** means all the processes of looking after a place so as to retain its cultural significance.
- **Cultural significance** means aesthetic, historic, scientific, social, or spiritual value for past, present, or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places, and related objects. Places may have a range of values for different individuals or groups.
- **Fabric** means all the physical material of the place including components, fixtures, contents, and objects.
- **Interpretation** means all the ways of presenting the cultural significance of a place.
- **Maintenance** means the continuous protective care of the fabric and setting of a place, and is to be distinguished from repair.
- **Meanings** denote what a place signifies, indicates, evokes, or expresses.
- **Place** means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces, and views.
- **Preservation** means maintaining the fabric of a place in its existing state & retarding deterioration.
- **Repair** involves restoration or reconstruction.
- **Restoration** means returning the existing fabric of a place to a known earlier state by removing accretions, or by reassembling existing components without the introduction of new material.
- **Reconstruction** means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material into the fabric.
- **Setting** means the area around a place, which may include the visual catchment.
- **Use** means the functions of a place as well as the activities & practices that may occur at a place.

Source: Burra Charter 2013

The *Illustrated Burra Charter* 2004 is an excellent reference for owners and managers of heritage places to learn about the accepted conservation practices through examples.

10. CONSERVATION STRATEGY

10.1 Introduction

The following statements of **Conservation Policy** provide clear directions for the protection of the cultural heritage significance of Ninney Rise and the John Büsst Memorial. The term *conservation policy* is used in Australia as part of the standard Conservation Plan terminology and as part of the Burra Charter process of conservation of the heritage values of a place.

Conservation policies are guided by the historical overview, the detailed site inspections, and the statements of heritage significance. *Conservation policies* are intended to guide future development and maintenance work at Ninney Rise so as to retain its cultural significance. They also provide specific directions on the preservation of elements of significance as ascribed to the place, whether they are representative of an evolution of history, have rarity, associations, distinct aesthetics and form, are a creative or technical achievement, have social and or cultural significance, or have the potential to yield further information.

The *conservation policies* are generally preceded by the information on which those *actions* are based.

10.2 Conservation Policies - General

The following Policies are the default provisions for the management of Ninney Rise and John Büsst Memorial. Departure from these Policies will require assessment of impacts of proposed changes against this CMP.

Conservation Practice

POLICY 1

The future conservation of Ninney Rise & JB Memorial will be undertaken in accordance with the Principles and Articles of the Australian ICOMOS Charter for the Conservation of Places of Cultural Heritage Significance (Burra Charter) and the Guidelines, which have explanatory guidance in the Illustrated Burra Charter published by Australia ICOMOS.

Adoption of this plan

Formal acceptance of this document by the QPWS and Friends of Ninney Rise will assist in having it recognised as the appropriate guide to the care of the place. Wider distribution will assist in informing and involving the Ninney Rise community in the care of their important place.

POLICY 2

This Conservation Management Plan should be adopted by the Ninney Rise owners and managers and leasees.

• *Copies of this Conservation Management Plan should be kept in the office of the maintenance provider, and at Ninney Rise.*

- *A copy could be submitted to the Queensland Heritage Council.*

Review of Conservation Plan

This Conservation Management Plan is a representation of known facts and history as at January 2016.

POLICY 3

This Conservation Plan should be reviewed, and revised if necessary, preferably within ten years of its implementation, and adopted for a further period.

Listing Boundary

The present listing boundary comprises all of the apparent Ninney Rise property and the environs of the John Busst Memorial.

POLICY 4

The extent of the Ninney Rise and John Busst Memorial place on the Heritage Register boundary should be retained to encompass the full extent of the grounds as the whole of the place holds considerable heritage significance. The extent of the Memorial area should be extended to encompass the area inland of the memorial for an additional 15 metres.

Ownership

The Ninney Rise communities derive significant value from the grounds in landscape amenity, visual appeal, identity, and as a record of their heritage.

POLICY 5

Ninney Rise should preferably be retained in one ownership in its entirety, with no establishment of additional public leases which separate parts or involve substantial changes to the physical fabric.

Planning Jurisdiction

It is important that the full heritage significance of the Ninney Rise be conserved, maintained and enhanced, under any ownership or jurisdiction over the place.

POLICY 6

Proposals for changes or modifications of ownership, planning jurisdiction should be assessed against the cultural heritage significance and conservation policies and actions, and any management strategy should be consistent with the conservation of the values and heritage significance of the place.

Management

Continuity of competent advice is important for the successful long-term implementation of a Conservation Management Plan. An ad-hoc approach to the heritage based management and use of the place would likely lead to inconsistent decision-making and damage to the place's heritage significance.

The Burra Charter identifies the importance of using all the knowledge, skills and disciplines that can contribute to the study and care of places like Ninney Rise. Relevant professional skills are available from these people:-

- arborists and horticulturists;

- heritage architects and landscape architects;
- museum & curatorial consultants
- social historians

POLICY 7

The people responsible for managing and maintaining Ninney Rise grounds, and the system of administration they use, should be informed of the significance of the place and the conservation policies adopted. Conservation of Ninney Rise should be an explicit objective of the managers.

POLICY 8

People skilled and experienced in conserving historic grounds and gardens, should be only those assigned to have a role in the planning and design of future grounds works, planting, repairs, and maintenance in the heritage areas of Ninney Rise grounds.

Monitoring & Ongoing Appraisals

A continuity of specifically heritage focused maintenance, and an understanding of rates of decay and change for the significant structures and gardens over a reasonably long term period is important for a heritage house and gardens. Thus it is important to have a maintenance program in place which includes monitoring, recording, and reporting of the state of the building and grounds and maintenance.

POLICY 9

There is to be an ongoing, regular system of monitoring and recording of the condition of the buildings, built structures, landscape elements, and significant vegetation. A program of inspections and reports to identify any areas of structural or other concern should be established and undertaken by the owners or managers.

Future Use

Ninney Rise has been a residence through most of its history. Continuity of use over more than 40 years is of considerable importance in demonstrating the history and type of place and how it was used. Continuity of residential use (of some form) provides the best possible opportunity for ensuring cultural heritage values are retained and must be regarded as the best conservation outcome. Most significant fabric has survived, albeit with minor changes. Any future change of use should be one that is compatible with significant fabric; spatial layout and significant components of setting.

POLICY 10

The owners and managers will take all reasonable measures to ensure the residential nature of NR is retained and that auxiliary use of select parts of the grounds for small events, heritage landscape amenity appreciation, and casual passive recreation continues.

POLICY 11

Proposals for uses which obstruct the current education and passive recreation uses or substantially change the fabric and landscape character of the place should not be adopted. With the likelihood that there may be demands for changes of use over time, new uses must be sustainable within the heritage parameters.

POLICY 12

New uses that require moderate or large paved surfaces or fenced areas (except for a pool fence) should not be provided in Ninney Rise.

Interpretation

Interpretation means all the ways of presenting the cultural significance of a place.

The history of Ninney Rise is of interest to a wide cross-section of people within the community and further afield. Records of the history should be made available to the public through a range of avenues. This information or material can be placed on the Ninney Rise website, displayed at events, and some shown on minimal signage in the house.

Interpretation of the historical relationship of Ninney Rise to Bingal Bay and the rainforest hinterland is potentially of interest and considerable benefit to Queenslanders and visitors.

Meanings denote what a place signifies, indicates, evokes, or expresses.

Associations mean the special connections that exist between people and a place.

POLICY 13

Ninney Rise owners and managers should investigate opportunities for interpretation of the place's historical spaces and elements of cultural significance, including the significant associations between the Ninney Rise historical figures and the region's conservation history on their website; and to consider, if it is appropriate, to incorporate material in the house.

Restoration

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

Restoration of house and grounds spaces and elements should always be considered if costs allow.

POLICY 14

Later accretions which blur the cultural heritage significance of parts of the house or grounds could be removed, ideally for best heritage interpretation.

Preservation

Preservation means maintaining the fabric of a place in its existing state & retarding deterioration.

The parts and fabric of the Ninney Rise house and gardens of highest significance have been assessed at levels of significance **A** and **B** in this CMP.

POLICY 15

The areas, elements and vegetation of higher levels of significance as recorded in this CMP to be preserved and maintained regardless of the future uses of the house and grounds.

Adaptation

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

The preferred future use is for the original and / or acceptable current use of a heritage place to be maintained for the conservation of a heritage place, including the preservation of important elements of significance. However, some minor changes to the characteristics of the acceptable uses may change over time as cultural changes occur.

POLICY 16

Adaptation to only be undertaken where all reasonable options to conserve current fabric have been considered. Any adaptation to not significantly compromise the cultural heritage significance of the place and its heritage fabric.

POLICY 17

Any adaptation is to conserve significant spaces and elements, historic landscape character, and nominated significant views.

POLICY 18

New uses are to retain the framework, spatial qualities, elements and vegetation of the different parts of the place with Considerable and Some heritage significance.

Compliance Upgrades

If it is necessary to upgrade any parts of Ninney Rise, including the buildings, structures, and gardens, or other features on the place so they comply with regulatory codes, including the National Construction of Australia, Australian Standards, or the Discrimination Act, every effort should be made to apply solutions that have the minimum impact on the cultural heritage significance of the structure or garden element.

Fire Codes or Australian Standards upgrades should be engineered solutions that take into account the cultural heritage value of any buildings, paths, garden structures, and garden form and character. Obligatory structural upgrades should be concealed, or designed in such a way that they do not substantially reduce the significance of original fabric.

POLICY 19

In any work to Ninney Rise required to achieve statutory compliance with regulatory codes, every effort to be made to apply solutions which cause minimal alteration to significant fabric including to buildings, garden structures, built elements, garden edges, and vegetation.

10.3 Conservation Policies – Setting

Setting ; Views and Access

Setting means the area around a place, which may include the visual catchment. (Burra Charter)

The fabric and character of this place historically formed and appreciated today, has defined edges and limited access ways, and important visual relationships internally and to parts of its setting.

The driveway entry into the place is an integral part of the historical design. Similarly, the limiting of access along all the boundaries either by terrain and vegetative cover, or planting are integral parts of the design or landscape structure.

New access entries would not only bring change to the edge, but also through the pedestrian routes from that entry, alter the spaces and character, and relationships to the exterior.

POLICY 20

Existing visual links to be retained (and recovered) between parts of the house and the sea to the east, and the hills to the south.

POLICY 21

New entries or exits to and from the grounds to not be planned or implemented.

Landform

The house and car court retains essentially the original landform and hillside slope.

POLICY 22

Future changes to the Ninney Rise landscape or structures should not modify the existing landforms and contours.

10.4 Conservation Policies – House Exterior & Interior

External Character and Form

Significant aspects of the external character of the house include its symmetrical; simple original form and understated character based on repetition of a limited number of elements. The current house has lost that character in part and is compromised by some intrusive changes.

POLICY 23

Changes to the exterior should be carried out in such a manner that recovers and reinforces the understated and symmetrical character of the building. Where new work is required, visual impact should be minimised.

POLICY 24

Subject to available photographic and physical evidence, the general exterior form of the building should be preserved and important lost details reinstated when existing materials are no longer serviceable.

POLICY 25

Where feasible, external services should be hidden from view except where this action impacts on significant fabric. Where it is not feasible to hide services, their external impact should be minimised. Any introduced building signage should be discrete, consistent in design, and positioned with due consideration of the relationship and impact to adjoining architectural elements

POLICY 26

The exterior of the building should be repainted, when needed, based on a proper investigation and understanding of the earlier colour schemes and finishes

Significant Interior Spaces and Layout

The character of interior spaces is derived from consistency of layout; generously proportioned rooms; crafted decorative finishes; timber floors and joinery, purpose designed ceiling roses. Much of the interior survives substantially intact and as built. The interior layout and spatial hierarchies provide important evidence of Busst's original design intentions for interpretation purposes. They are also an important social record of the layout of a purpose built c1960s tropical bungalow. As such, interiors have high contributory significance. Surviving original fabric, spaces and finishes provide important evidence of the early character of the place and deserve special care. Where sufficient evidence of important early decorative details is available these should be reinstated.

POLICY 27

All original and early fabric and spaces should be retained intact.

Intrusive introduced elements should be removed to recover the intended original spatial qualities

Accommodating Changes to the Interior

In the transition to a new use for Ninney Rise it is anticipated that some changes will be required for changes functional needs. Any changes should ensure an appropriate balance between use and the retention of heritage values.

