

MINUTES OF ACT HERITAGE COUNCIL MEETING 73

3 SEPTEMBER 2015

DATE: 3 September 2015

VENUE: Ground Floor Conference Room, Dame Pattie Menzies House (North),
Dickson

ATTENDED BY:

Members	Time In	Time Out
Mr David Flannery (Chair)	9.30	10.30
Dr Dianne Firth (Deputy Chair)	9.30	10.30
Mr Philip Nizette	absent	
Mr Gary Shipp	absent	
Mr George Bailey	9.30	10.30
Mr Doug Williams	absent	
Dr Hanna Jaireth	9.30	10.30
Dr Mary Hutchison	9.30	10.30
Mr John Kenworthy	9.30	10.30
Chief Planning Executive Ms Dorte Ekelund	absent	
Conservator of Flora and Fauna Dr Annie Lane	absent	

A/g Secretary: Ms Fiona Moore

In Attendance: Mr Gary Rake, Mr Tony Carmichael, Ms Helen McKeown,
Ms Jennifer O'Connell, Ms Anna Gurnhill, Mr Richard Hekimian,
Ms Daisy Chaston

Minutes: Ms Adriana Lulic

OPENING OF THE MEETING

1.0 WELCOME

1.1 Attendance and Apologies

Dr Firth welcomed attendees to Heritage Council meeting 73, including Mr David Flannery who was in attendance via teleconference.

Apologies: Mr Philip Nizette, Mr Doug Williams, Mr Gary Shipp, Ms Dorte Ekelund,
Dr Annie Lane.

1.2 Confirmation of Agenda for Meeting 73

The Agenda for Meeting 73 was confirmed as presented.

1.3 Declarations of Interest

There were no declarations of interest.

MINUTES OF ACT HERITAGE COUNCIL MEETING 73

3 SEPTEMBER 2015

2.0 PREVIOUS MEETINGS

2.1 **Endorsement of Minutes from previous meetings**

The minutes of Meeting 72 held on 30 July 2015, were endorsed as presented.

3.0 REGISTER ISSUES

3.1 **Decision on Nomination – Northbourne Housing Precinct – Mr Hekimian**

By way of background, Mr Hekimian explained that since the Supreme Court had issued a consent agreement to set aside the Council's earlier decision to register the Northbourne Housing Precinct, the National Trust of Australia (ACT Branch) had re-submitted a nomination application for the Northbourne Housing Precinct.

Ms Moore reminded the Council that, at its last meeting, it had agreed in-principle to re-provisionally register a representative sample of the Precinct, with a revised boundary.

Council considered and accepted the Trust's application as it was satisfied with the completeness of the application in accordance with the requirements of section 28 of the *Heritage Act 2004* (the Act).

DECISION:

In accordance with section 29 of the Act the Council accepted the nomination application from the National Trust of Australia (ACT Branch) for the Northbourne Housing Precinct, Dickson and Lyneham.

3.2 **Decision on Provisional Registration – Northbourne Housing Precinct Representative Sample – Mr Hekimian**

Mr Flannery provided an overview of events since the last Council meeting where the Council agreed in-principle to re-provisionally register a sample of the Northbourne Housing Precinct, including the consent agreement issued by the Supreme Court to set aside the previous provisional registration and registration, and a meeting with Mr Ponton and Mr Dawes (Land Development Agency) regarding the proposed boundary. Mr Flannery explained that if the proposed provisional registration was to proceed, the LDA indicated their commitment to amend their current development application to align with the Council's proposed boundary.

Council noted Dr Jaireth's suggested text which further explained that the combination of buildings provides a representation of the original precinct. It does not constitute a 'precinct' as defined in the Act's Dictionary as the spatial connections have been compromised by vegetation density, expanding development and encroaching re-development, which detract from its intactness.

Council agreed that the place was not a precinct by legal definition. There was some concern expressed with the statement that the integrity of the original precinct had been diminished by vegetation density. Discussion ensued and the Council agreed that 'fragmentation' was a better descriptor.

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Council agreed to proceed to provisional registration and sought to clarify the final edits out of session.

As the Council had agreed to proceed to provisional registration, ACT Heritage requested final edits by COB Friday 4 September 2015 to ensure statutory timeframes established under the Act could be met.

DECISION:

Council agreed to provisionally register the Northbourne Housing Precinct Representative Sample, Dickson and Lyneham. Council agreed to submit their final edits to ACT Heritage by 4 September 2015.

Meeting concluded at 10.30am.

MINUTES OF ACT HERITAGE COUNCIL MEETING 64

18 SEPTEMBER 2014

DATE: 18 September 2014

VENUE: Ground Floor Conference Room, Dame Pattie Menzies House (North),
Dickson

ATTENDED BY:

Members	Time In	Time Out
Mr Duncan Marshall (Chair)	9.30	12.40
Dr Dianne Firth (Deputy Chair)	9.30	12.40
Ms Pamela O'Neil	9.30	12.40
Ms Sharon Payne	absent	
Mr George Bailey	9.30	12.40
Mr Doug Williams	absent	
Dr Hanna Jaireth	9.30	12.40
Dr Mary Hutchison	9.30	12.40
Mr John Kenworthy	9.30	12.40
Chief Planning Executive Ms Dorte Ekelund	absent	
Conservator of Flora and Fauna Ms Ann Lyons Wright	absent	

A/g Secretary: Ms Anna Gurnhill

In Attendance: Mr Tony Carmichael for the Chief Planner, Ms Helen McKeown (part) for the Conservator, Ms Alison Moore, Ms Pamela Hubert, Ms Fiona Moore, Mr Richard Hekimian.

Minutes: Ms Adriana Lulic

OPENING OF THE MEETING

Mr Marshall opened the meeting at 9.30am.

1.0 WELCOME

1.1 Attendance and Apologies

Mr Marshall welcomed Council members to Meeting 64.

Apologies: Ms Sharon Payne, Mr Doug Williams, Ms Dorte Ekelund, Mr Ben Ponton, Ms Ann Lyons Wright.

1.2 Confirmation of Agenda for Meeting 64

The Agenda for Meeting 64 was confirmed without change.

MINUTES OF ACT HERITAGE COUNCIL MEETING 64 18 SEPTEMBER 2014

1.3 Declarations of Interest

The following declarations were made:

- Mr Kenworthy noted, in relation to the Northbourne Housing Precinct at item 4.2a, that his employer has made a submission on the Light Rail project;
- Dr Hutchison for item 5.9 – Loose fill asbestos in heritage places, as she lives in a heritage property affected. Dr Hutchison also noted she did some work on Havelock House, Turner through Philip Leeson Architects;
- Dr Firth for design work on Havelock House, Turner;
- Mr Marshall for items 4.2b Former AAA Building, Braddon, 4.2f NRMA House, Braddon, 4.3a Havelock House, Turner and 5.3b Ngunnawal Bush Healing Farm – provided heritage conservation advice.

2.0 PREVIOUS MEETINGS

2.1 Endorsement of Minutes from previous meetings

The minutes of Meeting 63 on 24 July 2014, were endorsed as presented.

2.2 Action Report on Business Arising

Council noted the Action Report.

3.0 REPORTS TO COUNCIL

3.1 Chair's Report – Mr Marshall

Council noted the Chair's Report.

Mr Marshall is planning to meet with Minister Gentleman, to discuss several issues particularly the Council's proposed budget submission, and is waiting to hear from the Minister's Chief of Staff to schedule an appropriate time.

3.2 Manager's Report – Ms Gurnhill

Council noted the Manager's Report.

In addition to the Manager's Report, the following was noted:

- Minister Gentleman is expected to attend November's Council meeting; and
- the Heritage Amendment Bill is expected to be debated in the Legislative Assembly, next Thursday 25 September 2014. If the Bill is passed, Ms Gurnhill plans to schedule a detailed briefing session with all Councillors (2-3 hrs session) in the week commencing 29 September 2014 or 6 October 2014, depending on Councillors' availability.

3.3 Directorate Report – Ms Ekelund

No report for the Directorate.

3.4 Conservator's Report – Ms Lyons Wright

Council noted the Conservator's Report.

Ms McKeown advised that a new Nature Conservation Bill will be introduced in the Legislative Assembly today.

MINUTES OF ACT HERITAGE COUNCIL MEETING 64

18 SEPTEMBER 2014

3.5 Planning and Land Authority Report – Mr Ponton

Council noted the Planning and Land Authority Report.

Mr Marshall noted the inclusion of a Status Update column in the Report to highlight updates since the previous report to Council.

4.0 REGISTER TASKFORCE

4.1 Minutes of Register Taskforce – Ms Lulic

Council noted minutes of Register Taskforce meeting held on 7 August 2014 and the draft minutes of Register Taskforce meeting held on 28 August 2014.

4.2 Decisions on Provisional Registration - Ms Moore

4.2a Northbourne Housing Precinct, Dickson and Lyneham

Mr Marshall advised Council that he had an informal meeting with Mr David Collett (CSD) and Mr Paul Lewis (LDA). Mr Marshall provided a brief summary of the meeting. The CSD and LDA expect to have a final report/information on feasible and prudent alternatives for the Precinct by mid-late next week and they will submit this information as part of the DA process. In addition, the directorates have been working on an indicative development design document, based on the master plan and the heritage recommendations arising from the heritage impact statement. They were keen to know whether Council would be willing to continue to work with the directorates on the indicative development design document, whether relying on the heritage recommendations would be supported by Council, and whether Council might endorse the document.

Mr Marshall advised Messrs Collett and Lewis that the Council will be considering the assessment for registration at today's Council meeting and that Council is still at the point of not knowing whether there are feasible and prudent alternatives which could see the adaptive re-use of the existing buildings. Regarding the indicative development design document, Mr Marshall believed Council would be happy to continue to engage on such matters, but after the issue of feasible and prudent alternatives was resolved.

Mr Marshall advised Council that there are two issues for discussion at today's meeting:

- the assessment as it stands; and
- that Council may respond to the assessment in one of a variety of ways, including provisional registration, or possibly making a decision in-principle but not formally deciding to provisionally registering - preferring to await the information on feasible and prudent alternatives.

In relation to the assessment document, Council considered the following:

- inclusion of reference to the Griffin Plan in the History component of the document;
- consideration of points emailed by Mr Marshall to Councillors and the Registration team including an introductory paragraph to the Statement of Significance and changing the map boundaries to include the service roads.

MINUTES OF ACT HERITAGE COUNCIL MEETING 64

18 SEPTEMBER 2014

In relation to Council's views on how to proceed, Council considered the points raised by Mr Marshall. Council agreed to proceed with the amended assessment and to provisionally register the Northbourne Housing Precinct, Dickson and Lyneham.

4.2b The former AAA Building, Braddon

Council made minor amendments to the Features Intrinsic and agreed on the amended provisional registration for the former AAA Building, Braddon.

4.2c Robertson House, Oaks Estate

Council considered the input from Mr Marshall and Dr Hutchison as previously emailed, in particular to the Statement of Heritage Significance and the Features Intrinsic, and agreed on the amended provisional registration for Robertson House, Oaks Estate.

4.2d The Oaks, Oaks Estate

Council considered the Dr Hutchison's input previously emailed, in particular the importance of the railway. Council also discussed the large boundary and suggested that the assessment include a statement that the larger boundary is a remnant of the setting related to the original sub-divided block.

Council agreed on the provisional registration, as amended, of The Oaks, Oaks Estate.

4.2e Canberra Olympic Pool, City

The draft assessment for the Canberra Olympic Pool, City was brought to Council as members of the Register Taskforce were unable to formulate a view and requested further consideration by the full Council. Council agreed that further investigation was required. Mr Marshall and Dr Hutchison will undertake further research and discuss at the next Register Taskforce meeting.