The preferred approach is to retain early spaces and configurations. If adaptation of spatial arrangements is inevitable the principle objective should be the retention of the existing basic layout and the maximum retention of early fabric. Changes should be reversible. Any new work should be capable of introduction and removal with negligible impact on early fabric.

Wherever feasible, changes should be limited to spaces that are already partly modified and less intact (ie kitchens; bathrooms & verandas) than changes to spaces that are basically unmodified and essentially intact (ie living rm; hall and bedrooms). Changes that have negligible impact on significant fabric and are substantially reversible are preferred over changes that have substantial impact on significant fabric and are not reversible.

POLICY 28

A flexible but co-ordinated approach should be adopted for adapting the interior layout to meet changing accommodation demands. When planning new adaptations the following objectives should be applied:

- *early spatial arrangements should dominate the layout and dictate accommodation arrangements;*
- *changes should be reversible;*
- *early c1960s fabric should be retained and reinstated where sufficient evidence is available*
- *the most intact and representative spaces should be conserved for interpretation purposes eg the living rm and studio*

10.6 Conservation Policies – Grounds Generally

Record Works

All work other than regular landscape maintenance (such as weeding, fertilising, minor pruning, mowing and edge maintenance, cleaning, and rubbish removal) undertaken in the grounds should be recorded. Timely inspections should be undertaken and recorded in an inspection log. Photographs should preferably accompany any written reports to enhance usefulness of such documents.

POLICY 23

All substantial maintenance work on the heritage fabric on the grounds, including on the vegetation, to be recorded regularly. Regular maintenance tasks need only be noted briefly with general notes.

User Needs & Potential Use

Ninney Rise grounds heritage significance may be currently under-appreciated, likely from ignorance of its aesthetic and historical attractions, and, due to the constraints on access and use.

POLICY 24

The full extent of Ninney Rise to be conserved, managed and interpreted as an historical house and garden of a distinct and particular type, as evidenced by the historic documents and considerable remnant fabric.

POLICY 25

The historically significant vegetation locations and characteristics should be conserved, and the missing vegetation restored where appropriate, to strengthen the place's historical identity.

Sculpture and Art Elements

The gardens were not a sculpture park or display gardens. Nevertheless future use of the grounds may include temporary community displays, exhibitions of sculptures, or art installations.

POLICY 26

Any temporary sculptures and art installations should not be installed by means that involve concrete slabs constructed, excavations, or footings constructed into the ground, nor ties or guys to the trees, shrubs or existing structures.

Temporary Events, Marquees & Shade Structures

Temporary events for the community can be beneficial for the multiple use of the place, flexibility, and can bring educational and interpretive benefits. However, the facilities for such events may cause damage to the heritage fabric; lawns, trees, planted areas. Compaction of the grounds can be unnoticed but cause long term loss of growth and quality of the fabric.

POLICY 27

Marquees, shade structures, market tables and covers, and similar may be erected in the grounds for short periods so as to not cause degradation or death of the lawns. Conditions of erection of these and similar structures should include full restoration of the lawn sections that are directly impacted.

POLICY 28

Events in the grounds and the facilities needed should only be planned and implemented if there will be no damage of a highly noticeable and long term nature (any period longer than two months) of the lawns, vegetation and the place.

POLICY 29

For events with considerable pedestrian traffic on the lawn areas, the use of permeable / 'breathable' matting, geofabric covers, and rubber track pads for vehicular routes, should be included as part of the event planning, budgeting and conditions of use.

Planting Refurbishments & Reconstruction

POLICY 30

A Landscape Conservation Master Plan with Planting Plan of Ninney Rise, to be prepared, for the necessary approvals, before any new works, and to include only those refurbishments which can be accommodated in accordance with the cultural heritage significance and Policies of this Conservation Management Plan.

POLICY 31

The Landscape Conservation Master Plan with Planting Plan to present the strategies and plans for:-

- conservation of the fabric of cultural heritage significance; - any restoration and reconstruction proposals;
- interpretation material if any; and, - incorporate strategies for the trees, gardens and lawns management.

The Plan should identify:-

- Location of any new structures proposed;*
- The services (utilities) routes (overhead and underground) required for these and any repairs and maintenance.*
- The closest feasible place (while preserving all the heritage fabric) proposed for service and emergency vehicle access.*
- The construction area which would be required to be fenced for all the works, and the materials delivery, removals, and storage areas for any construction works.*

Tree Conservation

Ninney Rise retains some significant historical tree plantings, some of which are ageing. Valuable trees within the grounds include the driveway trees, the palms, and perimeter tree plantings.

POLICY 32

Tree (and palm) Management Plan - An assessment of the trees and palms to be undertaken by an arborist and a Tree Management Plan prepared on their status and recommendations for rehabilitation or replacement, including a succession plan for replacements in the long term, and for maintenance.

Lawns and Gardens

POLICY 33

The lawn areas should be maintained, and restored or reconstructed when possible.

POLICY 34

The lawns should have no building or other roofed structures, pavements or planting over their current extent, except where reconstruction is proposed.

POLICY 35

The garden spaces should be retained. The gardens can be re-planted with traditional plants as would have been used in the 1970s and 1980s.

POLICY 36

Roofed or pergola over tables and seats, shelters, bins, paved areas should not be planned or installed on the lawns or in the planted areas over Area C, G, I, J, K.

New Minor Works

New minor works may be acceptable where it doesn't distort or obscure the cultural significance of the place, or detract from its interpretation and appreciation.

POLICY 37

A consistent philosophy of style, including structure, form and materials to be developed for all new work comprising buildings and structures. For the structures, the new fabric to generally be clearly recognisable as a product of its time and should also aim not to detract from, or visually dominate, but enhance the significance of the place.

POLICY 38

The scale and form of new planting works should not detract from the cultural heritage significance of the place. New planting should be a reconstruction or similar character to earlier planting as seen on photos or plans, subject to new tree canopies not dominating the adjacent landscape spaces.

Lawn Edges

POLICY 39

A raised concrete, metal or plastic edge should not be installed at the lawn edges. Concealed mowing or grass edge-defining edges may be installed to aid maintenance. These should only be maximum 100mm wide concrete with top flush with grass level, or an angled concrete profile with the top no higher than the grass edge, or a timber edge set into the ground extending no more than 25mm above the mown grass height.

Maintenance and Repair

Maintenance means the continuous protective care of the fabric and setting of a place, and is to be distinguished from repair.

Repair involves restoration or reconstruction.

Maintenance is fundamental to conservation and should be undertaken where fabric is of cultural significance and its maintenance is necessary to retain that cultural significance.

It is important for heritage elements to receive timely repair in order to protect their integrity.

Items that should be addressed include the following:

- Maintenance of historical plantings of trees and shrubs
- Maintenance of walls, paths, and path and garden edges, generally in the historical manner.

POLICY 40

A Conservation Maintenance Works Strategy to be prepared that sets down the priorities, strategies for implementation, and budgetary requirements.

Recommended priorities for maintenance are: • Driveway trees • Car Court edges and Upper Gully area.

POLICY 41

Vegetation and planting which holds Considerable A and Some B cultural heritage significance should be retained in place and conserved where possible.

Minor Service Elements eg bins, hose taps, power points, directional signs

Service and maintenance built elements are necessary to the proper functioning of a residence and garden.

POLICY 42

The addition of new support and maintenance facilities, such as taps, bins, signs, lights, and interpretive material should be kept to a minimum, as their addition would be a visual distraction, altering the historical or appropriate appearance.

POLICY 43

The cultural heritage significance of the place to be conserved through careful planning, design, and siting of minor service elements, such as bins, taps, power points, and signs away from historical structures, trees, and significant views. Elements should be as unobtrusive as possible and located away from heritage structures where not associated with structures where not associated with the structures.

Services Installation

POLICY 44

Reference to be made to the location of significant vegetation when planning any in-ground or overhead services installation or alteration, and the subject trees or other vegetation protected from root or canopy damage by locating the service line or fixture away from the roots and canopies, and /or using technology to avoid root and canopy impacts (directional boring, bundling etc.).

Water Storage

POLICY 45

If there is a proposal to re-use one or more of the water tanks, it may be considered as this retains one of the historical uses.

Lighting & Power

POLICY 46

Additional light fixtures to be limited as much as possible, and possibly just for safe access to the house :- 1. the minimal use of pole top area lighting within the grounds such as for the car court approaches to the house; and, 2. the use of unobtrusive light fixtures with light shields attached to the shed.

Signage

A planned and minimal use of signage may facilitate interpretation and use, however, consideration to be given to:- - the minimal number and size of signs; and, - the locations, to ensure minimal impact on the cultural significance and to not detract from visual appreciation and conservation of the values of the buildings, elements, or vegetation and their surrounds.

POLICY 47

Identification and interpretation signs of heritage structures and elements are to respect the heritage character of the element and its setting by careful siting (not being too close to the subject), and kept at a minimal size and height so as to not be visually distracting in views.

POLICY 48

Where a sign could intrude on the historical character and / or the visual appreciation of a place or element, then that sign is not to be installed and identification or interpretation may be by other means, such as a brochure.

10.7 Conservation Policies – Grounds Area by Area

10.7.1 Area A North West Forest

POLICY A 1

The forest area should be maintained as a forest cover.

POLICY A 2

Planted trees and shrubs to be retained. If a tree is blown down or severely damaged by a storm or cyclone it is not necessary to replace it with the same species.

POLICY A 3

The lower edges should be restored through maintenance works to a garden edge style as may be interpreted as being there through the Kate Tode period. Shrubs, including Hibiscus, to be retained and pruned to maintain a bushy shrub form under 2-3 metres. Some parts should likely have views deeper into the forest to be restored through removal of seedling, sapling and regrowth trees along parts of the edge, in particular the upper section where there was access to the water tanks.

10.7.2 Area B West Tree Belt & Garden

This area forms the visual framework of the grounds and edge to the west of the significant driveway garden (Area I).

POLICY B 1

This garden edge should be maintained as a part of the Ninney Rise garden.

Restoration maintenance works in this area should include: a) Weeds, tree saplings and seedlings grown in the past 10 years should be removed as part of a restoration of this area as a maintained part of the garden.

b) Shrubs which have overgrown beyond the usual garden form should be restored as close as feasible to the form likely envisaged in the 1980s and 1990s. The bamboo clump should be tidied by removal of fallen and broken stems and thinned of some of the oldest trunks in the clump.

c) The regrowth at the base and under the canopy of the large Ficus tree should be removed.

The lawn alongside the planted belt is now more shaded by trees than in the Kate Tode period and the grass is growing less dense and the garden area is possibly extended into former lawn area. Removal of much of the regrowth and some branch pruning has the potential to open the lawns to more sun.

POLICY B 2

The lawn edges should be maintained closer to the original line.

POLICY B 3

The Congea vine should be removed from much of the trees and shrubs, in particular, to the north and east lawn edge and as is feasible.

10.7.3 Area C North West Garden & Lawns

This area has been used as a plantation and /or productive area by both the Bussts and Kate Tode. In both these periods there has been mown lawns with planted specimen trees.

POLICY C 1

The lawns and trees to be conserved.

10.7.4 Area D North Hillside Forest

POLICY D 1

The track to the beach should be restored to a track useable by pedestrians through removal of the trees and other vegetation fallen or grown across the track.

POLICY D 1

The bank and bench formed on the lower hillside by QPWS as part of erosion and vegetation management should be retained for the same ongoing maintenance. The basalt stone rubble band at the toe of the bank should not be extended and can be replaced with a line of garden shrubs or ground cover plants.

10.7.5 Area E East Escarpment

POLICY E 1

This bank to the lower foreshore should be retained as a forest covered bank.

Temporary access is needed for restoration maintenance.

POLICY E 2

No tracks should be formed on the bank, except as temporary access is needed for restoration.

Views to the sea from the veranda used to be more open.

POLICY E 3

Some canopy or branch spread of some trees and shrubs should be removed to open a wider extent of sea view from the veranda than at present (2015). The viewpoint is from the east section of veranda and stairs.

POLICY E 4

The weed species on the escarpment, including but not limited to Wedelia and Nephrolepis, bananas, coconut palms and umbrella trees, should be removed as part of a Conservation Vegetation Maintenance Plan.

10.7.6 Area F Car Court

POLICY F 1

The open space of the car court should be conserved.

POLICY F 2

The areas with gravel and grass should not be paved including not with concrete, bitumen or cut pavers or tiles.

POLICY F 3

The driveway, drive tracks and drains should be conserved and maintained.

POLICY F 4

The former location of the fernery or bush house may have a similar sized garden structure, or open sided pavilion, which does not extend higher or over a larger built footprint.

POLICY F 5

The vine trellis structure west of the courtyard wall may be reconstructed or interpreted by a similar sized structure and plants.

10.7.7 Area G House Surrounds & Pool

POLICY G 1

The fence at top of escarpment can be replaced with a new fence located preferably lower than lawn edge to reduce visibility. No gate is to be installed along the top of the escarpment directly in front of the house.

The swimming pool was built for Kate Tode as part of the works she arranged to make her Australian home in the tropics comfortable and to her lifestyle. It indicates part of the Kate Tode period of ownership and residence.

POLICY G 2

The pool should be retained and restored to a functioning pool (with the pool fence reconstructed to the original more unobtrusive location -Policy G3), or the pool structure retained and a proposal be developed with the pool filled or decked, or similar option, for safety without a fence, with the coping retained revealed for interpretation of the pool.

POLICY G 3

A new pool fence to be planned to lie part within the planted area down the bank to the south in order to be out of sight. A passageway should be provided between the verandah and pool fence to retain pedestrian circulation around the house.

POLICY G4

The timber vine trellis structure west of the house courtyard, as seen in historical photos, could be reconstructed.

10.7.8 Area H Upper Gully Garden

POLICY H 1

No grass areas are to be made through the planted area on the bank.

Access down the bank may facilitate maintenance circulation in this part of the grounds.

POLICY H 2

A narrow access way, likely requiring steps, may be formed. This would not provide universal access.

10.7.9 Area I Driveway Lawns & Trees

POLICY I 1

The avenue of trees along the drive tracks section, and the line of trees planted to the east should be restored and conserved - the Peltophorum and the Cassia (Indian Laburnum). This restoration comprises no additional tree saplings around the tree base. A mulched area about 2 metres diameter or less at the tree bases is acceptable for the appropriate historical planted character.

POLICY 12

The driveway should be retained in the current location and comprising the current sections of continuous concrete in the lower section, tracks in the central section with grass between, and a full concrete section at the upper curve.

POLICY 13

The driveway from Alexander Drive, its curve up the hillside, and the turn into the car court should be conserved.

POLICY 14

The culvert with pipes under the drive and concrete outfall to be retained.

POLICY 15

The grass swale alongside the west side of the drive to be conserved and maintained with no pavement surfaces.

When the QPWS managed the place after Kate Tode left there were reportedly additional garden areas added.

POLICY 16

The long narrow beds along the west of the area may be removed if it is established they were formed and planted after the Kate Tode period and there is a need to remove them.

POLICY 17

The gravel drive remnant from the Busst period should be conserved with no planting over it.

POLICY 18

The conduit from the former use for a tide gauge may be removed after it is recorded in photos and the record retained by the owners and at Ninney Rise.

POLICY 19

The Peltophorum trees along the driveway should be maintained as part of a Tree Management Strategy.

10.7.10 Area J Gully Garden

Palm Grove

The pond and associated runnel are a significant structure and garden feature. Repair and restoration of the pond and water system will enhance the garden significance, interpretation and appreciation.

POLICY J 1

The stone lined pond and stone edges runnel and other associated stonework should be retained and conserved. The pond should be restored to allow filling to be appreciated as a pond. Consideration should be given to have facilities re-established for a circulating-aerating pump which would allow the pond and the runnel to have water circulated. Conservation of the pond does not require that it be filled all year. Through the summer period or when visitor numbers are very low it may be held empty.

POLICY J 2

The palm grove and planted area around the pond should be conserved and maintained as a grove which can be walked through in places to experience the grove and pond. Maintenance should include

removal of self-sown trees and palms, and the large fallen leaves which limit access and views to the pond.

POLICY J 3

A mulched only track may be formed into and through the palm grove to view the pond and facilitate visitor circulation and interpretation and appreciation opportunities.

POLICY J 4

No additional pathways or tracks, or lawn pathways, should be made through the planted areas of Areas H and J.

The passage into planted areas / tree and palm groves, by gardeners or maintenance workers is permissible with regard to conservation of the fabric.

Form of Lawns & Garden Areas

POLICY J 5

The lawns should be retained and conserved as lawns for strolling, sitting, and enjoying the grounds.

POLICY J 6

The edge between the lawns and the mulched / planted areas should be maintained to the locations present now, or as may be established following further investigation to reveal the edge location in the Tode period.

Windmill Base and Pump Fixtures

POLICY J 7

The windmill base and fixtures from the pump and nearby power point should be conserved in place.

POLICY J 8

A windmill could be reinstated in the location if this is proposed by the place managers or lessees.

8.4.11 Area K Memorial at Beach

POLICY K 1

The plaque fixing leaching should be removed. If removal of the plaque is feasible without damage then this should be undertaken to allow removal of the fixative and replacement with a suitable product.

11. ACTION PLAN

11.1 Introduction

Establishing conservation priorities should entail the following process:

- Identifying any threats to fabric and temporary removal or neutralising of those threats (where practical).
- Undertaking additional detailed investigations to properly identify the nature of fabric problems and to consider intervention options
- Planning and negotiating approvals for the work concurrent with funding
- Carrying out the work

11.2 Management Structure

The management structure for making future decisions about the place should reflect stakeholder groups. It should include regional museum officers based in Cairns and representatives of other agencies as appropriate.

11.3 Marketing and Place Names

For marketing parity, to emphasise story of the place; its primary *raison d'être* and association with Büsst, the study recommends the house be named Büsst House at Ninney Rise. Also to assist visitor marketing, the study recommends the adjoining rainforest lot to the north donated by Kate Tode and currently described as (part of) Clump Mt Nat Park (Lot 115 NPW502) be given a place name that better reflects its history; geography; bequeathment and significance eg Ninney Hill (or Kate's Hill). This will also assist visitor orientation and way finding – Bicton Hill forming the south end of Bingil Bay and Ninney Hill (or Kate's Hill) forming the north end of Bingil Bay.

11.4 Future Investigations & Surveys

The following additional investigations are recommended when funds permit :

- A Identification & Detail Survey by cadastral surveyor to accurately record site features and boundaries
- Detailed architectural fabric survey to accurately record existing fabric and condition
- Structural Assessment by a specialist structural engineer with experience in heritage structures

11.5 Oral History; Collections & Interpretation Plan

The place has a rich social history with considerable oral histories recorded through the voluntary efforts of FoNR. Also, artifacts and documents relating to occupation by the Büsses and Kate Tode exist but need to be properly identified and catalogued. This material has excellent potential to form the basis of a combined oral history project and collections / interpretation plan. This could be scoped and commissioned as soon as funds permit. Planning for this project can be carried out by regional museum officers.

11.5 Conservation Master Planning

A conservation Master Plan should be prepared following the above investigations and in consultation with stakeholders to synthesise these issues. This plan should take on board Conservation Policies outlined in this report.

Draft

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Notes; Manuscripts; File Records & Emails

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File records held by Qld National Parks and Wildlife Service including title records; Kate Tode will etc.

Input from Djiru Traditional Owner and Elder Leonard Andy and Rona Hart for the Djiru Warrangburra Corporation, provided by Friends of Ninney Rise, Nov 2015

JCU Library Archives - John Busst Collection correspondence transcribed by Liz Downes (WPSQ, Townsville):-

JBC/CORR/14 Personal Correspondence (letter from Alison Busst to Prof Dalton 3rd Sept 1979)

JBC/CORR/17 Correspondence re purchase of Park Land (several letters between Don McMichael, Sec, Dept of Environment; Alison Busst and Johnstone Shire Council re acquisition of approx. 128 acres (51.8ha) of Por 19v for the National Estate 23rd & 26th May and 3rd; 9th, 16th & 25th July 1975)

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Maps & Photos

Peter Kellett (local historian)

What is Ninney Rise, slideshow prepared by Liz Gallie, FoNR, 2013

Wet Tropics Management Authority website

13. APPENDICES

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APPENDIX A PLACE CHRONOLGY

20-30,000 yrs	Djiru speaking peoples inhabit lowland forest around Clump Pt and Mission Beach
June 1770	Cook and Banks's "Voyage of Discovery" on HMS Endeavour maps Nth Qld coastline passing within 15km of Clump Pt on 10 th June 1770. Little early contact is recorded.
1802-1815	Numerous explorer; survey and transport expeditions carried out including Mathew Flinders' (1802) circumnavigation of Australia via outer reef.
1818-20	Captain Phillip King charts inner reef with naturalist/explorer Alan Cunningham. Contact with traditional owners recorded at Family Islands.
1843	Captain Blackwood on HMS Fly surveys Rockingham Bay with tender vessels Bramble & Midge. First recorded conflict with traditional owners over large fish catch.
1848	Captain Owen Stanley in HMS Rattlesnake and Bramble charts inner passage between Great Barrier Reef & mainland. First expedition to land on mainland.
1864	Cardwell founded at south end of of Rockingham Bay
1869	Frederick Cutten immigrates to Australia with three sons
1870's & 80's	Qld Government pushes for settlement of Far Nth Qld
1873	Dalrymple and sub-inspector Johnston, explore rivers and inlets between Cardwell and the Endeavor River, Cooktown. They discover Porters (Wongaling) Ck.
1882	Cutten brothers travel overland to look for new coastal selections in Nth Qld
1884	Sidney B Cutten takes up Homestead Selection no.158 (160 acres or 64.75ha). ⁹⁹ Por 158 includes the current Ninney Rise lot (Lot 539 NR6887) at its north-east corner.
1886	Whole Cutten family is living at Bicton House on Selection no.159 (160 acres)
1887	Bicton House footprint and cleared / grassed land recorded in survey plan N157350. Cleared and grassed land also recorded on site of current Ninney Rise.
late 1880s?	Sidney Cutten also takes up Portion 19v (159 acres) to the north of Ninney Rise taking in Ninney Point (described as Rocky Point).
by 1889	Fredrick Cutten (snr) buried at Bicton
1890	Large cyclone destroys many crops and substantially damages Bicton House
1897	Edmund Banfield author and journalist moves to Dunk Island from Townsville.
1903	Sidney Cutten transfers Portion 19v to Leonard Dun and Herbert Alexander. ¹⁰⁰
26th April 1909	John Horatio Busst born in Bendigo Victoria
1911	Bicton operation threatened by another large cyclone; coastal fever; lifting of import duty on imported coffee.

⁹⁹ Deed of Grant Vol 99, Folio 21 & Survey Plan N157,350

¹⁰⁰ Survey Plan Nr126

- 1914 Bicton loses most paid labour when Djiiru people are relocated to Hull River Mission. The property becomes increasingly isolated by secondment of shipping lines for WW1.
- 1918 Severe cyclone destroys Bicton House & Hull River Mission. Djiiru people relocated to Palm Island.
- 1919 John Busst attends Wesley College, Melbourne**
- 1923 Sidney Cutten accidentally killed (buried at Bicton along with father).
- 1927 Portion 158 transfers to Sidney Cutten's brothers Leonard and Frederick (Herbert) Cutten. New deed created. ¹⁰¹
- 1927 John Busst graduates from Wesley College, Melbourne**
- 1928 Portion 158 subdivided by Leonard and Frederick Cutten to 4 lots.¹⁰² Sub1 transferred to their sister Gertrude Alexander (nee Cutten) wife of Charles Alexander – area 10 acres & 12.1 perches or 4.05 ha. ¹⁰³
- Late1920s Charles and Gertrude Alexander build a two-storey guest house (building extant, but derelict in the 1970s).
- 1927 Kate Tode graduates in economics from Barnard College NY City
- 1930 Leonard and Frederick (Herbert) Cutten die and are buried at Bicton
- c1930 John Busst works as journalist on the ARGUS and studies art with Justus Jorgensen**
- c1934 John Busst relocates to Eltham (outer Melbourne) along with sister Phyllis to assist founding an artists community with Jorgensen (later known as 'Montsalvat')
- 1935 Gertrude Alexander dies and Sub1, Por 158 is transferred to her son Charles Alexander. ¹⁰⁴
- c1935 Adelaide artist Noel Wood relocates to Bedarra Island
- 1936 Road from El Arish on Pacific Highway to Bingil Bay opened up
- c1938-39 Busst travels to North Qld and visits Noel Wood at Bedarra
- 1938 Sub1, Por 158 re-surveyed for a re-aligned Esplanade. ¹⁰⁵
- 1939 Charles Alexander surrenders title for Sub1, Por 158 to the Crown ¹⁰⁶
- 1940 Busst relocates to Nth Qld - leases south-east corner of Bedarra Island together with sister Phyllis. They build a substantial 4 bedrm mudbrick house.
- 1947 John and Phyllis Busst purchase remainder of Bedarra apart from Noel Wood's 15 acres (6 ha).