4.2f NRMA House, Braddon

The Register Taskforce recommended that Council not provisionally register NRMA House, Braddon. Council agreed for NRMA House, Braddon return to the Register Taskforce following further consideration and investigation by Mr Marshall.

DECISION:

Council decided to provisionally register:

- * **Northbourne Housing Precinct, Dickson and Lyneham**
- * **The former AAA Building, Braddon**
- * **Robertson House, Oaks Estate**
- * **The Oaks, Oaks Estate**

Council agreed that the citations for Canberra Olympic Pool, City and the NRMA House, Braddon return to the next Register Taskforce meeting for further consideration.

4.3 Decisions on Registration - Ms Moore

4.3a Havelock House, Turner

Council agreed to register Havelock House, Turner.

**MINUTES OF ACT HERITAGE COUNCIL MEETING 64
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DECISION:

Council decided to register Havelock House, Turner.

5.0 DEVELOPMENT ISSUES AND ADVICE

5.1 Advice to the Conservator – Ms Chaston

Item for noting not discussed.

5.2 Aboriginal Liaison and Aboriginal Taskforce – Mr Gilbert

Item for noting not discussed.

5.3 Heritage Assessment Reports & Archaeological DAs – Ms Chaston

Item for noting not discussed.

5.4 Development application advice (historical heritage places) – Ms Hubert

Item for noting not discussed.

5.5 Tree removal advice – Ms Hubert

Item for noting not discussed.

5.6 Compliance issues – Ms Hubert

Item for noting not discussed.

5.7 Advice on planning issues – Ms Hubert

Item for noting not discussed.

5.8 Minutes of DA Taskforce – Ms Hubert

Item for noting not discussed.

5.9 Draft policy – Loose fill asbestos in heritage places – Ms Hubert

It was noted that Dr Hutchison left the meeting room for the discussion on this item.

Council made minor amendments to the draft policy on Loose fill asbestos in heritage places.

DECISION:

Council endorsed the amended policy on Loose fill asbestos in heritage places.

6.0 CONSERVATION MANAGEMENT PLANS

6.1 Minutes of CMP Taskforce – Ms Hubert

Item for noting not discussed.

6.2 CMPs approved – Ms Hubert

Item for noting not discussed.

7.0 ACT HERITAGE GRANTS PROGRAM – Ms Gleeson

Item for noting not discussed.

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18 SEPTEMBER 2014**

8.0 PROMOTIONS: Festival, Signage and Communications – Ms Roberts

Item for noting not discussed.

9.0 OTHER BUSINESS

9.1 Budget Submission – Mr Marshall

Council considered the draft budget submission, made a number of comments/suggested changes, and agreed that Mr Marshall finalise the submission and circulate to Council.

DECISION:

Mr Marshall to finalise the submission and circulate to Council.

Meeting concluded at 12.40pm.

DRAFT MINUTES OF ACT HERITAGE COUNCIL MEETING 62
22 MAY 2014

DATE: 22 May 2014

VENUE: Ground Floor Conference Room, Dame Pattie Menzies House (North),
Dickson

ATTENDED BY:

Members	Time In	Time Out
Mr Duncan Marshall (Chair)	9.30	12.30
Dr Dianne Firth (Deputy Chair)	9.30	12.30
Dr Michael Pearson	9.30	12.30
Dr Warren Nicholls	9.30	12.30
Mr John Miller	absent	
Ms Pamela O'Neil	absent	
Dr Lenore Coltheart	9.30	12.30
Ms Sharon Payne	9.30	12.30
Chief Planning Executive Ms Dorte Ekelund	absent	
A/g Conservator of Flora and Fauna Ms Ann Lyons-Wright	9.30	10.40

A/g Secretary: Ms Anna Gurnhill

In Attendance: Mr Ben Ponton (part), Ms Alison Moore (part), Ms Pamela Hubert,
Ms Fiona Moore (part), Mr Richard Hekimian (part)

Minutes: Ms Adriana Lulic

OPENING OF THE MEETING

Mr Marshall opened the meeting at 9.35am.

1.0 WELCOME

1.1 Attendance and Apologies

Mr Marshall welcomed Council members to Meeting 62.

Apologies: Mr John Miller, Ms Pamela O'Neil, Ms Dorte Ekelund.

Mr Marshall advised that it was the last Council meeting for four of the current members. Mr Marshall took the opportunity to thank Dr Pearson, Dr Nicholls, Dr Coltheart and Mr Miller for their hard work, dedication, effort and passion during their appointments on the Heritage Council.

Drs Pearson, Nicholls and Coltheart thanked their colleagues on Council and also made special mention of the Heritage Unit for their support and dedication under the leadership of Ms Jennifer O'Connell.

DRAFT MINUTES OF ACT HERITAGE COUNCIL MEETING 62

22 MAY 2014

1.2 Confirmation of Agenda for Meeting 62

Mr Marshall added the following item to the Agenda:

- Yarralumla Brickworks site at item 5.4 Development Applications (historical heritage places).

The Agenda for Meeting 62 was confirmed as amended.

1.3 Declarations of Interest

The following declarations of association were made:

- Dr Pearson for Burton House Site, Gungahlin;
- Dr Firth for Havelock House and Open Systems House (former Churchill House), Braddon;
- Dr Nicholls for Northbourne Flats, Braddon and Turner; and
- Mr Marshall for Ngunnawal Bush Healing Farm, Opens Systems House (former Churchill House) Braddon, and Havelock House, Turner.

2.0 PREVIOUS MEETINGS

2.1 Endorsement of Minutes from previous meetings

The minutes of Meeting 61 on 15 April 2014, were endorsed without change.

2.2 Action Report on Business Arising

Council noted the Action Report.

3.0 REPORTS TO COUNCIL

3.1 Chair's Report – Mr Marshall

Council noted the Chair's Report.

3.2 Manager's Report – Ms Gurnhill

Council noted the Manager's Report.

In addition to the Manager's Report, the following was noted:

- Ms Gurnhill echoed the sentiments of Mr Marshall and expressed the Heritage Unit's thanks to outgoing members for their valued contributions to the Council over many years. The Unit has benefited from their knowledge and the support of staff has been very much appreciated. Ms Gurnhill noted that Drs Pearson, Nicholls and Colheart have been involved in approximately 300 heritage registration decisions during their time on Council;
- Ms Sharon Payne has been asked to remain on Council until March 2015 as the Aboriginal representative;
- members joining the Council in June 2014 are as follows:
Mr John Kenworthy (property), Dr Hanna Jaireth (nature conservation),
Dr Mary Hutchison (history), Mr Douglas Williams (archaeology), and
Mr George Bailey (object conservation);

DRAFT MINUTES OF ACT HERITAGE COUNCIL MEETING 62

22 MAY 2014

- a Heritage Council induction session, for continuing and new members of Council, is being organised for the morning of 8 July 2014;
- 64 applications for the two vacant ASO6 positions (permanent part-time Registration team and temporary policy officer) have been received by the Unit; and
- as the Project Facilitation Bill is being revised, the Heritage Amendment Bill will progress. Of particular note is the removal of the call-in powers. Next steps involve redrafting by the Parliamentary Counsel's Office and other administrative processes. At best, the Bill will be ready for debating in Spring 2014.

3.3 Directorate Report – Ms Ekelund

No report from the Directorate.

3.4 Conservator's Report – Ms Lyons-Wright

No update from the Conservator since the last Council meeting.

3.5 Planning and Land Authority Report – Mr Ponton

Council noted the Chief Planner's Report.

Mr Ponton provided updates on the following:

- Project Facilitation Bill – the Minister has asked that further work be done on the Bill with the view of another version be tabled by November 2014;
- City Strategic Plan – progressing; the next steps involve settling Government arrangements for the five key actions; funding is being looked at as well. Mr Marshall noted the importance of heritage issues being recognised and addressed early. Mr Ponton agreed.
- Mr Ponton is also considering heritage representation on the Major Projects Review Group when required.

4.0 REGISTER TASKFORCE

4.1 Minutes of Register Taskforce – Ms Lulic

The draft minutes of Register Taskforce meeting held on 1 May 2014 were noted.

4.2 Decision on Provisional Registration

Mr Marshall enquired about the Heritage Assessment Policy which Ms Gurnhill advised will be uploaded onto the website shortly. Mr Marshall requested that stakeholders be advised of the Policy and possibly have it flagged in the ICOMOS newsletter.

ACTION:

The Unit is to advise stakeholders of the Heritage Assessment Policy once uploaded onto the website.

DRAFT MINUTES OF ACT HERITAGE COUNCIL MEETING 62 22 MAY 2014

Council considered the recommendations of the Register Taskforce for the following:

4.2a Burton House Site, Gungahlin – Mr Hekimian

The draft Statement of Reasons for Burton House Site, Gungahlin was considered by Council and accepted with minor changes as emailed through by Mr Marshall and Ms O’Neil, with further input to text on page 5 of the SOR as agreed to at the meeting.

4.2b Open Systems House (former Churchill House), Braddon - Mr Hekimian

The draft Statement of Reasons for Open Systems House (former Churchill House) Braddon was discussed at the meeting.

Council further considered some published material, the style of the building and whether ‘brutalist’ is an accurate description of the style, the integration of landscape and building, the development and evolution from Boyd’s domestic work and whether criterion (a) “...exceptional fine level of application...” has been fully addressed.

Council agreed that Mr Marshall and Dr Firth further investigate the style issues and statements around criterion (a), (f) and (g). The item is to return to Register Taskforce for further consideration.

4.2c Northbourne Flats, Braddon and Turner - Ms Moore

The draft Statement of Reasons for Northbourne Flats, Braddon and Turner was considered by Council and accepted with some minor changes as emailed by Ms O’Neil and Mr Marshall, and further input at the meeting. The inclusion of a reference to the draft Heritage Assessment of Housing ACT Properties (2011) in the Background of the SOR was also requested.

Mr Marshall advised that he will write to the Director-General of the Community Services Directorate requesting the release of the draft Philip Leeson Heritage Assessment.

DECISION:

Council decided not to provisionally register:

- * **Burton House Site, Gungahlin**
- * **Northbourne Flats, Braddon and Turner**

4.2d Havelock House, Turner - Ms Hubert

The draft provisional registration of Havelock House, Turner was considered by Council. Council agreed to some minor changes including changes to the Features Intrinsic. Council agreed on the provisional registration of Havelock House, Turner as amended.

DECISION:

Council decided to provisionally register Havelock House, Turner.

**DRAFT MINUTES OF ACT HERITAGE COUNCIL MEETING 62
22 MAY 2014**

5.0 DEVELOPMENT ISSUES, ADVICE AND CMPs

5.1 Advice to the Conservator – Ms Chaston

Council noted the Report.

5.2 Aboriginal Liaison and Aboriginal Taskforce – Mr Gilbert

Council noted the Report.

5.3 Heritage Assessment Reports & Archaeological DAs – Ms Chaston

Council noted the Report.

5.4 Development Applications (historical heritage places) – Ms Hubert

Council noted the Report.

Mr Marshall raised the discussion he recently had with Mr Shonk of the LDA Board regarding the adaptive re-use and conservation of the Yarralumla Brickworks site. He advised Council that he and Ms Hubert will be attending the new project review group meeting next week. Mr Marshall will request a briefing to Council on the future development plans for the site.

5.5 Tree Removal Advice – Ms Hubert

Council noted the Report.

5.6 Compliance issues – Ms Hubert

Council noted the Report.

5.7 Advice on planning issues – Ms Hubert

Council noted the Report.

5.8 Minutes of DA Taskforce – Ms Hubert

The minutes of the DA Taskforce meetings, held on 24 and 28 April 2014, were noted.

5.9 Heritage Guidelines – Ms Hubert

Council considered Ms Hubert's agenda paper on Heritage Guidelines and discussed the possible benefits and disadvantages of site specific heritage guidelines. Council agreed it would be useful to review the interplay of site specific guidelines, general guidelines, Heritage Council adopted policies, and CMPs.

DECISION:

Council agreed to the:

- * **preparation of new Heritage Guidelines for the Forrest Fire Station Precinct and for the Sydney and Melbourne Buildings, noting these might be used to test certain general issues with guidelines; and**

- * **audit of general guidelines to determine their value in the case of places where no guidelines exist.**

**DRAFT MINUTES OF ACT HERITAGE COUNCIL MEETING 62
22 MAY 2014**

6.0 CONSERVATION MANAGEMENT PLANS

6.1 Minutes of CMP Taskforce – Ms Hubert

The draft minutes of the CMP Taskforce meeting held on 23 April 2014 were noted.

6.2 CMPs approved – Ms Hubert

Council noted the Report.

7.0 ACT HERITAGE GRANTS PROGRAM – Ms Gleeson

Council noted the Report.

Ms Gurnhill advised that members of Council will participate in the grants assessment process. The Grants Taskforce will be established at the Council induction session in early July 2014.

8.0 PROMOTIONS: Festival, Signage and Communications – Ms Roberts

Council noted the Report.

9.0 OTHER BUSINESS

9.1 Australian Heritage Strategy – Mr Marshall & Dr Pearson

Council considered a further brief submission on the draft Australian Heritage Strategy, as attached to the agenda paper.

DECISION:

Council agreed to a further brief submission on the draft Australian Heritage Strategy, as per Attachment 9.1b of the agenda papers.

9.2 National Trust ACT Initiatives – Mr Marshall

Mr Marshall advised that the National Trust (ACT) has invited a member of the Council to be part of the assessment panel for their Heritage Awards Program. Ms Payne was nominated.

DECISION:

Council agreed to the nomination of Ms Payne to form part of the assessment panel for the National Trust's Heritage Awards initiative.

Meeting concluded at 12.30pm.



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Australian Institute of Architects

30 September, 2014

13.10.14

Mr Duncan Marshall
Chair, ACT Heritage Council
ACT Heritage Council
GPO Box 158
Canberra ACT 2601

Dear Duncan,

Following on from our letter to you of 10 July 2014 calling on the ACT Heritage Council to progress the nomination to the ACT Heritage Register of the Northbourne Housing Precinct, Dickson and Lyneham we note that on 18 September 2014 the ACT Heritage Council determined to provisionally register the precinct. The Australian Institute of Architects welcomes this decision and supports the Council's proposal to register the place under Division 6.2. The Institute also supports the "Conservation Objectives" as set out in the document.

We look forward to the precinct being an exemplar in conservation and adaptive reuse.

Yours sincerely,

Australia Institute of Architects

Cc Mick Gentleman, Minister for Planning

Moore, FionaF

From: [REDACTED]
Sent: Friday, 10 October 2014 8:34 AM
To: Heritage
Subject: Northbourne Ave Flat Provisional Decision

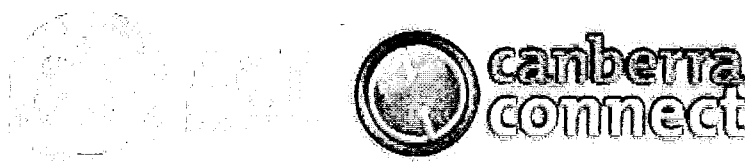
Follow Up Flag: Follow up
Flag Status: Completed

Hi

Where can I place comment for the public submission to this appalling blot on the landscape and crime against architecture.

This is truly madness, are we now going to place the rubbish tips under heritage listing orders as well?

[REDACTED]



Enquiry Reference # 141010-000811

Subject: Northbourne Flats heritage listing
Date Created: 10/10/2014 10:29:44
Category: Environment & Heritage
Google URL: [352-360 A23, Dickson ACT 2602, Australia](#)

Customer Information

First Name: Anonymous
Last Name: Anonymous

Discussion Thread

Customer (Anonymous Anonymous) 10/10/2014 10.29 AM

I wonder if the person who thought that the heritage listing of the Northbourne flats is a good idea; is on the same meth that the people living there are ?

You devalue the word Heritage when you list anything that doesn't merit it such as the Nourthbourne flats and other eye sores around Civic, Braddon and Turner.

I believe this is just another case of the Heritage Council engaging in obstructionism.

Note (Administrator -) 10/10/2014 10.29 AM

Administrator forwarded this Enquiry to heritage@act.gov.au

Forward to SME via External Event

Your Comments

Type your response below

Attach a file (20 MB max.):

When You are Done...

The Staff Member has requested that you respond directly to the customer regarding this enquiry.

- Reply to Customer
 Reply to Staff Member

Moore, FionaF

From: [REDACTED]
Sent: Friday, 10 October 2014 2:37 PM
To: Heritage
Subject: Comment on registration of the Northbourne Housing Precinct
Attachments: signature.asc

Dear sir/madam

I would appreciate if the submission below could be passed on to the ACT Heritage Council.

Yours sincerely

[REDACTED]
[REDACTED]

Dear councillors

I make this submission in regards to the *Heritage (Decision about Provisional Registration of the Northbourne Housing Precinct, Dickson and Lyneham) Notice 2014*.

Upon sharing news of the provisional registration decision with some of my friends, I received quite a bit of feedback, mostly from fellow Canberra residents:

- "Really?"
- "Aargh."
- "Ew!"
- "No."
- "Heritage listing implies that the site has some cultural/aesthetic importance. Something shouldn't be listed, just because it is old. Quite frankly, Soviet architecture that contributes to the poor reputation of Canberran architecture should not qualify."
- "But comrade, where will the proletariat live?"
- " That's both awful, and hilarious."
- "I've never heard the words "depressing slum" written in such a long and euphemistic way. "Creative"? In the sense of the architect saying "let's try putting no details on it whatsoever". The only creative thing that may ever come out of those flats is the sequel to "*Breaking Bad*""
- "It's the very first thing I see when I visit Canberra ... the Soviet architecture really reminds you that you're in a Federal Government town"

While I recognise that there is some heritage value in the precinct, as the Council itself acknowledges, "there is insufficient evidence ... to demonstrate that the Precinct is highly valued by the broader ACT Community". In fact, the evidence seems to indicate that the broader ACT community explicitly does not value the Precinct. Most Canberrans wouldn't exactly consider that it "demonstrates a high degree of

creative achievement". While I appreciate the historical significance of the Precinct, quite frankly, it's just a block of flats, and an ugly one at that, no longer suitable as the "gateway into the capital" which it was originally designed to be.

Yours sincerely



Moore, FionaF

From: EDD, Community
Sent: Monday, 13 October 2014 2:01 PM
To: Heritage
Subject: FW: DO NOT Heritage List Flats

Importance: High

Good afternoon Heritage

Please find below a public comment we have received through the EDDcommunity@act.gov.au inbox with regards to:

Heritage (Decision about Provisional Registration of the Northbourne Housing Precinct, Dickson and Lyneham) Notice 2014* Notifiable Instrument NI2014-458

Please confirm you have received and registered.

I will email [REDACTED] to advise this email has been forwarded to you. Please let me know if you would like to be cc'd in and if you will provide [REDACTED] with an email acknowledgement also.

Thank you and warm regards

Louise

Louise Dong |Community Engagement Officer Communications | Chief Minister, Treasury and Economic Development Directorate | ACT Government Phone 02 6207 0647

Level 6 TransACT House 470 Northbourne Avenue Dickson ACT 2602 GPO Box 158 Canberra ACT 2601 | www.economicdevelopment.act.gov.au
Follow us on Twitter @ACTEDD

-----Original Message-----

From: [REDACTED]
Sent: Friday, 10 October 2014 7:15 PM
To: EDD, Community
Subject: DO NOT Heritage List Flats

Hi Team,

Can't find the correct spot to vote for the Flats on Northborne Ave NOT TO BE Heritage listed.

They're ugly concrete blocks that must go. ACTGOV artist impressions look FAN-TASTIC!!

The Light Rail project is S00000 Good for Canberra and Canberrans.

Please forward to the right spot if I got it wrong.

Rgds., [REDACTED]

[REDACTED]
Sent from my iPhone
(Which might explain the spelling!)

Moore, FionaF

From: Carter, Tania
Sent: Monday, 13 October 2014 3:49 PM
To: Butchart, Rebecca
Subject: FW: Heritage listing Northbourne Housing Precinct

Follow Up Flag: Follow up
Flag Status: Completed

For appropriate action.

Tania Carter | Directorate Liaison Officer | Office of Mick Gentleman MLA | Minister for the Planning |
Legislative Assembly Building | GPO Box 1020 CANBERRA ACT 2601
t: 02 620 54521 | e: Tania.Carter@act.gov.au

From: GENTLEMAN
Sent: Monday, 13 October 2014 10:26 AM
To: Carter, Tania
Subject: FW: Heritage listing Northbourne Housing Precinct

Natasha Apostoloski | Office Manager
Office of Mick Gentleman MLA | Member for Brindabella
Minister for Planning,
Minister for Community Services,
Minister for Workplace Safety and Industrial Relations,
Minister for Children and Young People,
Minister for Ageing
t: 620 50218 | e: natasha.apostoloski@act.gov.au |

From: CORBELL
Sent: Monday, 13 October 2014 10:21 AM
To: GENTLEMAN
Subject: FW: Heritage listing Northbourne Housing Precinct

Hi Natasha

Can I please refer this email to Min Gentlemen.

Thanks
Natasha

From: [REDACTED]
Sent: Friday, 10 October 2014 8:24 PM
To: [REDACTED]
Subject: Heritage listing Northbourne Housing Precinct

I wanted to make a submission to the ACT Heritage Council about their apparent misguided need to heritage list the Northbourne Public Housing Flats. These flats are ugly and are just begging to be demolished, in favor of modernising the gateway to Canberra city. Unfortunately, those on the council are as backward in their knowledge of IT as they are with modernisation. There is no option to lodge submission electronically only via snail mail. A skeptic may believe this is intentional to achieve the desired outcome. And here I thought we lived in a democracy!



From: [REDACTED]
Sent: Friday, 10 October 2014 11:43 AM
To: CORBELL
Subject: Angry about Northbourne Heritage decision

To Whom it May Concern,

I have just read an article in The Canberra Times where there is a submission to heritage list government flats on Northbourne – a decision that I believe will hold up light rail, The sale of the land there and vital investment in social housing.

I have lived in Canberra all my life and I think the light rail is going to make Canberra “grow up” and is sensible planning for future growth. I know that those flats have horrific problems socially and maintenance wise. I have worked for both Housing and in the Community Sector in Canberra for 10 years I believe that the Governments decision in demolishing those flats and selling the land, freeing up money for investment in social housing elsewhere is a smart one.

I cannot believe the Heritage department have this power and as an ordinary Canberran I hate that the Heritage department can make these arbitrary decisions that have such negative flow on effects and waste my tax payer money – I was also subjected to working in R8 – an extremely ugly heritage listed building in Russell that leaked, was freezing in winter and boiling in summer. Nothing could be done about it because the stupid building was heritage listed.

Can there not be some balance with heritage listings – that also see to the needs of the Canberra Community as well as preserving character in Canberra that needs to be conserved – I see nothing gained by preserving those ugly buildings thereby creating a permanent slum on an incredibly valuable ACT Government (tax payer funded) asset. I think the heritage listing of houses in Reid, Ainslie, Barton, Kingston and similar areas is very important – I am not anti preserving buildings but this is ridiculous.

How do you complain or get your voice heard about some of the ridiculous heritage decisions made in the ACT, and about this decision in particular, and ensure that as an ordinary tax paying Canberran that I get a say as well in what is preserved and what is demolished making the way for very important progress!