¹⁰¹ Certificate of Title, Vol 99 Folio 21

¹⁰² Survey Plan N157 350

¹⁰³ Certificate of Title, Vol 99 Folio 21

¹⁰⁴ Certificate of Title, Vol 257 Folio 156

¹⁰⁵ Survey Plan Nr 2538

¹⁰⁶ Certificate of Title, Vol 257 Folio 156

Later '47	They subdivide Bedarra and sell 86 acres (34.9 ha). Phyllis returns to Melbourne. ¹⁰⁷
1948-49	Alistair Knox designs and builds innovative mudbrick house for Phyllis Busst in Eltham
1950	John Busst marries Alison Shaw Fitchett in Melbourne. She joins him at Bedarra in early 1950s.
1952	Florence Alexander (nee Cutten) is buried at Bicton
Mid 1950s	Road extended from Narragon Beach connecting Mission Beach town facilities to Bingil Bay
Aug 1957	John and Alison sell Bedarra and relocate to the mainland, purchasing the Alexander's old farm from the Crown (Sub1, Por15) in Alison Busst's name - area 9 acres, 3 rods & 30.8 perches or 4ha ¹⁰⁸ . John and Alison stay in a house originally built as Alexander's guesthouse ahead of building their homestead. From day one, along with Len Webb & Geoff Tracey, they determine to fight for Clump Point mountain to be declared a National Park. ¹⁰⁹
late1950s?	Alison Busst acquires original Por 19v rainforest to the north - original area 155 acres; 3 roods & 27 perches (63.10ha)
late 1950s	Harold and Zara Holt purchase 300 acres (121.4 ha) of rainforest nearby and purchase a 1 acre (0.4ha) block around Ninney Point at the south end of Garners Beach with a small two-level house
by late 1959	Earthworks underway to form platform of the Busst's homestead ¹¹⁰
late 1960s	Patricia Clare visits the Busst's at their homestead
late 1950s/60s	Qld coastal environment increasingly under threat from rapid development. Busst becomes founding member, chair and sec of the <i>Committee for Preservation of Tropical Rainforest</i> .
1963/64	Busst concerned Por 19v rainforest <i>would eventually "come under the hammer."</i> Ross Shelmerdine and wife Marigold agree to buy half to help Busst save it. Subsequently they bequeath it to JCU for conservation and scientific research. ¹¹¹
1965	Busst convinces Fed government to engage rainforest scientists Len Webb & Geoff Tracey for first systematic vegetation survey of Nth Qld rainforest. Results in first scientific reference to international significance. ¹¹²
1966/67	Alison Busst starts to subdivide Por 19v. ¹¹³
Late 1960s	Len Webb and Geoff Tracey stay with the Busst's at Ninney Rise to research medicinal drugs from rainforest.

¹⁰⁷ Porter James, 1983, p43

¹⁰⁸ Certificate of Title, Vol 257 Folio 156

¹⁰⁹ Letter from Alison Busst to Prof Dalton 3rd Sept 1979 (JBC/CORR/14 Personal Correspondence; JCU John Busst Collection)

¹¹⁰ Photographic evidence dated by Brenda Harvey on authors site survey Aug 2015

¹¹¹ The Age obituary, He Fought for Nature, Messer John, 10 April 1971

¹¹² Chronology of the Protection and Management of the Wet Tropics of Qld World Heritage Area (WTQWHA), Jan 2003

www.wettropics.gov.au

¹¹³ Survey Plan RP721955

Mid 1967	Alison Busst reads public notice in local paper re application to mine Ellison Reef for limestone. ¹¹⁴ Busst lodges objection. Mounts campaign to save it. Mining application is rejected - sets precedent for not mining the Reef. Pivotal for conservation movement.
Sept 1967	Qld Gov leases 21 million hectares for oil drilling on the Reef. Busst mounts campaign against it, issues writ against Qld Gov on grounds of collusion with business. <i>Save the Reef</i> campaign becomes international.
Late 1960's	The Busst's house becomes centre for campaign with influential national and international visitors
5th April 1971	Busst dies preparing evidence for Royal Commission. Buried at Tully Cemetery. ¹¹⁵ Beachside plaque erected between Busst's house and Ninney Point. Negotiations to gift 70 acres (28ha) of rainforest on Por 19v to JCU stall. ¹¹⁶
1973/74	Alison Busst further subdivides original Por 19v forming Lot1 on RP28454 area 3.816ha and Lot 2 on RP 28658 area 53.12ha. (Lot 1 @ 3.816ha will subsequently be donated to QPNW by Kate Tode). ¹¹⁷
1974	Australian Gov enquiry into the National Estate and recognition of the urgent need to conserve rainforests. ¹¹⁸
1975	Commonwealth establishes Australian Heritage Commission and National Estate legislation. ¹¹⁹ Qld National Parks and Wildlife Service becomes separate government department (previously administered under state Department of Forestry). ¹²⁰ Commonwealth takes over management of Great Barrier Reef with GBR Marine Park Act and worlds largest protected marine area.
May & July 1975	Alison Busst seeks to sell the balance of original Por 19v for nature conservation purposes - initially 128 acres (51.8ha), subsequently reduced to approx 111 acres (45ha). She writes directly to Federal Dept of Environment. ¹²¹ Acquisition never eventuates.
1975	Alison Busst further subdivides original Por19v. Alison splits the original 4 ha homestead lot (Sub1 Por 158) in two, excising the western half and forming Lot 1 (1.588ha) and Lot 2 (2.438ha) on RP30263 along with easements A & B to facilitate access off the Esplanade. Lot 2 sold to Ginter Schmidt. Alison retains Lot 1 (part of the current Ninney Rise lot). ¹²²
1977	Freda Jorrison bequeathes 67 acres (27 ha) of freehold land at Garners Beach to QPWS for Cassowary conservation.
c early 1979?	Initial purchase inspection of the Busst's homestead and adjoining rainforest lot by Kate Tode and Jean Rentoul.

¹¹⁴ Oral history provide by Garners Beach resident and friend of Alison & John Busst Gill, recorded by Tony O'Malley, FoNR

¹¹⁵ Photo provided by Tony O'Malley, FoNR Oct 2015

¹¹⁶ The Age obituary, He Fought for Nature (Messer John, 10 April 1971) and oral history provided by Geoff Dove, Aug 2015

¹¹⁷ Survey Plan RP 728454

¹¹⁸ Op cit, Chronology (WTQWHA)

¹¹⁹ Ibid

¹²⁰ Ibid

¹²¹ Several letters May & July 1975 JBC/CORR/17 Correspondence re purchase of Park Land, (JCU John Busst Collection)

¹²² Certificate of Title, Vol N1001 Folio 38

- April 1979 George West Builder writes letter of reply to Jean Rentoul re list of things to be done. Jean Rentoul telephones Alison Busst ¹²³
- June 1979 Jean Rentoul writes letter of reply to George West Builder (on behalf of Kate Tode) advising she arrives 1st Oct 1979 with Kate Tode following in Nov or Dec 1979 and that *Ninney Rise is my choice of name for the property.*¹²⁴
- Oct 1979 Title for the rainforest lot to the north Lot 1 RP 28454 (3.816ha) transfers from Alison Busst to Kate Tode. ¹²⁵. Title for the Ninney Rise block Lot 1 RP 30263 (1.588ha) transfers from Alison Busst to Kate Tode. ¹²⁶
- Nov 1979 Stage One alterations and additions (ensuite and bathroom) lodged to Johnstone Shire Council. Builder JJ Hogan, El Arish; estimated cost \$3k ¹²⁷. Other repair works undertaken include bamboo ceilings; casement windows; new door openings and doors. ¹²⁸
- Jan 1980 Stage Two pool addition lodged to Johnstone Shire Council. Pool Builder J & PK Stuart P/L, Yorkeys Knob, estimated cost \$8k. ¹²⁹
- March 1980 Stage Three extension (upper level additions to house & tool shed) lodged to Johnstone Shire Council. Builder JJ Hogan, El Arish; estimated cost \$16k.¹³⁰
- Aug 1980 Kate Tode executes her Australian will in Canberra, bequeathing Ninney Rise and the rest of her Australian estate conditionally to the Crown.¹³¹
- Jan 1981 Stage three extensions complete¹³². Concrete driveway also built about this time.
- 1981 Great Barrier Reef Marine Park listed as a World Heritage Area
- c1982 Kate Tode in negotiations with Peter Stanton QNP&WS re selling rainforest lot to north
- May-June 1982 Ninney Rise lot re-surveyed to include the notional road reserve to north which bounded the original homestead selection. Lot 1 RP30263 becomes Lot 539 NR6887 and increases in area from 1.588ha to 1.9811ha to take in road reserve.
- Nov 1983 Title for rainforest lot to north (Lot 1 RP28545) transfers to Crown for National Park purposes. ¹³³
- March 1984 Rainforest lot to north gazetted as Bingil Bay National Park, estate Id 448¹³⁴
- Newspaper article in Cairns Post details Kate Tode's transfer of 3.816ha at Ninney Point, Bingil Bay, to DEH for one dollar with indication of adjacent acres with buildings to follow (ie Ninney Rise).¹³⁵ She receives and replies to numerous personal letters of thanks. ¹³⁶

¹²³ Kate Tode personal correspondence files held at Ninney Rise

¹²⁴ Ibid

¹²⁵ Certificate of Title, Vol 959 Folio 235

¹²⁶ Certificate of Title, Vol N001 Folio 038

¹²⁷ Building permit no 9179, Johnstone Shire Council (CCRC)

¹²⁸ Oral history provided by Yvonne Cunningham, June 2013 (FoNR)

¹²⁹ Building permit no 9227, Johnstone Shire Council (CCRC)

¹³⁰ Building permit no 9298, Johnstone Shire Council (CCRC)

¹³¹ Last will & testament of Kate Eisig Tode, QPWS file records

¹³² Building permit no 9298, Johnstone Shire Council (CCRC)

¹³³ Certificate of Title, Vol 959 Folio 235

¹³⁴ QPWS gazettal history records

¹³⁵ Cairns Post 16 March 1984

¹³⁶ Kate Tode personal correspondence files held at Ninney Rise

- May 1984 Governor General Sir Ninian Stephen and Lady Stephen visit Ninney Rise for afternoon tea hosted by Kate Tode on behalf of the Mission Beach/Bingil Bay Progress Association. ¹³⁷
- c1984? Kate Tode makes significant monetary donation to Innisfail WPSQ branch for Peter Rowles to attend workshop at Brisbane Forest Park with ACF & WPSQ to discuss strategy to lobby for cessation of logging in FNQ/Wet Tropics. Innisfail branch pushing for greater awareness of logging in rainforest south of Cairns. ¹³⁸
- 1984 Australian Heritage Commission engages Rainforest Conservation Society of Qld to evaluate international conservation significance of Wet Tropics between Townsville and Cooktown. ¹³⁹
- c1985 Generator annex extension built to rear of toolshed. ¹⁴⁰
- 1986 Tropical cyclone Winifred causes significant damage to the grounds
- c1986? Kate Tode suffers a stroke and installs a chairlift ¹⁴¹
- 1988 World Heritage listing approved for Wet Tropics World Heritage Area
- July 1989 Sir Walter Campbell and Lady Campbell visit Ninney Rise for afternoon tea. ¹⁴²
- 22nd Feb 1990 Kate Tode dies at Tully and is cremated. ¹⁴³ Jean Rentoul remains in occupation.
- May 1990 Ken Kitson, ANZ Bank Innisfail (executor of Kate Tode's will along with Jean Rentoul), writes to QNP&WS seeking assistance with property maintenance. ¹⁴⁴
- c1990 Jean Rentoul (and her brother Laurie) become founding members of C4 (Consultative Committee for Cassowary Conservation) following Tully branch WPSQ conference. ¹⁴⁵
- Feb 1991 QNP&WS write to Cultural Heritage expressing concern that Jean Rentoul does not possess health or resources to maintain property. ¹⁴⁶
- c1992 QNP&WS receive advise from Crown Solicitor on interpretation of Kate Tode will
- Nov 1993 Ninney Rise Lot 539 NR6887 (area 1.981ha) transfers to Kate Tode's executors (Ken Kitson & Jean Rentoul). ¹⁴⁷
- 1995 Ninney Rise passes to QPWS and Jean Rentoul vacates.
- c late1990s? Senior Ranger Rusty Smith takes up residence. ¹⁴⁸
- March 1998 New survey plan lodged by Karen Schmidt for removal of easements and minor adjustments in lot sizes. Not endorsed by titles office. ¹⁴⁹