TO

Chief of Staff Adviser

Senior Adviser EO

Media Adviser DLO

.....

PLEASE

Reply Arrange meeting

Advise For information

Noted Refer to

File Action

..... J. B. C.

COMMENT

Moore, FionaF

From: [REDACTED]
Sent: Saturday, 11 October 2014 2:22 PM
To: Heritage
Subject: NORTHBOURNE AVENUE PUBLIC HOUSING - PROVISIONAL HERITAGE LISTING

Dear ACT Heritage Council,

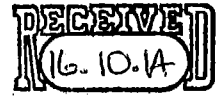
I understand that you are calling for submissions from the public regarding the provisional listing of the public housing buildings on Northbourne Avenue. Well here is mine.

These neo-soviet style, featureless, drab, block houses have no cultural heritage value whatsoever in my opinion and never have had. Their construction on the main entryway to the National Capital has always puzzled me and how they continue to be used for human habitation absolutely astounds me. Friends of mine lived in one of the 3 storey units on the eastern side of Northbourne Ave back in the late 1970's and the accommodation was terrible even back then. Cold in winter and stiflingly hot in summer, they should have been bulldozed years ago. They are now an eyesore and an embarrassment to Canberrans, returning to what is otherwise a beautiful city along what should be a beautifully manicured and visually pleasant main entry portal to our city. The buildings should be replaced with something attractive, accommodation or otherwise, that adds to this entry, while keeping as many of the surrounding trees within the precinct as possible.

What is more disconcerting to me however, is that a body such as the ACT Heritage Council has displayed such poor judgement in this particular heritage listing. These buildings are atrocities, yes the slums of Canberra, and should not attract any heritage or conservation listing whatsoever. The decision by the Council in relation to these buildings brings into question, at least in my mind anyway, whether the ACT Heritage Council is doing its job properly to retain the confidence of the people of the ACT, and all others who visit the city.

Thanks

[REDACTED]
[REDACTED]
[REDACTED]



11/10/2014

The Secretary
ACT Heritage Council
GPO Box 158
Canberra ACT 2601

Dear Heritage Council,

I'm writing to express my concerns about the recent heritage listing registration of Northbourne Flats and to request the provisional registration does not extend past 18/02/2015.

While I don't have time to go into too much detail, I feel that the Northbourne Precinct does not meet selection criteria (a), (c), (f), and only partially meets (g) and (h). To summarize, while the Northbourne precinct was designed by a significant architect (Sydney Ancher) of the Post-War International Style (1940-1960), it is not a significant work of Sydney Ancher, nor is it an important example of the Post-War International Style.

All of Sydney Ancher's significant works are in Sydney, mostly the beachside suburbs. A comparison of one of these spectacular houses to the Northbourne Flats shows the Post-War International Style to be far more evident in these NSW houses. The Northbourne Precinct can only be considered as something he probably knocked up quickly for a paycheque.

There are many examples of blocks of flats built in the Post-War International Style all over North America, South America, Europe, and quite a few in Australia. Many of these are far more spectacular and indicative of the style than Northbourne Flats. While the Northbourne buildings certainly have a cubiform overall shape, the structural frame is only sometimes expressed and they simply do not have enough large sheets of glass to effectively represent the style. There is nothing unique, exceptional, or even rare about the buildings of Northbourne Flats, except in the sense that all buildings are unique.

There is certainly an argument for preserving one single building from the Northbourne Precinct, and the Heritage Council should evaluate which of these it considers most worthy of protection. However the main corridor into Canberra cannot be allowed to remain an ugly, outdated mess.

Lastly here is what a major architect of the Post-War International Style (1940-1960) said himself about his chosen movement:

"In a few years' time many of the buildings that we regard as being important and remarkable contributions to modern architecture (...) may not be regarded as remarkable at all – except for historians of the development of modern architecture." J.M. Richards (1953).

And a champion of the Post-War International Style (1940-1960) on redevelopment in general:

"History cannot be touched without changing it." S. Giedion (Space, time and architecture 1941).

Yours sincerely,

Moore, FionaF

From: [REDACTED]
Sent: Sunday, 12 October 2014 8:31 AM
To: Heritage
Subject: Heritage listing in old Northbourne Flats

I was very upset when I heard that there was an application to Heritage List the old Northbourne Ave flats. I agree they are oldish but this is NOT a reason to keep them. They are ugly and a very poor example of what Canberra (a vibrant new capital city) has to offer. If these were significant and beautiful structures such as Melbourne & Sydney buildings, old Parliament House etc, I would be in favour of keeping them but they are pokie boxes and a very poor use of such prime land.

As a society, I agree, it is important to keep/maintain culturally significant buildings and streetscapes as is done in various location such as Reed & Campbell, but I don't agree with this current movement on what appears to be listing for listing sake, these flats have nothing much to offer other than a home for drug addict, violence and graffiti.

Northbourne Ave with the new light rail and being the gateway to Canberra from Sydney and Melbourne is undergoing a rebirth of modern building and these old flats are an eyesore and out of place!

I hope my submission is counted amongst the many others you receive AGAINST this current movement to heritage list these flats.

[REDACTED]



Enquiry Reference # 141012-000044

Subject: Northbourne flats heritage listing
Date Created: 12/10/2014 09:32:50
Category: Arts, Culture & Tourism

Customer Information

First Name: Anonymous
Last Name: Anonymous

Discussion Thread

Response (Subject Matter Expert) 13/10/2014 10.46 AM
 Good morning,

Thank you for your submission in relation to the provisional registration of the Northbourne Housing Precinct, Dickson and Lyneham.

Your submission will provided to the ACT Heritage Council for its consideration.

Private Note (not displayed to the customer) (Joseph Raju) 13/10/2014 08.57 AM
 Canberra Connect Customer Service forwarded this Enquiry to Pamela.Hubert@act.gov.au

Hi,

The below incident has been received through the ACT Government CRM.

The customer has sent the feedback as anonymous. Therefore, this email has been forwarded to your area in order to keep a record.

Kind regards

Canberra Connect

Customers Entry (Anonymous Anonymous) 12/10/2014 09.32 AM

I do not support the move to heritage list the northbourne flats that were to be redeveloped. The buildings have a reputation of drugs and violence to most young adults in Canberra and are a complete eye sore. I have memories of being an 8 year old girl and being told murders had happened there. I don't want my children growing up scared of them to.

How would you like to respond?

[REDACTED]

12 October 2014

The Secretary
ACT Heritage Council
GPO Box 158
CANBERRA CT 2601



COMMENTS ON PROVISIONAL REGISTRATION OF THE
NORTHBOURNE HOUSING PRECINCT, DICKSON AND LYNEHAM,
IN THE ACT HERITAGE REGISTER

I wish to express my support for the Northbourne Housing Precinct to be entered on the ACT Heritage Register. I have read the information provided with the Notifiable Instrument and commend the thoroughness evident in its preparation and the wisdom of its findings. The Statement of Significance and the Assessment Against the Heritage Significance Criteria make a compelling case for registration and protection of the place.

I agree with the statements under "Physical condition and integrity" that the physical condition of the buildings and its landscape relating to general maintenance is considered to be poor and the integrity of the precinct has been diminished. I believe that once those matters have been attended to, along with adaptation of the housing for present day needs, the residents and general public will again value the attractiveness of the precinct.

The once neglected and somewhat unattractive area in Ainslie I first saw in 1975 has been transformed into its present desirable condition. Much credit for this must go to those who decided to give the area heritage protection.

Yours faithfully,

[REDACTED]

[REDACTED]

[REDACTED]

RECEIVED
20.10.14

The Secretary
ACT Heritage Council
GPO Box 158
Canberra ACT 2601

Dear Secretary

I hereby submit that the Northbourne Housing Precinct (Dickson and Lyneham) should not be registered. Whilst I can understand that it is considered to be old in the context of the ACT's existence it is basically an ugly eyesore series of buildings that do not at all enhance the ACT's built environment, in fact do the opposite.

The buildings form a very sad 'welcome' to Canberra. They seem to epitomise worldwide failed attempts to design public housing. The design seems to encourage a depressing environment and I feel for those who are compelled to live in them.

I have read that they are actually poorly insulated and I am concerned on how livable they must be.

For heritage purposes, I imagine any positive elements of the buildings could be incorporated into some of the new buildings.

Thank you for your consideration.

Sincerely

[Redacted signature block]



Mary Porter AM MLA
MEMBER FOR GINNINDERRA

RECEIVED

16 OCT 2014

Phone: (02) 6205 0100
Email: porter@parliament.act.gov.au
Fax: (02) 6205 0040
Website: www.maryporter.net
@MaryPorterMLA

DEPUTY SPEAKER OF THE ACT LEGISLATIVE ASSEMBLY
CHAIR OF THE STANDING COMMITTEE ON EDUCATION, TRAINING AND YOUTH AFFAIRS
DEPUTY CHAIR OF THE STANDING COMMITTEE ON PUBLIC ACCOUNTS
MEMBER OF THE JUSTICE AND COMMUNITY SAFETY COMMITTEE

14 October 2014

Mr Mick Gentleman MLA
Minister for Planning
ACT Legislative Assembly
London Circuit
CANBERRA, ACT 2601

Dear Mr Gentleman

Mick

I am writing to you on behalf of a concerned constituent, regarding the ACT Heritage Council's current consultation on the Northbourne public housing flats.

The constituent informed me that he was interested in making a submission to the council, which as you are aware is due on 22 October (This month). However, he says that when he visited their website, he found that a snail mail address has been provided, with no option to lodge a submission electronically.

This, as you can imagine, places limits on all people, like my constituent, who prefer to express their views electronically.

He would like to know why this is so, and requests that this is rectified so that the consultation can be more inclusive.

I would appreciate if you could respond to the constituent's concerns. I thank you for your time and consideration in this matter and I look forward to receiving a response.

Yours sincerely

Mary Porter

Ms Mary Porter AM MLA
Member for Ginninderra

Moore, FionaF

From: [REDACTED]
Sent: Wednesday, 15 October 2014 2:26 PM
To: Heritage
Subject: Regarding the Northbourne Housing Precinct

These outdated, decrepit and unwanted eyesores are a shame to the triumphal avenue that leads into Canberra from the north.

I strongly oppose the heritage listing of this housing precinct and believe awarding them such a title would be to the detriment of all Canberrans & the image of the Capital.

Please acknowledge that their existence is not only a detriment to the Capital as they stand, but is holding back something that could be truly grand for Northbourne Avenue.

Regards,

[REDACTED]

Moore, FionaF

From: [REDACTED]
Sent: Wednesday, 15 October 2014 2:38 PM
To: Heritage
Subject: Northbourne Housing Precinct heritage listing comment

Northbourne Avenue is an approach route as defined under the National Capital Plan (NCP) and as such must enhance and formalise the character of Northbourne Avenue by providing streets with a quality architecture and landscape character that fosters a compact, connective and pedestrian-friendly environment for central city living.

The Housing Precinct on Northbourne Avenue does **not** provide quality architecture or landscape character that fosters a compact, connective and pedestrian-friendly environment. The architectural design of the precinct, although a recognition of public housing achievement for its time, is now no more than an eye-sore on one of the iconic roads of Canberra. Much more can be achieved from the space economically and socially through a reimagining of the blocks.

A heritage listing of the site will achieve nothing more than demonstrating a failure of bureaucracy in Canberra.

Kind regards,
[REDACTED]

Moore, FionaF

From: [REDACTED]
Sent: Wednesday, 15 October 2014 3:23 PM
To: Heritage
Subject: • Northbourne Housing Precinct, Dickson and Lyneham (including Block 41 Section 6, Block 1 Section 12, and Block 4 Section 1, Dickson; Block 8 Section 51, Lyneham)

Northbourne Housing Precinct, Dickson and Lyneham (including Block 41 Section 6, Block 1 Section 12, and Block 4 Section 1, Dickson; Block 8 Section 51, Lyneham)

These precincts should not be heritaged listed - absolute eye sores and need to be torn down. A disgrace that they are some of the first things that visitors to canberras see when making their way to the city. complete slums. the architecture is absolutely horrid and is just concret boxes. how you can think these must be kept for their architecture i don't know - some of the worst architecture i have ever seen.

i consider this Submission as confidential and therefore should be not be released publically.

Moore, FionaF

From: [REDACTED]
Sent: Wednesday, 15 October 2014 4:53 PM
To: Heritage
Subject: Northbourne Housing Precinct, Dickson and Lyneham (including Block 41 Section 6, Block 1 Section 12, and Block 4 Section 1, Dickson; Block 8 Section 51, Lyneham)

To whom it may concern,

I am opposed to the Heritage Listing of **Northbourne Housing Precinct, Dickson and Lyneham (including Block 41 Section 6, Block 1 Section 12, and Block 4 Section 1, Dickson; Block 8 Section 51, Lyneham)** and I want my voice heard about this decision.

I would like to start by saying that I have never actively opposed any building project in Canberra and I have lived my whole 40 years here, but, this Heritage Listing is the most ridiculous thing I have ever seen. I also happen to strongly believe in the preservation of buildings of significance but there has to be a balance. I have to say that having read Duncan Marshalls comments in The Canberra Times about this heritage listing I found him to be quite blasé about holding up light rail and the building of new social housing. It must be lovely to be removed from such mundane concerns but be so worried about preserving the ugliest buildings in Canberra because of a dead architect. I also found Duncan's statement that the Council feels the Governments (who represent us) concerns and maximising the return to government (us) is not relevant!

The progression of Light Rail and the Northbourne precinct is vital to Canberra's infrastructure and improving transport – progress that is of immediate value to Canberran's. Improved transport improves the quality of life for everyone – Canberra is well known for having a bus service that constantly loses money and that isolates people – especially the elderly.

The Government also plans on using the money to fund more social housing taking the housing stock on that site from 157 to 1099. I worked in Social Housing and housing stock is in very short supply – a ten year waiting list for most and up to a year if you meet the highest category of housing need. Holding up this vital development smacks of being just plain self indulgent. As does this paragraph from The Canberra Times:

"While degraded and unkempt, the Heritage Council says the precinct is an exemplar of the style and of considerable significance; designed by one of the most important Australian architects of the mid-20th century, and demonstrating outstanding design and aesthetic qualities, which, while not necessarily valued by the community, are valued by architectural and heritage groups."

Read more: <http://www.canberratimes.com.au/act-news/government-obstacle-as-heritage-council-registers-northbourne-public-housing-precinct-20141009-113jkj.html#ixzz3GBcKTfFh>

So as long as architectural and heritage groups are happy it doesn't matter if there is no value to the community? We are not talking about office buildings or other buildings but homes and people living in substandard conditions and the holding up of light rail – I cannot believe that "architectural and heritage groups" should ever trump that.

In your provisional heritage listing you state that people live there so that has value to them – how about you go and ask those tenants if they want the old flat or built a brand new one? I have placed people in those apartments and worked with many families in those buildings and they amount to nothing more than a slum. There are horrific social problems on that site and the land is not maximised and it is wasted space. It is time for Northbourne Avenue to grow up and demolishing those flats is the best start I can think of. They are old, ugly and derelict – get rid of them!

Duncan goes on to state "We have yet to be persuaded that there is no feasible and prudent option for the retention of the precinct," – what would convince you because apparently community concerns come behind architectural and heritage groups valuing these buildings and the governments (our) concerns are apparently irrelevant in this process.

What happens if you succeed in your crazy bid to heritage list these flats? People will be forced to continue to live there in social housing and they will get uglier and more derelict, important planning for the light rail will have to be begun again and another site for not only light rail but also the building of 1000 government flats at great cost to us government (taxpayers). Do not Canberra tax payers pay the wages of the Heritage Council? Our voice should be heard above any architectural or heritage group and our needs at least considered!

You should think more of the Canberra Community and decisions to heritage list should be based on the best outcomes for the Canberra Community as a whole – not so a bunch of architects or “heritage groups” can drive up Northbourne and gaze at the ugliest buildings in Canberra reminiscing about Sydney Ancer.

Please do not heritage list these buildings.



Moore, FionaF

From: [REDACTED]
Sent: Wednesday, 15 October 2014 5:16 PM
To: Heritage
Subject: Northbourne Housing Precinct

To whom it may concern,

I am writing with regard to the decision of provisional heritage registration of the Northbourne Housing Precinct, Dickson and Lyneham (including Block 41 Section 6, Block 1 Section 12, and Block 4 Section 1, Dickson; Block 8 Section 51, Lyneham).

The housing precinct is an eyesore to the Canberran community. The only use of preservation of bad-quality public housing such as the Northbourne Housing Precinct is to showcase to future generations how bad public housing used to be, in which case it would suffice to preserve one or two buildings. The soon-to-be light-rail corridor is in need of high quality, dense mixed-use development. To preserve the precinct in its entirety in the current form is a mistake that will hinder the progress of this city for years to come.

Kind regards,

[REDACTED]

Moore, FionaF

From: [REDACTED]
Sent: Wednesday, 15 October 2014 7:24 PM
To: Heritage
Subject: Comments for Provisional Registration of Northbourne Housing Precinct

Hello ACT Heritage Council,

I do not often read through rather lengthy provisional registrations, however being I live in that side of Canberra this particular issue caught my eye.

First of all I will clarify that I was not even aware these sites had any Historical significance however this may be a failing of modern schooling which is an entirely different topic, however after reading through the submission I do see the reasoning behind the provisional registration.

There is however questions and comments I wish to raise towards this registration.

First of all the provisional registration document outlines some/all of the structures require maintenance and upkeep. So the next question is of no surprise, which is who pays for this?

Also being the location of these structures, and also being that adjacent and/or nearby blocks can be classes as medium to high density; how is the actual land value of these blocks calculated?

If these are to be heritage listed, then one would expect the potential lost income to the ACT Government should also be taken into account, as would it then be the ACT Government's obligation to maintain these structures?

If by listing these as Heritage class structures also incurs the value of the site to increase then this is acceptable, as one would expect some of these structures; in particular the Bachelor Flay buildings; to have an estimated potential worth if the site was re-planned for medium to high density residential and commercial usage.

If someone wishes to live in a piece of history, then they should be willing to pay for that opportunity and also contribute towards the restoration and maintenance of such significant sites. Being several defects have already been observed, it is in no question that some of the current and past occupants do not share this view and may or may not care about the cultural significance; but only the cheap or non-existent rent they pay to live in such old buildings.

I also question that ongoing modifications/maintenance such as paint work, replastering, site work to ensure the buildings are up to code, and potential renovations inside the buildings have diminished the characteristics and ability to identify these buildings as historically significant.

In my own personally opinion, if I was not familiar that these do indeed have historic significance to the ACT I would be very quick to label these as community housing that are long overdue to be replaced with something that reflects the 'Modern Canberra'.

In the end it does not affect me if these are or are not listed as Heritage buildings, but careful consideration should be made to who this will benefit and whether the costs to restore them to their original condition and to maintain them in such condition is justified.

Kind regards,

[REDACTED]

Moore, FionaF

From: [REDACTED]
Sent: Wednesday, 15 October 2014 8:23 PM
To: Heritage
Subject: Heritage Council – provisional registration for Northbourne Housing Precinct

Dear Council,

I lived in the inner North of Canberra for 8 years. [REDACTED] I lived [REDACTED] in an apartment building adjacent to the Owen Flats.

It would be in error to register any of the Northbourne Housing Precinct under Division 6.2 of the Heritage Act 2004 and thus hinder redevelopment of these sites.

The buildings are poorly maintained. As a result their cultural significance continues to diminish in the face of entropy.

The sites contain not only structures for habitation but various car parking accommodation. The car park structures are unsightly. As a result of the inhabitants of social housing or for some other reason, cars are often left abandoned or unused. This detracts from the visual appearance of the sites.

Used furniture is often left on or around the sites. This detracts from their visual appearance.

The sites line what is supposed to be the grand entrance to Canberra from the North. But any grand entrance is made mediocre by virtue of these sites.

They should be demolished and replaced with parkland.

Kind Regards,

[REDACTED]

Moore, FionaF

From: [REDACTED]
Sent: Thursday, 16 October 2014 8:23 AM
To: Heritage

To the Heritage Office,

I don't understand why they would be heritage. What a turn off when driving into Canberra being greeted with these disgusting flats.

I feel heritage means something that people will want to look at and appreciate the architecture, these are not heritage they are just ugly old run down flats.

Moore, FionaF

From: [REDACTED]
Sent: Thursday, 16 October 2014 8:57 AM
To: Heritage
Subject: Northbourne Housing Precinct

To whom it may concern

Heritage protection of the housing precinct at Lyneham S51 B8 and Dickson S6B41, S12 B1 and S1 B4 should not be supported. The buildings should be demolished in order to achieve desirable planning, social and economic outcomes.

Better design at a better location would provide

- improved housing opportunities and social environment
- improved presentation of a major approach route into the capital city
- improved and more appropriate development of Northbourne Avenue

It would not be appropriate to lock residents into perpetual substandard accommodation and prevent appropriate development in order to preserve the worst examples of architecture to represent a specific era of Canberra. If something must be preserved, there is no reason why the entire precinct should be preserved. As a compromise, a single building may be preserved, but restored and converted to office space.

Regards

[REDACTED]

Moore, FionaF

From: [REDACTED]
Sent: Thursday, 16 October 2014 10:09 AM
To: Heritage
Subject: Northbourne housing flats

Hi

With the greatest of respect I don't believe these buildings have any architectural merit whatsoever and should go.

Kind regards

[REDACTED]

[REDACTED]

Moore, FionaF

From: [REDACTED]
Sent: Thursday, 16 October 2014 12:10 PM
To: Heritage
Subject: Northbourne Flats

Dear Heritage,

I ride my bicycle on Northbourne Ave every day. The flats are an eyesore and should be torn down. It is time to look to the FUTURE and think about building some amazing energy efficient housing FOR THE FUTURE. Not the past.

Thanks,

[REDACTED]

[REDACTED]

16.10.14

[REDACTED]

To whom it may concern,

My wife and I currently reside in [REDACTED] Lyneham and would like to oppose the ACT Heritage Council's application to heritage list Northbourne Avenue flats. We believe it to be the incorrect decision, while admirable, will actually hold Canberra back. We need to move on and it starts with our gateway to this wonderful city. We urge you not to proceed and let reconstructed models take pride of place in museums and not on our streets.

We list our reasons below:

Aesthetics

We moved into the ACT four years ago and as a new arrival we personally found these flats to be ugly and an embarrassment which welcomed visitors from the north into Canberra. Since then we have had a number of guests who have visited and have said the same thing. They remark how dilapidated they look and how they could pass for slums in lower economic countries. For a "Capital" of an advanced country such as Australia, this is not something to be proud.

Cost

When reading about the cost of renovating such buildings and we quote:

"The first would mean removing additions and asbestos, replacing windows, keeping internal layouts and kitchen and bathroom fittings, reconstructing a pergola that linked the buildings, installing sprinklers, joining some units to meet minimum sizes, landscaping the gardens, and building balconies, at a cost of \$21.7 million.

A second option would also change internal layouts and replace kitchens and bathrooms, at a total cost of \$28.7 million.

A third option would involve almost total internal demolition, with new layouts, plus new flats built on the back and side of some buildings, costing \$41.5 million.