¹³⁷ Tully Times 31st May 1984

¹³⁸ Oral history provided by Yvonne Cunningham (June 2013) and Peter Rowles (Nov 2015), transcribed by Tony O'Malley,

FoNR

¹³⁹ Wet Tropics Management Authority website chronology

¹⁴⁰ Kate Tode personal correspondence files held at Ninney Rise

¹⁴¹ Ibid

¹⁴² Ibid

¹⁴³ Tully Times obituary, 8th March 1990

¹⁴⁴ DEHP file records

¹⁴⁵ Presenting Mission Beach C4 Resources Guide

¹⁴⁶ Letter from Garry Werren QNP&WS to Nicky Horsfall Cultural Heritage (DEHP file)

¹⁴⁷ Deed of Grant, Vol N1175 Folio 006

¹⁴⁸ Email from Craig Dean QPWS to authors, Aug 2015

¹⁴⁹ Survey Plan 111623

2001	New survey plan lodged for closing off portion of Alexander Drive below Ninney Rise to create Lot 543 (area 0.24ha) for camping reserve. ¹⁵⁰
April 2003	QPWS & GBR Research Foundation prepare partnership proposal for Bingil Bay/Garners Beach Research Station at Ninney Rise
Sept 2003	QPWS consider maintenance & repairs required for Geoff Dove (Kate Tode's gardener) to tenant property. ¹⁵¹
	Geoff Dove and Rita West occupy Ninney Rise under Residential Tenancy Agreement. ¹⁵²
Oct 2003	QPWS prepare inventory of items to be relocated from Ninney Rise to Innisfail QPWS Shed. ¹⁵³
2004	QPWS prepare expressions of interest document for organisations wanting to develop a research station and assume caretaker responsibilities. ¹⁵⁴
April 2004	Brenda Harvey for C4 nominates Ninney Rise for listing under the Qld Heritage Act 1992. Further supporting information provided June 2004 by Tony O'Malley for C4 (and again in 2007 & 2008). Area nominated includes adjacent national park Lot 115 NPW502. ¹⁵⁵
2004	EPA commence research on Ninney Rise to assess nomination ¹⁵⁶
2005	QPWS prepare schedule of Kate Tode Memorabilia. Maria Friend for Museum Resource Centre (Far Nth Qld) advises QPWS on Ninney Rise property contents dispersal. ¹⁵⁷
2006	QPWS develops action plan for dispersal of Ninney Rise items. ¹⁵⁸
early 2006?	QPWS prepare a detailed list of maintenance works and repairs including re-roofing; re-guttering; fascia repairs & concrete spalling. Estimated cost \$106.5k earmarked for expenditure FY2006/2007. ¹⁵⁹
March 2006	Tropical cyclone Larry causes significant damage. QPWS extend scope of repairs. Tender work to Spotless (approx value \$182k). QPWS also undertake additional work (approx. value \$59.5k) ¹⁶⁰
April 2006	Cameron Allanson (Ranger in Charge) occupies Ninney Rise for about 9 months ¹⁶¹
2007	EPA inspect Ninney Rise with QPWS on request of QPWS Asset manager. EPA recommends CMP as basis of any lease arrangement. ¹⁶²
June 2008	Scheduled maintenance and repair works completed ¹⁶³

¹⁵⁰ Survey Plan 136930

¹⁵¹ Email correspondence Craig Dean & Andrew Millard QPWS (DEHP file records)

¹⁵² Email from Craig Dean, op cit

¹⁵³ DEHP file records

¹⁵⁴ Ibid

¹⁵⁵ DEHP file records

¹⁵⁶ DEHP file records

¹⁵⁷ DEHP files

¹⁵⁸ Ibid

¹⁵⁹ DEHP files & email correspondence Audrey Reilly QPWS to author, Nov 2015

¹⁶⁰ Email correspondence Audrey Reilly QPWS to author, Nov 2015

¹⁶¹ Email from Craig Dean QPWS to authors, Aug 2015

¹⁶² DEHP files

2008	Significance assessment carried out by consultant historian Diane Mengitti (Townsville) for EPA as part of statewide survey. ¹⁶⁴
April 2010	Site prospectus report prepared by GHD for nature-base tourism opportunities, commissioned by Qld Gov. ¹⁶⁵
May 2010	Local environmental groups increasingly concerned about lack of heritage protection ¹⁶⁶
Aug 2010	Ninney Rise and John Busst Memorial entered in the Qld Heritage Register – Place ID 602499. Heritage boundary excludes adjacent Nat Park. ¹⁶⁷ Listing reported in regional newspaper. ¹⁶⁸
Feb 2011	Cyclone Yasi causes widespread damage with wind gusts up to 310 km/hr
June 2013	Turning the Tide project launched by Mission Beach Business Tourism & C4. Concept includes walking trail linking Mission Beach with Ninney Rise. ¹⁶⁹
Late 2013	Friends of Ninney Rise forms from a coalition of interested community groups including: Wildlife Preservation Society Qld (Tully branch); Mission Beach Tourism; Cassowary Coast Alliance; C4 & Terrain NRM ¹⁷⁰
Feb 2014	FoNR first open house day - guest speaker Iain McCalman (historian and author). ¹⁷¹
July 2014	FoNR sign contract with Qld Gov to take over management role of Ninney Rise and enter lease arrangement with QPWS. ¹⁷²
Oct 2014	FoNR second open house day with talk by Peter Kellet (local historian) on Cutten Brothers. ¹⁷³
Dec 2015	FoNR extend custodianship to Banfield's Grave Site on nearby Dunk Island. ¹⁷⁴

¹⁶³ Email correspondence Audrey Reilly QPWS to author, Nov 2015

¹⁶⁴ DEHP files

¹⁶⁵ DEHP files

¹⁶⁶ Bid to Heritage List Home, Cairns Post article, 10 May 2010

¹⁶⁷ DEHP files

¹⁶⁸ Honour for Green Pioneer, Cairns Post article, 19 Aug 2010

¹⁶⁹ Cooking up a New Concept, Innisfail Advocate article, 22 June 2013

¹⁷⁰ FoNR website

¹⁷¹ Chance to View House - Innisfail Advocate article, 1 Feb 2014

¹⁷² Ibid

¹⁷³ Old World Charm Served with Tea and Sea Views - Innisfail Advocate article, 8 Oct 2014

¹⁷⁴ FoNR website

APPENDIX B

GROUNDS ITEMS: Description; Condition & Significance

Draft

**Schedule A
Built Elements**

Grounds Areas

- A North West Forest
- B West Tree Belt & Garden
- C North West Garden & Lawns
- D North Hillside Forest
- E East Escarpment
- F Car Court
- G House Surrounds & Pool
- H Upper Gully Garden
- I Driveway Lawns & Trees
- J Gully Garden
- K Memorial at Beach

Condition / Comment: The condition assessment is an indicative assessment based on the author’s visual inspection only, and not based on expert structural or materials assessments. It is a general guide. Ratings: Good, Fair, Poor.
Refer to Chapter 7 - Condition

Heritage Significance: This is an assessment of the relative cultural heritage significance of the built element. Refer to Chapter 6 – Grading Significance

- A Areas and Elements of **considerable significance**
- B Areas and Elements of **some significance**,
- C Elements of **little (minor) or no significance**,
- D **Intrusive** elements

A North West Forest	
	<p><i>Element - Description</i> Water tanks - K Tode period</p> <p><i>Condition / Comments</i> Good</p> <p><i>Heritage Significance</i> B</p>
<p>No picture available</p>	<p><i>Element - Description</i> Timber sleeper retaining edges / steps near tanks - K Tode period</p> <p><i>Condition / Comments</i> Poor</p> <p><i>Heritage Significance</i> C</p>

B West Tree Belt & Garden



Element - Description
Fence post - star picket

Condition / Comments
Fair

Heritage Significance
C

C North West Garden & Lawns

No built elements observed in this area at the time of the grounds inspections.

D North Hillside Forest



Element - Description
Fence with gate - metal mesh powder coated.
At upper end of the track to the beach
- K Tode period

Condition / Comments
Poor - gate closure not working

Heritage Significance
D



Element - Description
Track to beach - vehicle width - cut into hillside
- Busst period

Condition / Comments
Poor - trees grown in track, trees fallen across track, regrowth.

Heritage Significance
A



Element - Description
Track at lower end - connects now to campground drive, - revegetation works undertaken in locality (sign)

Condition / Comments
Poor - bank at road end formed with road widening.

Heritage Significance
A

	<p><i>Element - Description</i> Compost bin - plastic - located beyond fence on track benched area - QPWS period</p> <p><i>Condition / Comments</i> Fair</p> <p><i>Heritage Significance</i> D</p>
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<p>E East Escarpment</p>	
<p>No picture available</p>	<p><i>Element - Description</i> Well - capped 30 June 2015 by QPWS NOTE: reportedly two additional wells, though not sighted. - Busst period</p> <p><i>Condition / Comments</i> Good, water still present</p> <p><i>Heritage Significance</i> A</p>

<p>F Car Court</p>	
	<p><i>Element - Description</i> Car court - levelled area, blue metal surface with grass overgrown - Busst period, with overlay work Tode period</p> <p><i>Condition / Comments</i></p> <p><i>Heritage Significance</i> A</p>
	<p><i>Element - Description</i> Car court edges - concrete - K Tode period.</p> <p><i>Condition / Comments</i> Good Grass growing over edge. Part edge fully concealed by grass.</p> <p><i>Heritage Significance</i> B</p>

	<p><i>Element - Description</i> Basalt rubble drain - at toe of bank - extends up slope on bench formed into hillside. - QPWS period</p> <p><i>Condition / Comments</i> Good</p> <p><i>Heritage Significance</i> C</p>	
	<p><i>Element - Description</i> Timber sleeper retaining edges - at base & up slope - K Tode period</p> <p><i>Condition / Comments</i> Poor - Timber decay - tree regrowth and planted shrubs overgrown</p> <p><i>Heritage Significance</i> B</p>	
		<p>timber edges</p>
	<p><i>Element - Description</i> Water tank at shed - concrete - K Tode period</p> <p><i>Condition / Comments</i> Good - vines growing over</p> <p><i>Heritage Significance</i> B</p>	
	<p><i>Element - Description</i> 1. Concrete pit 2. Grasscrete pavement 3. Two galv. posts (for screen ?)</p> <p><i>Condition / Comments</i> Good</p> <p><i>Heritage Significance</i> C</p>	

	<p><i>Element - Description</i> Driveway at west car court, including apron to shed - concrete - K Tode period</p> <p><i>Condition / Comments</i> Good</p> <p><i>Heritage Significance</i> B</p>
	<p><i>Element - Description</i> 1. Concrete crib retaining wall 2. Timber sleeper retaining wall -behind shed - K Tode period</p> <p><i>Condition / Comments</i> 1. Good 2. Poor - timber rotten</p> <p><i>Heritage Significance</i> C</p>
	<p><i>Element - Description</i> Timber loading platform - K Tode period</p> <p><i>Condition / Comments</i> Fair - poor</p> <p><i>Heritage Significance</i> B</p>
	<p><i>Element - Description</i> Side drive tracks & wide, open, side drain - concrete - K Tode period</p> <p><i>Condition / Comments</i> Good - drain requires maintenance /clean out</p> <p><i>Heritage Significance</i> B</p>

	<p><i>Element - Description</i> Driveway reversing section with drain across lower part and curved join to driveway. - K Tode period</p> <p><i>Condition / Comments</i> Good</p> <p><i>Heritage Significance</i> B</p>
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G House Surrounds & Pool	
	<p><i>Element - Description</i> Concrete pit - 1350 dia.</p> <p><i>Condition / Comments</i> Good</p> <p><i>Heritage Significance</i> C</p>
	<p><i>Element - Description</i> Courtyard stone edge - part overgrown with grass - K Tode period</p> <p><i>Condition / Comments</i></p> <p><i>Heritage Significance</i> B</p>
	<p><i>Element - Description</i> Stone edges - set in concrete flush with grass. Edges are around gardens along the east, south and west of the house.</p> <p><i>Condition / Comments</i> Good</p> <p><i>Heritage Significance</i> B</p>
	<p><i>Element - Description</i> Gas bottles - in northeast garden next to veranda.</p> <p><i>Condition / Comments</i></p> <p><i>Heritage Significance</i> C</p>