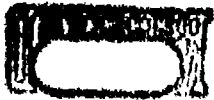
The first two options, providing 157 units (from the present 169) valued at \$15 million, were "prudent" but not "feasible", given the extent of works compared with the market value, the agency argued.

The agency did not give a market value for the third option, which it said was not "prudent" and would be difficult to justify, given it wouldn't result in many extra flats."

Read more: <http://www.canberratimes.com.au/act-news/government-obstacle-as-heritage-council-registers-northbourne-public-housing-precinct-20141009-113jkj.html#ixzz3FkJp0FPq>

We find this to be a waste of taxpayers money including mine. This land can be sold off to companies and other such entities to be able build vibrant and modern mixed-use facilities that would bring Canberra into the 20th Century.

Crime



Living near these flats we experience the lows of having large groups of lower economic individuals living in such a defined area. We are constantly woken by police sirens due to domestic issues, property damage and thefts. It is well known within the police force that these are areas that need to be regularly patrolled. This is not a safe environment for our family. We invite Duncan Marshall or Dianne Firth to spend a night within the area to fully appreciate what we mean.

Thank you for your consideration

Kind regards



Moore, FionaF

From: [REDACTED]
Sent: Thursday, 16 October 2014 4:01 PM
To: Heritage
Subject: ATTN: Secretary - Public comment on the provisional registration of the Northbourne Housing Precinct, Dickson and Lyneham.

Follow Up Flag: Follow up
Flag Status: Completed

To whom it may concern:

I would like to comment on the provisional registration of the Northbourne housing precinct in Dickson and Lyneham.

As a Canberran I am very proud of my city, but I find the Northbourne Avenue corridor to be severely lacking in aesthetically pleasing buildings,

in particular the many government housing flats along Northbourne Avenue.


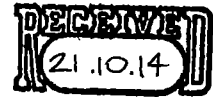
Please find my points against registering these flats as heritage properties:

- Existing buildings are an embarrassment – aesthetically they are an eyesore.
- Tourists and visitors to Canberra are greeted with these flats as they enter the city – not a great look for our Nation's Capital.
- Why do these flats need to be heritage listed – architecturally they are unattractive.
- The precinct is a mixed-use zone and would greatly benefit from having both new commercial and residential properties.
- Breathe new life into an area which many people at present would rather avoid.

Thank you for your consideration of my comments,

Kind regards,

[REDACTED]



The Secretary
ACT Heritage Council
GPO Box 158
CANBERRA ACT 2601

Dear Madam,

I am writing to you to support the permanent listing of the Northbourne Housing Precinct, Dickson and Lynham on the ACT Heritage register.


I believe that this precinct is unique, eminent and significant example of this type of development in Australia let alone the ACT.

The ACT has already lost too many significant buildings from this period. In doing so it has sadly diminished its civic character.

However, more than just listing these buildings is needed. Sensitive updating with a full heritage plan is required to ensure their proper ongoing maintenance. A heritage listing is the first step to achieving this.

These buildings should be a plus for the ACT and not regarded negatively by many in the community due to their lack of maintenance.



Yours faithfully,



Moore, FionaF

From: [REDACTED]
Sent: Saturday, 18 October 2014 10:53 AM
To: Heritage
Cc: Duncan Marshall
Subject: northbourne housing precinct
Attachments: letter to heriatge.doc

Secretary,
Please find attached a letter of support.
Regards,



Secretary,
ACT Heritage Council
GPO Box 158
Canberra 2601

Dear Secretary,



Decision to Provisionally Register Northbourne Housing Precinct

I welcome the decision to provisionally register the Northbourne Housing Precinct and support the Council's proposal to register the place under Division 6.2. I also support the "Conservation Objectives" as set out in the document.

I make some additional supporting points:

- Paired houses, Lyneham. The original white painted timber screens constructed in the landscaped areas between each group of paired houses might be mentioned as fabric that should be reinstated as part of the conservation of the place.
- Courtyard Houses, Dickson. The rarity of this design in Australia of single storey courtyard houses around a communal enclosed courtyard might be given greater significance.
- Maisonettes, Dickson. The rarity of Maisonettes in Australia might be given greater significance.

Yours sincerely,



Moore, FionaF

From: [REDACTED]
Sent: Saturday, 18 October 2014 1:31 PM
To: Heritage
Subject: heritage buildings

To whom it may concern,

The former AAA building and the Northbourne Housing precinct should not be heritage listed and should be bulldozed to make way for newer public housing (not private) as the stocks of lower income housing are now dwindling and the need now for low income housing is now growing and most of the housing stock is more than 40 years old and now is the time to build newer dwellings and also they are an eyesore and a disgrace to the visitors and people who live in Canberra.

Moore, FionaF

From: [REDACTED]
Sent: Saturday, 18 October 2014 3:32 PM
To: Heritage
Subject: Northbourne Housing Precinct

To whom it may concern

I'm a student planner at University of Canberra and as so I take a keen interest in planning issues in Canberra and surrounds and believe heritage listing buildings along Northbourne Avenue is wrong. do these buildings constitute important architecture? they don't currently, are these important buildings? no they are not. Besides city structure is the most important thing and these buildings look like standing in the way of Canberra's future city structure being based around transport corridors. Should these buildings be considered more important then Canberra's future? I'll let you answer that yourselves I think no. Also aesthetic appeal has to be considered especially when it comes to approachment corridors as it is the first impression visitors get when driving into Canberra and lets face it these buildings are ugly and outdated they need to be demolished! I hope you do the right thing and get rid of these eyesores.

regards from
[REDACTED]

Moore, FionaF

From: [REDACTED]
Sent: Sunday, 19 October 2014 9:37 PM
To: Heritage
Subject: PROVISIONAL HERITAGE LISTING

Hello,

Thank you for the opportunity to comment on the provisional heritage listing of a number of sites. I would like to comment on the Northbourne Housing Precinct. I do not believe it should be heritage listed. While I note the submission by the Heritage Council claiming that the sites meet one or more of the requirements, I suggest that with a good half-day, I could also write a submission that would recommend the Mugga Tip be also be included!

My objection to the listing is on the following:

1. The submission recommends 5 large allotments and the current buildings on them be slapped with conditions forevermore. Locking up vast tracts of land particularly along or near Northbourne Avenue is unreasonable for the owner - current or future.
2. The site is on Northbourne Avenue; Canberra's gateway. This should be reserved for buildings that are more befitting of the entryway into the Nation's capital. These buildings are no longer suitable for this location.
3. The current state of repair of most buildings is terrible. They are not maintained and have attracted a degenerate class of people to live and congregate there. The ACT Government is unable to maintain them to a proper standard now. Heritage listing will only saddle them with more restrictions that they will be unable to meet. This applies to any new owner, but if ownership remains with the ACT Government, that means the taxpayer will ultimately pay for this listing and this is an unreasonable impost. And what of their use if they are listed and must be maintained?
4. Notwithstanding the claimed architectural value, to list all the buildings in this proposal is preposterous. While the submission dresses this style of architecture up to be something monumental, they are bland to the eye, ill placed and were never suited for Canberra's climate - they were a quick fix to an accommodation crisis as the city grew. The memory of this period of Canberra's life should be in photos and books - not a permanent stain on the Canberra landscape.

In summary, I do not agree with this submission.

Yours

[REDACTED]

20 October 2014

The Secretary
ACT Heritage Council
GPO Box 158
CANBERRA ACT 2601

To whom it may concern,

**RE: Heritage (Decision about the Northbourne Housing Precinct, Dickson & Lyneham)
Notice 2014**

This notification of registration represents a long overdue recognition of the architectural and urban design significance of the Northbourne Housing precinct, and its importance as an example of the post-WW2 international style of architecture, adapted to Australian conditions.

However, when making the decision about registration, the Council should consider that within 10-15 years of being constructed many of the fundamental international style elements that underpinned its original success had been overlaid or lost completely.

The original buildings did not have courtyard walls at ground level and had extensive framed pergola structures visually linking carports and building groups. The grouping of each building type was carefully composed from a simple palette of materials and external building & landscape elements. The success of the whole composition relied on the presence and juxtaposition of all the elements. Remove, cover or modify any one of them, let alone a number of them, and the original design intent is completely compromised as can be seen from the illegible state the buildings today.

Also, the alternations and additions required to meet the current building codes and contemporary accommodation standards combined with the above loss of original elements, make it impossible, in my opinion, to recapture the original Sydney Ancher post war international style design intent. If it can't be fully recaptured, the buildings should not be retained as they misrepresent the original designers' intent.

As an important example of the post WW2 international style of architecture and public housing, it is important that the original documentation, design drawings, photographs, reports and important files are assembled and displayed in a permanent and appropriate location for the public and architectural community to access and study.

Yours faithfully,





21 October 2014

Secretary
ACT Heritage Council
GPO Box 158
CANBERRA ACT



1ST FLOOR, NORTH BUILDING
CORNER of LONDON CIRCUIT
& CIVIC SQUARE
CANBERRA CITY ACT

PO BOX 1144
CIVIC SQUARE ACT 2608

EMAIL: info@nationaltrustact.org.au
WEB: www.nationaltrustact.org.au

T: 02 6230 0533

F: 02 6230 0544

PATRON: The Hon Margaret Reid AO

NORTHBOURNE HOUSING PRECINCT (DICKSON/LYNEHAM FLATS) PROVISIONAL REGISTRATION

The National Trust fully supports the whole of the Northbourne Housing Precinct being entered on the ACT Heritage Register. This follows two heritage studies (Irving and Brooks) which also concluded that the Precinct is of considerable significance.

Some minor comments offered by the National Trust are:

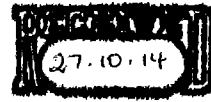
- a) We wonder if heritage guidelines will be prepared (refer conservation objective statement) and if so will there be an opportunity for public comment before adoption.
- b) The abbreviation "AIA" should not be used as it is often interpreted as the American Institute of Architects. The accepted referencing is to use the Australian Institute of Architects in full and then abbreviate to "the Institute" once it is clear in the text that this is the reference.
- c) Criterion g would benefit from a detailed listing of the applicable style characteristics from Apperly et al as indicated on p21.
- d) RB Lansdown should be in full as for others ie Robert B. Lansdown (criterion h, History p17).
- e) There is some value as a teaching site for the style and although it still may not meet the required threshold this should be mentioned in the analysis (Criterion (i)).
- f) Mention of the Hotel Kurrajong and Hotel Action could also be included in History, para 4.
- g) The brick fence that was added to the site could be included in the landscaping details on page 19 and in the comment on integrity on page 21.
- h) We question the statement "structural cracks through to mortar (Maisonettes)" as mortar is a non-structural element.

Yours faithfully





ACT
Government
Community Services



No attachments provided.

The Secretary
ACT Heritage Council
GPO Box 158
CANBERRA ACT 2601

ACT Heritage Council Decision to Provisionally Register Northbourne Housing Precinct; NI 2014-458

With respect to the recent decision of the Council to provisionally register the Northbourne Housing Precinct, the Community Services Directorate (the Directorate) recognises that the Northbourne Housing Precinct (the Precinct) has some heritage value; however the Directorate disagrees with the Precinct at large being registered on the ACT Heritage Register.

Please find enclosed three reports prepared by Graham Brooks & Associates in respect of the Directorate's position.

I note the Heritage Council considered that the Precinct did not satisfy criteria (b), (d), and (j) – which are concerned with design or aesthetic qualities valued by the community or a cultural group or by them for reasons of strong or special religious, spiritual, cultural, educational or social associations.

In other words the Precinct is not valued by the community or a cultural group for its design or aesthetic qualities or for any other values and it has no significant contribution to the future of the natural or cultural history of Canberra.

As to the other criteria that the Heritage Council referred to, the Directorate respectfully submits that those values could be preserved in other forms such as the archival preservation of the building and architectural plans, the archival recording and the development of an interpretational plan of the Precinct for future generations; or the retention of a small group of units to reflect the feel of the precinct.

Notwithstanding the lack of community support for the preservation of the Precinct, the Directorate with the Land Development Authority (LDA) has undertaken significant work to examine the heritage values of the Precinct, the effects of redevelopment and whether there are 'prudent and feasible' alternatives to redevelopment. A master plan has been developed, for the Precinct, which strikes a balance between conservation and redevelopment and respects the intrinsic heritage value of the Precinct.

I also understand that the LDA, with the guidance of the ACT Heritage Unit, has already commenced an archival recording of the Dickson Flats and will take all necessary steps to develop an interpretation plan for the Precinct.

Accordingly, the Directorate is of the view that it is neither 'prudent and feasible' nor 'reasonably practicable' to conserve the Precinct at large, as supported by the findings in the attached further report by heritage consultant, Mr Graham Brooks; previously provided to the ACT Heritage Council.

As an alternative to final registration, the Directorate would like the opportunity to discuss options which would retain the character of the Precinct while still providing for the economic and planning benefits of redevelopment of the Precinct for the ACT community.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Natalie Howson', written in a cursive style.

Natalie Howson
Director General
21 October 2014

Moore, FionaF

From: [REDACTED]
Sent: Wednesday, 22 October 2014 12:02 PM
To: Heritage
Subject: Provisional Heritage listing of the Northbourne Housing Precient
Attachments: Provisional Heritage listing of the Northbourne Housing Precint.docx

Dear Heritage Council
Please see attached comments.

[REDACTED]

This email is free from viruses and malware because avast! Antivirus protection is active.
<http://www.avast.com>

Submission on the subject of the provisional heritage listing of the Northbourne Housing Precinct

I am writing to largely support this listing.

I think that the people of Canberra, and of Australia, support the idea that Canberra is not identical to other cities in Australia. I think that we take pride in the concept that it has been planned, and it is our 'bush capital'. Removing the Northbourne Housing Precinct would go against both of these concepts.

There is an early example of public housing. It shows the different view of public housing in the past, that is was a more mainstream concept than it is today. There are other examples of this in Canberra but in general they are being demolished. They are being demolished because ACT Housing believes they can make better use of the land. In the case of the ABC flats, and in most other examples, this will lead to a lesser number of dwellings, and a lot less public housing. However the dwellings will be larger and more 'up market'.

It is important for Canberra to retain some of the housing that was regarded as acceptable for the average public servant in the 1950s as a demonstration of what has been seen as acceptable housing provision and to demonstrate the much higher material expectations of today. It maybe that we should reconsider what we regard as acceptable housing provision.

I think it is important that Canberra keeps some of this early public housing – although it does not have to be this precinct. If this precinct is demolished then there should be a commitment to keep an equivalent heritage public housing site.

Canberra is also known, and loved, as the bush capital. The housing precinct, while being medium density, provides much open space that adds to the bush capital feel.

As inner north densifies, open space and community space is needed. The housing precinct could provide some of this if the usage changed. Could some become a boutique hotel? would like to see work done on some repurposing of the dwellings for a win – win.

It seems wrong that Canberra is planning to keep the undistinguished suburban development a few hundred metres away from the precinct and demolish some well designed and unique dwellings. Could we allow higher building densities into the suburbs and not just adjacent to Northbourne Avenue?

[REDACTED]

[REDACTED]

[REDACTED]

Moore, FionaF

From: [REDACTED]
Sent: Wednesday, 22 October 2014 11:56 AM
To: Heritage
Subject: Northbourne Housing Precinct

I am very familiar with these buildings, and was delighted to hear that this area was (at long last), being re-developed. The buildings have to my mind no aesthetic or functional benefit (they are not pleasant to live in, and the occupants that have been transferred are very pleased to be relocated elsewhere)- and in terms of their historical and architectural value - certainly there should be photos and site plans saved for any interested parties in the future to research. However, do not hold Canberra back, by protecting these buildings, and interfering with what will be, an exciting redevelopment of this area.

I am a proud Canberran , and have long felt that the Northbourne approach to the City, gives visitors to Canberra a very poor impression of this wonderful city - and certainly not what one expects from a Nation's Capital city.

The development will also allow the Government to provide newer, modern Housing stock to those in need - not substandard by today's standards.

I implore you to look forward, not hold us back.

Sent from my iPhone

Moore, FionaF

From: Pirani, Yuka
Sent: Wednesday, 22 October 2014 5:58 PM
To: Heritage
Cc: Duncan Marshall [REDACTED]
Subject: ACT Heritage Council Decision to register Northbourne Housing Precinct: NI 2014-458
Attachments: 20141022174840248.pdf

Please find attached comments from David Dawes, CEO, LDA.

Regards,
Yuka

Yuka Pirani | Executive Officer to David Dawes Phone 02 6205 3143 | Fax 02 6205 0386 Land Development Agency | Chief Minister, Treasury and Economic Development Directorate | ACT Government Level 7 TransACT House, 470 Northbourne Ave, Dickson | GPO Box 158 Canberra ACT 2601 | www.economicdevelopment.act.gov.au



ACT
Government

Economic Development



Land
Development
Agency

CANBERRA FIRST

ABN 204 199 255 79

TransACT House
470 Northbourne Avenue
Dickson ACT 2602

GPO Box 158 Canberra ACT 2601

Phone: (02) 6205 0600

Fax: (02) 6207 5101

Email: lda@act.gov.au

Web: lda.act.gov.au

The Secretary
ACT Heritage Council
GPO Box 158
CANBERRA ACT 2601

ACT Heritage Council Decision to Register Northbourne Housing Precinct; NI 2014-458

The Land Development Agency (LDA) makes the following comment on the above provisional registration of the Northbourne Housing Precinct (Precinct).

LDA recognises that the Northbourne Housing Precinct may have some heritage value to Canberra; however it disagrees with the registration of the Precinct on the Heritage Register.

Please find enclosed three reports prepared by Graham Brooks & Associates in respect of the LDA's position.

Response to Heritage Significance

It is noted that the Heritage Council considered that the Precinct did not satisfy criteria (b), (d), and (j) – which are concerned with design or aesthetic qualities valued by the community or a cultural group or by them for reasons of strong or special religious, spiritual, cultural, educational or social associations and more particularly, that the Precinct will contribute significantly to a wider understanding of the natural or cultural history of Canberra.

In other words the Precinct is not valued by the community or a cultural group for its design or aesthetic qualities or for any other values and it has no significant contribution to the future of the natural or cultural history of Canberra.

As to the other criteria that the Heritage Council referred to, LDA respectfully submits that those values could be preserved in other forms such as the archival preservation of the building and architectural plans, the archival recording and the development of an interpretational plan of the Precinct for future generations; or the retention of a small group of units to reflect the feel of the precinct.

Additional comments and context

As you would be aware, the Precinct is largely populated by ACT Housing tenants.

No doubt you would also be aware that there is a plan to redevelop not only the ACT Housing flats within Precinct, but the whole of the Northbourne Avenue corridor to incorporate the Territory's largest project, the Light Rail project, currently planned to run between Gungahlin and the City Centre.

Part of the redevelopment of the Precinct is a plan to relocate ACT Housing tenants to other locations and modernise the Northbourne Avenue corridor.

The LDA has undertaken significant work to examine the heritage values of the Precinct, the effects of redevelopment and whether there are prudent and feasible alternatives to redevelopment. The LDA has developed a master plan for the Precinct which strikes a sensible balance between conservation and redevelopment and respects the intrinsic heritage value of the Precinct.

It should also be noted that the LDA, with the guidance of the ACT Heritage Unit, has already commenced an archival recording of the Dickson Flats and will take all necessary steps to develop an interpretation plan for the Precinct.

In June 2014, the LDA lodged DA 291425880 for demolition of three buildings, known as the Dickson Bedsitter Flats, on Block 40-41 Section 6 Dickson.

Subsequently, the Heritage Council provisionally registered the Precinct as a whole, which includes Section 6 Dickson.

In their letter to the LDA dated 3 July 2014, with respect to a presentation of the 2014 Master Plan to the Development Application Taskforce, the ACT Heritage Council requested information on "Feasible and Prudent" alternatives to the 2014 Master Plan.

On 29 July 2014, ACT Heritage Unit also advised the Environment and Planning Directorate (EPD) that they required more information as to "Feasible and Prudent" alternatives to the proposed demolition of the Dickson Bedsitter Flats.

In response to these requests the LDA engaged, Heritage Consultant, Mr Graham Brooks, to provide further advice on options related to the 2014 Masterplan. This advice has subsequently been lodged as a DA amendment and submitted to the Heritage Council.

In heritage terms, the heritage consultant, Mr Graham Brooks, has advised that conservation and compliance upgrading of the Precinct may be regarded as a 'prudent' alternative. It should be noted, however, that in achieving this outcome there would be a real impact on the architectural integrity and urban planning of the Precinct and a small reduction in the number of units within the existing buildings due to amalgamations to meet Multi Unit Housing Code compliance.

Conservation and compliance upgrading, however, is not a 'feasible' alternative. The LDA has undertaken significant cost and market value analysis and can advise that the conservation approach retains some 157 dwellings with a market valuation of approximately \$15 million compared with approximately 1099 dwellings with a market value of approximately \$70 million if the precinct was redeveloped in accordance with the 2014 Master Plan.

In-depth assessments of the buildings within the Precinct by BCA compliance experts, structural engineers, acoustic engineers and hydraulic engineers have identified considerable essential conservation works. These works have been costed by Coutts Consulting, Quantity Surveyors, and are significant. At least \$21 million is needed to bring the buildings to code compliance. This figure is even greater (\$28 million) if the buildings are provided with facilities and standards that may make them more attractive in the contemporary residential market.

'Feasibility' is further diminished when the broader economic impact between conservation and redevelopment are taken into consideration. There is a considerable quantum differential between the two alternatives in terms of both return to Government and

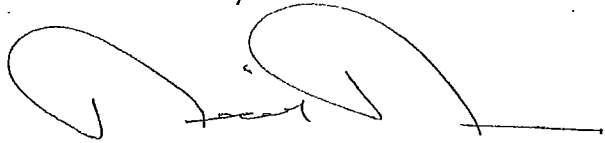
stimulus to the ACT economy. Colliers International has advised of the wider economic benefits to the ACT from the implementation of each of the alternative options. In terms of taxes, revenue and construction generated by development from each option, there is considerable economic benefit to the territory from the redevelopment of the Precinct, as can be seen in the table below.

Revenue Source	Conservation Option	2014 Master Plan
Stamp duty on sale of sites within the overall Precinct	\$750,000	\$3,500,000
Stamp duty on sale of individual dwellings	\$2,100,000	\$20,000,000
GST payable under margin scheme	\$3,000,000	\$30,000,000
On-going general rates and taxes (per annum)	\$275,000	\$1,650,000
Construction work for the economy	\$25,000,000	\$325,000,000

Accordingly, the LDA supports the redevelopment of the Precinct, and objects, to the decision to the final registration of the Precinct.