	<p><i>Element - Description</i> 1. Concrete pit - 1350 dia. and 2. Concrete inspection outlet</p> <p><i>Condition / Comments</i> Good</p> <p><i>Heritage Significance</i> C</p>
	<p><i>Element - Description</i> Hose tap - SE veranda corner</p> <p><i>Condition / Comments</i></p> <p><i>Heritage Significance</i> C</p>
	<p><i>Element - Description</i> Fence - along top of escarpment (E) - star picket posts and metal mesh. - QPWS period</p> <p><i>Condition / Comments</i> Fair</p> <p><i>Heritage Significance</i> D</p>
	<p><i>Element - Description</i> 1. Grasscrete on drive to former garage at house 2. Metal grate - K Tode period</p> <p><i>Condition / Comments</i> Good</p> <p><i>Heritage Significance</i> C</p>
	<p><i>Element - Description</i> Concrete paver on track - K Tode or QPWS periods</p> <p><i>Condition / Comments</i> Good</p> <p><i>Heritage Significance</i> C</p>

	<p><i>Element - Description</i> Pool Fence - metal posts and mesh - powder coated - one gate. - original fence moved in QPWS period</p> <p><i>Condition / Comments</i> Fair</p> <p><i>Heritage Significance</i> C</p>
	<p><i>Element - Description</i> Pool - Pebblecrete coping, - built-in steps with railing, - drain in pool base, - no longer filled. - K Tode period</p> <p><i>Condition / Comments</i> Fair - maintenance required</p> <p><i>Heritage Significance</i> A</p>
	 <p>steps</p> <p>base</p>
	<p><i>Element - Description</i> Passage levelled along north edge of house - blue metal surface & basalt stone edge at toe of bank. - QPWS period</p> <p><i>Condition / Comments</i> Fair</p> <p><i>Heritage Significance</i> C</p>
	<p><i>Element - Description</i> Concrete retaining edge at base of house - QPWS period</p> <p><i>Condition / Comments</i> Fair</p> <p><i>Heritage Significance</i> C</p>

H Upper Gully Garden	
	<p><i>Element - Description</i> Track from pool down slope</p> <p><i>Condition / Comments</i></p> <p><i>Heritage Significance</i> C</p>
I Driveway Lawns & Trees	
	<p><i>Elements - Description</i> 1. Concrete drain inlet and 2. White post.</p> <p><i>Condition / Comments</i> Good</p> <p><i>Heritage Significance</i> 1. B 2. C</p>
	<p><i>Element - Description</i> Concrete drain outlet</p> <p><i>Condition / Comments</i> Good - Pipes exposed in part.</p> <p><i>Heritage Significance</i> B</p>
	<p><i>Element - Description</i> White conduit – for former tide gauge. - QPWS period.</p> <p><i>Condition / Comments</i> Good Exposed / vulnerable to damage /removal.</p> <p><i>Heritage Significance</i> C</p>
	<p><i>Element - Description</i> Posts for chain (2) - QPWS period.</p> <p><i>Condition / Comments</i> Good Disused / chain on ground.</p> <p><i>Heritage Significance</i> D</p>

	<p><i>Element - Description</i> Former drive track section - Busst period.</p> <p><i>Condition / Comments</i> Good</p> <p><i>Heritage Significance</i> A</p>
	<p><i>Element - Description</i> Tap in lawn - stones at base.</p> <p><i>Condition / Comments</i> Good</p> <p><i>Heritage Significance</i> C</p>
	<p><i>Element - Description</i> Driveway - concrete tracks 750 width ea with 700 wide grass middle, - tracks extend approx. 90 metres from lower drive entry to upper bend. - Busst period & concrete later K Tode period.</p> <p><i>Condition / Comments</i> Good</p> <p><i>Heritage Significance</i> A</p>
	<p><i>Element - Description</i> Lower drive (solid conc.) Drain 700 wide - Drain at lower end - Culvert along road edge. - K Tode period</p> <p><i>Condition / Comments</i> Good</p> <p><i>Heritage Significance</i> A</p>
	<p><i>Element - Description</i> 1. Power pole (timber with guy cable to ground) 2. Power pole (metal)</p> <p><i>Condition / Comments</i> Good</p> <p><i>Heritage Significance</i> 1. C 2. C</p>

J Gully Garden	
	<p><i>Element - Description</i> Windmill location -concrete base triangular form - K Tode period</p> <p><i>Condition / Comments</i> Fair - tree grown I centre</p> <p><i>Heritage Significance</i> B</p>
	<p><i>Element - Description</i> Windmill pump location Elec connection, - support on base, fixtures - K Tode period</p> <p><i>Condition / Comments</i> Poor</p> <p><i>Heritage Significance</i> B</p>
	<p><i>Element - Description</i> Pond - formed pond with concrete base and rock faced concrete stabilised batters. - K Tode period</p> <p><i>Condition / Comments</i> Fair - Trees and palms growing in pond structure & surrounds</p> <p><i>Heritage Significance</i> A</p>
	<p><i>Element - Description</i> Pond outflow area - rocks - K Tode period</p> <p><i>Condition / Comments</i> Fair</p> <p><i>Heritage Significance</i> A</p>
	<p><i>Element - Description</i> Water pipes & valve - K Tode period</p> <p><i>Condition / Comments</i> Poor - not in use / no maintenance</p> <p><i>Heritage Significance</i> B</p>

	<p><i>Element - Description</i> Stone edge route / overflow runnel below pond - K Tode period</p> <p><i>Condition / Comments</i> Fair - Poor</p> <p><i>Heritage Significance</i> A</p>
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<p>K Memorial at Beach</p>	
	<p><i>Element - Description</i> Plaque - 290 x 340 x 6mm. 1550 ht. from rock foreshore. Four hex head bolts. A white adhesive layer (tapered) Rock</p> <p><i>Condition / Comments</i> Plaque - Good, fixing layer - Poor efflorescence weeping below plaque.</p> <p><i>Heritage Significance</i> B</p>
	
	<p><i>Name / Description</i> Track behind monument</p> <p><i>Condition / Comment</i> Good - Fair: Singapore daisy widespread</p> <p><i>Time Period</i> Busst - Tode</p> <p><i>Heritage Significance</i> C</p>

Schedule B The Grounds Vegetation

An assessment of some of the trees, palms, & shrubs in the grounds. This is not a comprehensive list and assessment. At the one visit to Ninney Rise we were advised on some of the planted trees and shrubs, however, there was insufficient time to review the grounds vegetation with Geoff Dove who was Kate Tode's gardener, and later undertook maintenance for the QPWS, and who has considerable knowledge of the grounds and vegetation there..

Grounds Areas

- A North West Forest
- B West Tree Belt & Garden
- C North West Garden & Lawns
- D North Hillside Forest
- E East Escarpment
- F Car Court
- G House Surrounds & Pool
- H Upper Gully Garden
- I Driveway Lawns & Trees
- J Gully Garden
- K Memorial at Beach

Condition / Comment: The condition assessment is an indicative assessment based on the author's visual views only, and not based on expert arboricultural or horticultural assessments. It is a general guide. Rating levels are: **Good**, **Fair**, and **Poor**. Refer to Chapter 7 - Condition

Heritage Significance: This is an assessment of the relative cultural heritage significance of the vegetation. Refer to Chapter 6 – Grading Significance

- A Areas and Elements of **considerable significance**
- B Areas and Elements of **some significance**,
- C Elements of **little (minor) or no significance**,
- D **Intrusive** elements

Area A - North West Forest - No vegetation recorded at time of assessment visit by author.

Area B - West Tree Belt & Garden	
	<p><i>Name / Description</i> Bamboo</p> <p><i>Condition / Comment</i> Vigorous growth, overgrown, plus dead and fallen stalks</p> <p><i>Time Period</i> K Tode</p> <p><i>Heritage Significance</i> B</p>

Area C - North West Garden & Lawns	
	<p><i>Name / Description</i> Hibiscus</p> <p><i>Condition / Comment</i> Good</p> <p><i>Time Period</i> Busst</p> <p><i>Heritage Significance</i> A</p>
	<p><i>Name / Description</i> Elaeocarpus sp</p> <p><i>Condition / Comment</i> Good</p> <p><i>Time Period</i> K Tode</p> <p><i>Heritage Significance</i> B</p>
	<p><i>Name / Description</i> ?</p> <p><i>Condition / Comment</i> Good</p> <p><i>Time Period</i> K Tode</p> <p><i>Heritage Significance</i> B</p>
	<p><i>Name / Description</i> Brachychiton</p> <p><i>Condition / Comment</i> Fair - good</p> <p><i>Time Period</i> K Tode</p> <p><i>Heritage Significance</i> B</p>
	<p><i>Name / Description</i> Xanthostemon</p> <p><i>Condition / Comment</i> Good</p> <p><i>Time Period</i> K Tode</p> <p><i>Heritage Significance</i> B</p>

	<p><i>Name / Description</i> Tree belt behind shed Brachychiton, Xanthostemon, +</p> <p><i>Condition / Comment</i> Good - fair</p> <p><i>Time Period</i> K Tode</p> <p><i>Heritage Significance</i> B</p>
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Area D - North Hillside Forest - No vegetation recorded at time of assessment visit by author.

Area E - East Escarpment	
	<p><i>Name / Description</i> Bananas</p> <p><i>Condition / Comment</i> Fair</p> <p><i>Time Period</i> K Tode</p> <p><i>Heritage Significance</i> D</p>
	<p><i>Name / Description</i> Wedelia (Singapore daisy)</p> <p><i>Condition / Comment</i> Good -spreading</p> <p><i>Time Period</i> Busst - Tode ?</p> <p><i>Heritage Significance</i> D</p>
	<p><i>Name / Description</i> Nephrolepis fern -- clump</p> <p><i>Condition / Comment</i> Good</p> <p><i>Time Period</i> Busst - Tode</p> <p><i>Heritage Significance</i> D</p>

	<p><i>Name / Description</i> Tecomanthe hillii</p> <p><i>Condition / Comment</i> Good</p> <p><i>Time Period</i> Tode</p> <p><i>Heritage Significance</i> A</p>
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Area F - Car Court

	<p><i>Name / Description</i> Cordylines and Brazilian cherry at shed gardens</p> <p><i>Condition / Comment</i> Fair</p> <p><i>Time Period</i> K Tode</p> <p><i>Heritage Significance</i> C</p>
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	<p><i>Name / Description</i> Peltophorum</p> <p><i>Condition / Comment</i> Fair</p> <p><i>Time Period</i> Busst ?</p> <p><i>Heritage Significance</i> A</p>
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	<p><i>Name / Description</i> Callistemon</p> <p><i>Condition / Comment</i> Fair</p> <p><i>Time Period</i> ? QPWS</p> <p><i>Heritage Significance</i> C</p>
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Area G - House Surrounds & Pool	
	<p><i>Name / Description</i> Eugenia</p> <p><i>Condition / Comment</i> Fair</p> <p><i>Time Period</i> QPWS</p> <p><i>Heritage Significance</i> D</p>
	<p><i>Name / Description</i> Phaleria</p> <p><i>Condition / Comment</i> Fair</p> <p><i>Time Period</i> QPWS</p> <p><i>Heritage Significance</i> C</p>
	<p><i>Name / Description</i> Archontophoenix (Alexander palm) (left of picture)</p> <p><i>Condition / Comment</i> Good</p> <p><i>Time Period</i> QPWS</p> <p><i>Heritage Considerations</i> C</p>
	<p><i>Name / Description</i> Alpinea sp (ginger clump)</p> <p><i>Condition / Comment</i> Good</p> <p><i>Time Period</i> ?</p> <p><i>Heritage Significance</i> B</p>
	<p><i>Name / Description</i> Palms at pool south</p> <p><i>Condition / Comment</i> Fair</p> <p><i>Time Period</i> K Tode - Geoff Dove ?</p> <p><i>Heritage Significance</i> C</p>

	<p><i>Name / Description</i> Garden: tree and shrub edge</p> <p><i>Condition / Comment</i> Fair - Good</p> <p><i>Time Period</i> K Tode predominantly</p> <p><i>Heritage Significance</i> B</p>
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<p>Area H - Upper Gully Garden</p>	
	<p><i>Name / Description</i> Garden: tree and shrub edge</p> <p><i>Condition / Comment</i> Fair</p> <p><i>Time Period</i> K Tode</p> <p><i>Heritage Significance</i> B</p>
	<p><i>Name / Description</i> Garden belt west</p> <p><i>Condition / Comment</i> Fair</p> <p><i>Time Period</i> K Tode</p> <p><i>Heritage Significance</i> B</p>
	<p><i>Name / Description</i> Garden belt at curve of drive</p> <p><i>Condition / Comment</i> Good</p> <p><i>Time Period</i> K Tode</p> <p><i>Heritage Significance</i> B</p>

Area I - Driveway Lawns & Trees	
	<p><i>Name / Description</i> Averhoea carambola (5 corner fruit)</p> <p><i>Condition / Comment</i> Good</p> <p><i>Time Period</i></p> <p><i>Heritage Significance</i> B</p>
	<p><i>Name / Description</i> Trees on drive west</p> <p><i>Condition / Comment</i> Fair</p> <p><i>Time Period</i> Busst - Tode</p> <p><i>Heritage Significance</i> A</p>
	<p><i>Name / Description</i> Trees on drive lower</p> <p><i>Condition / Comment</i> Fair</p> <p><i>Time Period</i> Busst - Tode</p> <p><i>Heritage Significance</i> A</p>
	<p><i>Name / Description</i> Congea tomentosa (vine over trees)</p> <p><i>Condition / Comment</i> Good</p> <p><i>Time Period</i> K Tode ? - Geoff Dove</p> <p><i>Heritage Considerations</i> C</p>
	<p><i>Name / Description</i> Bamboo</p> <p><i>Condition / Comment</i> Fair - unmaintained</p> <p><i>Time Period</i> K Tode ? - Geoff Dove</p> <p><i>Heritage Significance</i> C</p>

	<p><i>Name / Description</i> Catalpa sp (Beach almond)</p> <p><i>Condition / Comment</i> Fair - Good</p> <p><i>Time Period</i> K Tode ?</p> <p><i>Heritage Significance</i> C</p>
	<p><i>Name / Description</i> Lomandra and Wedelia (right)</p> <p><i>Condition / Comment</i> Good</p> <p><i>Time Period</i> QPWS</p> <p><i>Heritage Significance</i> D</p>
	<p><i>Name / Description</i> Araucaria - Hoop pine adjacent beech almond & PP</p> <p><i>Condition / Comment</i> Good</p> <p><i>Time Period</i> K Tode</p> <p><i>Heritage Significance</i> C</p>
	<p><i>Name / Description</i> Cassia sp (Indian laburnum)</p> <p><i>Condition / Comment</i> Fair - good</p> <p><i>Time Period</i> K Tode</p> <p><i>Heritage Significance</i> A</p>
	<p><i>Name / Description</i> Swamp box - 2 No.</p> <p><i>Condition / Comment</i> Good</p> <p><i>Time Period</i> K Tode</p> <p><i>Heritage Significance</i> B</p>

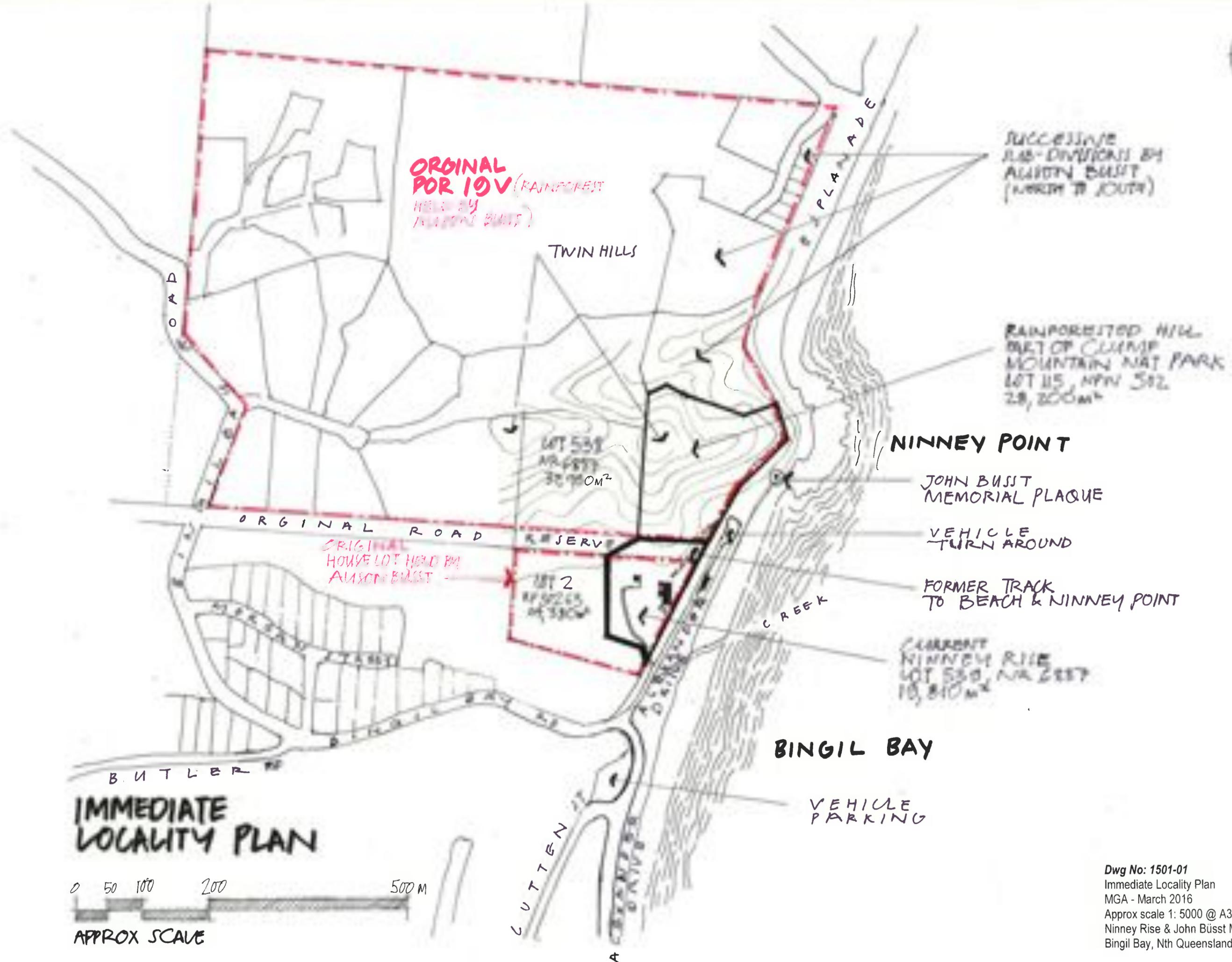
	<p><i>Name / Description</i> Trees east of drive tracks - adjacent H</p> <p><i>Condition / Comment</i></p> <p><i>Time Period</i> Busst</p> <p><i>Heritage Significance</i> A</p>
	<p><i>Name / Description</i> East drive trees, pair</p> <p><i>Condition / Comment</i> Fair</p> <p><i>Time Period</i> Busst & Tode</p> <p><i>Heritage Significance</i> A</p>
	<p><i>Name / Description</i> Trees along drive west</p> <p><i>Condition / Comment</i> Fair</p> <p><i>Time Period</i> Busst</p> <p><i>Heritage Significance</i> A</p>
	<p><i>Name / Description</i> Peltophorum</p> <p><i>Condition / Comment</i> Fair</p> <p><i>Time Period</i> Busst</p> <p><i>Heritage Significance</i> A</p>
<p>Area J - Gully Garden</p>	
	<p><i>Name / Description</i> Mangifera indica</p> <p><i>Condition / Comment</i> Good</p> <p><i>Time Period</i> Busst</p> <p><i>Heritage Significance</i> A</p>

	<p><i>Name / Description</i> Citrus with elkhorn</p> <p><i>Condition / Comment</i> Poor</p> <p><i>Time Period</i> K Tode</p> <p><i>Heritage Significance</i> A</p>
	<p><i>Name / Description</i> Plumeria sp (frangipani)</p> <p><i>Condition / Comment</i> Poor</p> <p><i>Time Period</i> K Tode</p> <p><i>Heritage Significance</i> A</p>
	<p><i>Name / Description</i> Palm grove</p> <p><i>Condition / Comment</i> Good</p> <p><i>Time Period</i> K Tode</p> <p><i>Heritage Significance</i> A</p>
	<p><i>Name / Description</i> palms at pond - Licualia +</p> <p><i>Condition / Comment</i> Fair</p> <p><i>Time Period</i> K Tode</p> <p><i>Heritage Significance</i> A</p>
	<p><i>Name / Description</i> Palm and Lomandra</p> <p><i>Condition / Comment</i> Good</p> <p><i>Time Period</i> QPWS</p> <p><i>Heritage Significance</i> C</p>

Area K - Memorial at Beach	
	<p><i>Name / Description</i> Tree overhanging monument</p> <p><i>Condition / Comment</i> Good</p> <p><i>Time Period</i> Busst</p> <p><i>Heritage Significance</i> C</p>
	<p><i>Name / Description</i> Trees alongside track behind monument</p> <p><i>Condition / Comment</i> Good - Fair: Singapore daisy widespread</p> <p><i>Time Period</i> Busst - Tode</p> <p><i>Heritage Significance</i> C</p>

C FOLD OUT DRAWINGS: Locality; Grounds & House

Draft



SUCCESSIVE SUB-DIVISION BY ALISON BUSST (NORTH TO SOUTH)