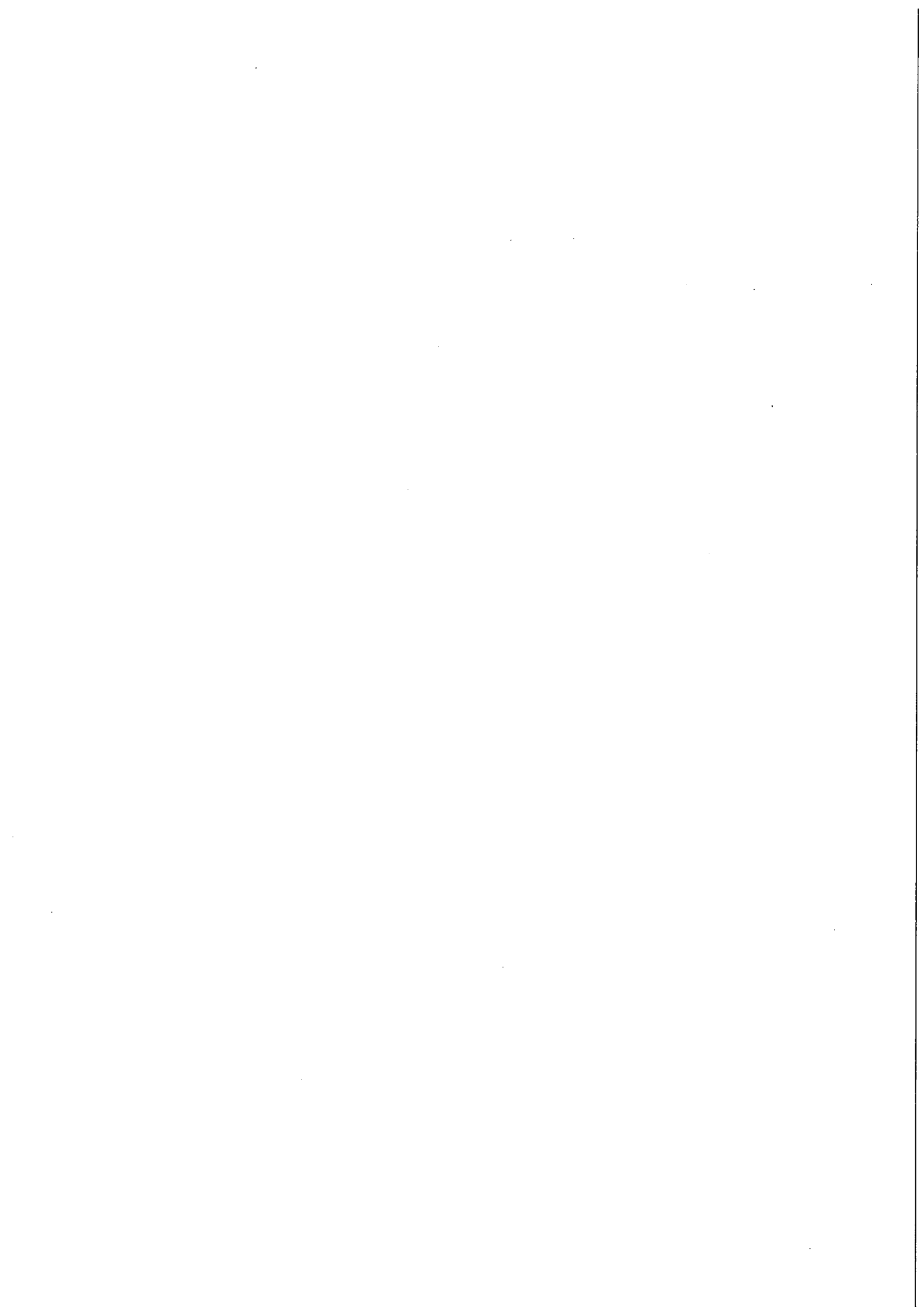
As an alternative to final registration of the Precinct, LDA would like the opportunity to discuss options which would in some way retain the character of the Precinct while still providing for the economic and planning benefits of redevelopment of the Precinct for the ACT community.

Yours sincerely




David Dawes
Chief Executive Officer
Land Development Agency

22nd October 2014



Moore, FionaF

From: 
Sent: Thursday, 23 October 2014 12:12 AM
To: Heritage
Subject: Notifiable Instrument NI2014-458 : Northbourne Avenue housing precinct

The Secretary
ACT Heritage Council
GPO Box 158
CANBERRA ACT 2601

Re:
Notifiable Instrument NI2014-458

Provisional registration
of
Northbourne Avenue Housing Precinct
Dickson and Lyncham


I wish to record my support of the provisional heritage listing of the Northbourne Avenue Housing precinct, Dickson and Lyncham.

The material in support of the listing is comprehensive and the assessment has cleared at least five of the required criteria.

This housing precinct provides a distinctive urban gateway into the heart of the city.

Notwithstanding the years of neglect, have no doubt that a sensitive upgrade of the various complexes accompanied by complementary urban intensification in the immediate vicinity, would open up a whole new private resale market.

Canberramust retain at least some of it's distinguishing features as our national capital served by a public service from within the local community. This housing precinct is part of that story.


22/10/14



24 September 2015

The Secretary
ACT Heritage Council
GPO Box 1580
CANBERRA ACT 2601

1ST FLOOR, NORTH BUILDING
CORNER of LONDON CIRCUIT
UNIT 3.09, LEVEL 3,
GRIFFIN CENTRE
20 GENGEE STREET
CANBERRA CITY ACT 2600

EMAIL: info@act.nationaltrust.org.au
WEB: www.nationaltrustact.org.au

T: 02 6230 0533
F: 02 6230 0544

Email: heritage@act.gov.au

Dear Sir/Madam

RE: Decision about Provisional Registration of the Northbourne Housing Precinct Representative Sample, Dickson and Lyneham - Notice 2015

The National Trust does not support a partial listing of this site as proposed in this sample and strongly advocates a listing of the whole site as it is the whole site that has heritage value as was identified in our nomination of the whole site.

We make the following specific comments:

1. The listed area appears to be incorrect as it states that the whole of Block 8 Section 51 Lyneham is included which is not consistent with the attached plan.
2. The inter relationship between groups and within sub groups cannot be understood or appreciated with just a sample.
3. The sample does not represent heritage values of the whole as the relationship of the whole will not be able to be understood.
4. Landscape cannot be appreciated as it is more that the isolated bits and pieces around isolated buildings. Landscape is an element that works with the spaces between buildings over the whole site.
5. The planning layout cannot be understood or appreciated with retaining just a sample.
6. It is noted that it does not constitute a precinct because of its fragmentation. This is exactly why the sample fails to represent the heritage values of the whole precinct and the evidence exists that planning and overall design are essential components of the heritage values of the site.
7. The heritage assessment should be made on the heritage values as assessed against the criteria. Any future use or development is not a factor that needs to be considered in the assessment of heritage values. The impact on the values will need to be considered in any future DA for the site but this is a separate process.
8. The material considered should be clearly defined and available to the public as part of the notification process. The exact details of the author and date of the original nomination is not stated. As there have been several nominations for this site over the past decades then it should be made clear. Some of the more recent nominations have had the availability of more recent details and it is unclear if these were available as part of the decision making process. Also the September 2015 report referred to should be made available if it has been fundamental in making this decision.

In conclusion the National Trust does not believe the sample proposed will represent the heritage values that are clearly defined in all recent assessments of the precinct and requests the Heritage Council to list the whole precinct.

Yours faithfully





24 September 2015

The Secretary
ACT Heritage Council
GPO Box 1580
CANBERRA ACT 2601

1ST FLOOR, NORTH BUILDING
CORNER of LONDON CIRCUIT
UNIT 3.09, LEVEL 3,
GRIFFIN CENTRE
20 GENGEE STREET
CANBERRA CITY ACT 2600

EMAIL: info@act.nationaltrust.org.au
WEB: www.nationaltrustact.org.au

T: 02 6230 0533
F: 02 6230 0544

Email: heritage@act.gov.au

Dear Sir/Madam

RE: Decision about Provisional Registration of the Northbourne Housing Precinct Representative Sample, Dickson and Lyneham - Notice 2015

By its letter dated 13 August 2015 the Trust nominated the Northbourne Housing Precinct, Dickson and Lyneham for registration in the ACT Heritage Register.

On 3 September 2015 you gave notice that you had decided to provisionally register the Northbourne Housing Precinct Representative Sample, Dickson and Lyneham. That place was not the place nominated by the Trust.

Would you please provide a statement setting out the reasons for the Council's decisions:

- a) Not to provisionally register the place nominated by the Trust, and
- b) to provisionally register the Northbourne Housing Precinct Representative Sample, Dickson and Lyneham.

This request is made Section 13 Administrative Decisions (Judicial Review) Act 1989.

Yours faithfully



From: [Heritage](#)
To: [Hekimian, Richard](#)
Subject: FW: Northbourne Housing Precinct: submission
Date: Wednesday, 7 October 2015 4:12:20 PM

Public consultation submission.

Fiona Moore | A/g Manager

Phone: +61 2 6205 9974 | Email: fionaf.moore@act.gov.au

ACT Heritage | Environment and Planning | **ACT Government**

Dame Pattie Menzies House, Dickson | GPO Box 158 Canberra ACT 2601 | www.environment.act.gov.au

From: [REDACTED]
Sent: Wednesday, 7 October 2015 3:54 PM
To: Heritage
Subject: Northbourne Housing Precinct: submission

To:

The Secretary
ACT Heritage Council
GPO Box 158
CANBERRA ACT 2601

In the middle of the last century, when Northbourne Avenue Housing Precinct took shape, it became a striking, modernist approach to a modern city. No one entering Canberra from the north could help but be stuck by the various multi-unit housing designs which were in stark contrast to the familiar, traditional single dwelling residences in the suburbs beyond Northbourne Avenue.

The Northbourne Avenue Housing Precinct Representative Sample is, just that, a representative sample. Yet, with a strong commitment and a visionary approach, the avenue could be restored and enhanced by architecturally sensitive infill. (A local example of this approach to urban intensification is demonstrated by the retention of the Whitley Houses in Canberra Avenue, Griffith.)

I believe the “Representative Sample” proposal is a flawed approach to the renewal of, perhaps, the National Capital’s most significant entry. I strongly support the submission of the ACT Branch of the National Trust.

[REDACTED]



This email has been checked for viruses by Avast antivirus software.

www.avast.com

From: [Heritage](#)
To: [Hekimian, Richard](#)
Subject: FW: Northbourne Housing Precinct Provisional Registration
Date: Thursday, 1 October 2015 4:32:24 PM
Attachments: [image001.png](#)
[image003.png](#)
[image002.jpg](#)

Public Consultation submission.

Fiona Moore | A/g Manager

Phone: +61 2 6205 9974 | Email: fionaf.moore@act.gov.au

ACT Heritage | Environment and Planning | **ACT Government**

Dame Pattie Menzies House, Dickson | GPO Box 158 Canberra ACT 2601 | www.environment.act.gov.au

From: [REDACTED]
Sent: Thursday, 1 October 2015 3:56 PM
To: Heritage
Subject: Northbourne Housing Precinct Provisional Registration

The Secretary
ACT Heritage Council
GPO Box 158
CANBERRA ACT 2601

I note the provisional registration of the selection of representative houses in this precinct. While I understand and agree with much of the assessment, even find elements of some of the buildings enjoyable as a designer, I don't agree with the decision to retain them. In my opinion they should be recorded through drawing and photograph and a documented history and no more.

To the vast majority of Canberrans, (the Canberra Times had a quick pole of 83%) these buildings have no heritage value and would prefer that they were removed and replaced with something more appropriate and appealing. I tend to agree. As a third generation Canberran my memory of these buildings goes back to my childhood as an embarrassment every time I drive past wondering what visitors must think with the quality we present on our main artery into the city. Asking around my office which is full of Architects and Building Designers, they all agree. Take a photo and move on. We need to accurately record the past but in many cases there is no need to continue living it indefinitely which is what this registration will do. My colleagues and I are not opposed to Heritage listing. We regularly work on alterations or restoration of heritage buildings. I believe that there needs to be overwhelming merit though to retain it in built form and impose the ongoing cost onto a community. I don't agree that these buildings meet that level of significance required to retain them in any other form than digital.

Please record my objection to the listing.

Regards

[REDACTED]



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