RAINFORESTED HILL, DIST OF CLUMPF MOUNTAIN NAT PARK LOT 115, NPW 512 28,200 m²

LOT 531
AP 5257
30,987 m²

LOT 2
AP 5265
4,330 m²

NINNEY POINT

JOHN BUSST MEMORIAL PLAQUE

VEHICLE TURN AROUND

FORMER TRACK TO BEACH & NINNEY POINT

CURRENT NINNEY RISE LOT 530, NA 2827 10,810 m²

BINGIL BAY

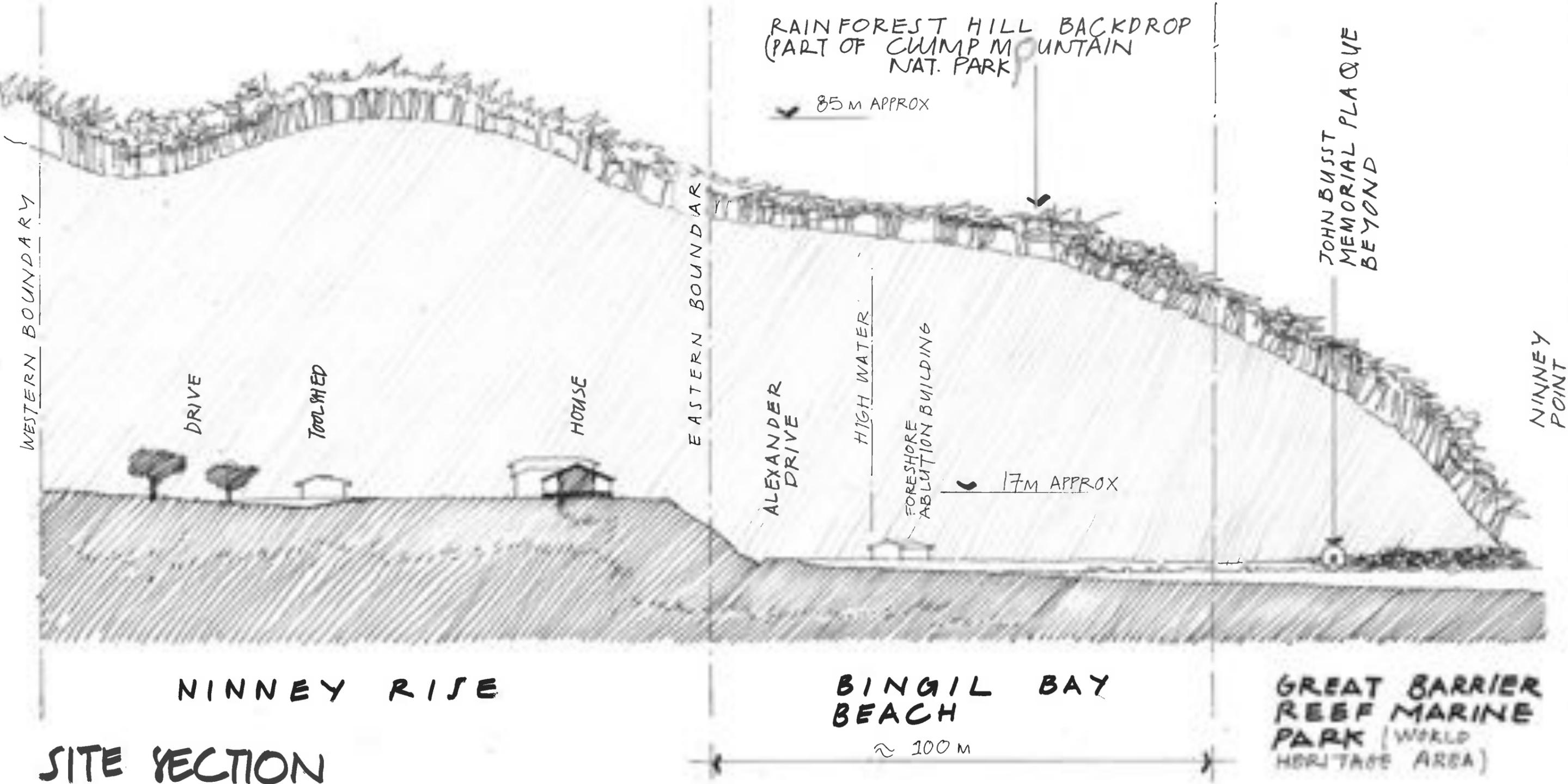
VEHICLE PARKING

IMMEDIATE LOCALITY PLAN

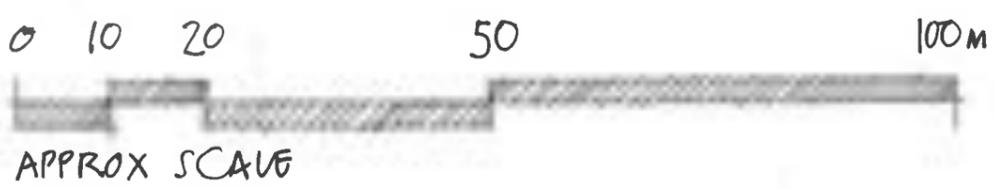
0 50 100 200 500 M

APPROX SCALE

Dwg No: 1501-01
Immediate Locality Plan
MGA - March 2016
Approx scale 1: 5000 @ A3
Ninney Rise & John Bússt Memorial CMP
Bingil Bay, Nth Queensland



SITE SECTION



Dwg No: 0501-02
 Site Section
 MGA - March 2016 (based on site survey Aug'15)
 Scale as shown
 Ninney Rise & John Búst Memorial CMP
 Bingil Bay, Nth Queensland



GENERATOR ROOM
STORE / SHED

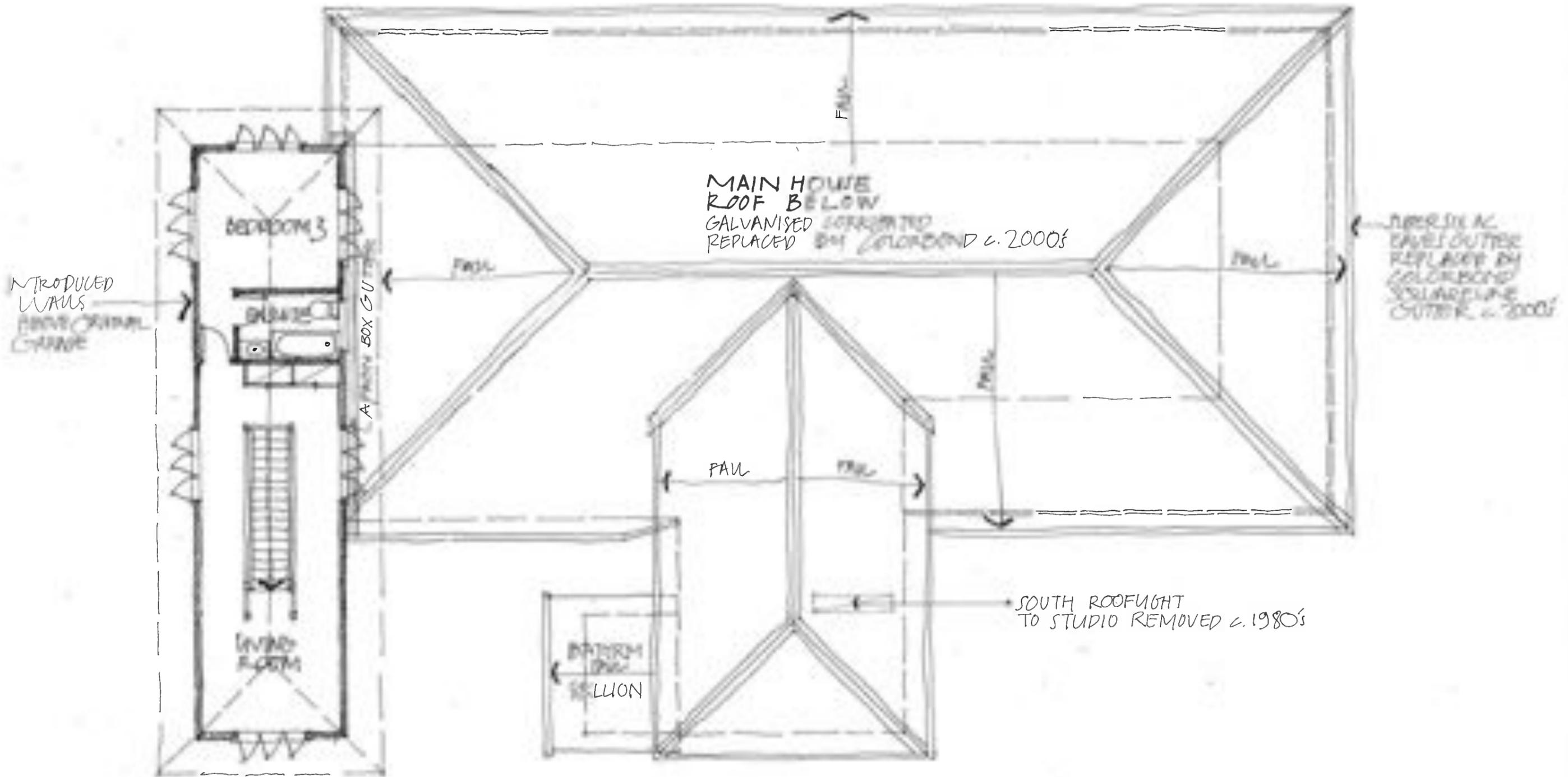


LEGEND

[Symbol]	EXISTING BUILDING
[Symbol]	PROPOSED BUILDING
[Symbol]	EXISTING DRIVE
[Symbol]	PROPOSED DRIVE
[Symbol]	EXISTING ROAD
[Symbol]	PROPOSED ROAD
[Symbol]	EXISTING UTILITY
[Symbol]	PROPOSED UTILITY
[Symbol]	EXISTING FENCE
[Symbol]	PROPOSED FENCE
[Symbol]	EXISTING TREES
[Symbol]	PROPOSED TREES
[Symbol]	EXISTING STREAM
[Symbol]	PROPOSED STREAM

Prepared by: [Name]
 Drawn by: [Name]
 Scale: 1" = 50' @ A1
 Date: [Date]
 Project: [Project Name]

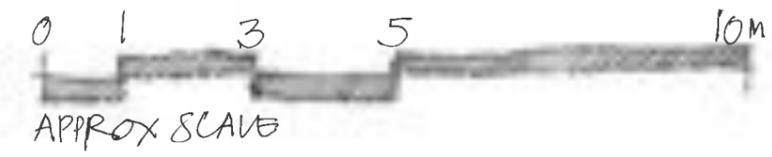
PROJECT INFORMATION
 PROJECT NO.: [Number]
 CLIENT: [Name]
 ADDRESS: [Address]
 CONTACT: [Phone Number]



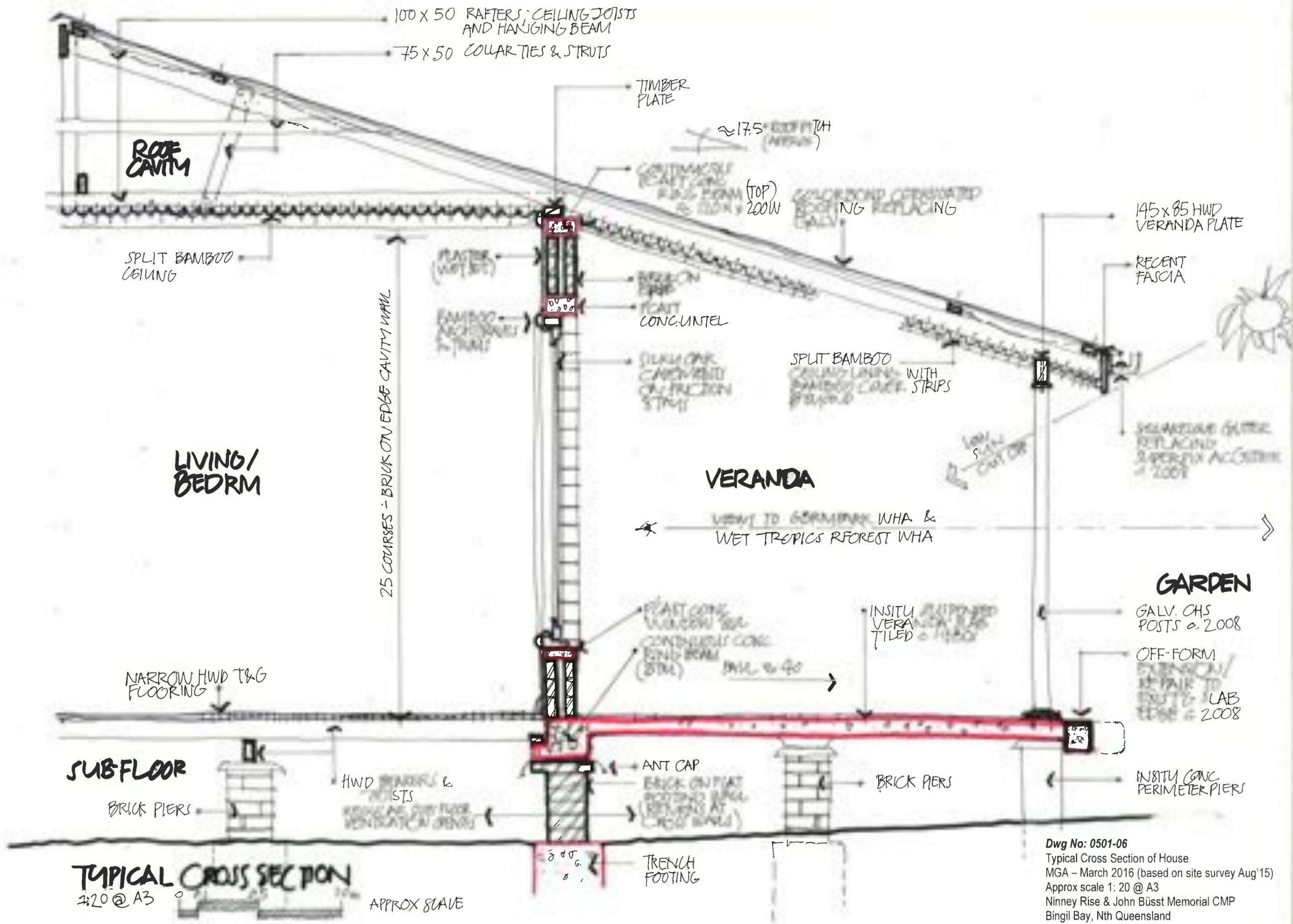
BEDROOM/
LIVING
EXTENSION
ADDED BY
KATE TIDE
c. 1981

BATHROOM
EXTENSION
ADDED BY
KATE TIDE
c. 1980

SECOND/UPPER FLOOR & ROOF PLAN
1:50 @ A3



Dwg No: 0501-05
Second/Upper Floor & Roof Plan of House
MGA - March 2016 (based on site survey Aug'15)
Approx scale 1: 100 @ A3
Ninney Rise & John Büsser Memorial CMP
Bingil Bay, Nth Queensland



Dwg No: 0501-06
 Typical Cross Section of House
 MGA - March 2016 (based on site survey Aug'15)
 Approx scale 1: 20 @ A3
 Ninney Rise & John Büsser Memorial CMP
 Bingil Bay, Nth Queensland