



ACT Heritage Council

Entry to the ACT Heritage Register

Heritage Act 2004

20052. Red Hill Precinct

Sections 1-3, 7 (Blocks All), Section 4 Blocks 1, 4, 7-8, 10-15, Section 5 Blocks 1-8, 10-14, 21 and adjacent road easements as identified as part of H52

RED HILL

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52. Red Hill Housing Precinct, Red Hill [V114]¹

Location

District of Canberra Central, Division of Red Hill, Sections 1, 2, 3, and 7, Section 4 Blocks 1,4, 7,8 and 10-15, Section 5 Blocks 1-8, 10-14 and 21, and adjacent road easements as identified in Figure 52 and indicated on the Territory Plan Map by the Heritage Places Register Overlay H52.

Features Intrinsic To The Heritage Significance Of The Place

The place comprises:

- a) the mature landscaping on private properties and public land;
- b) the intact 'Garden City' streetscapes and street layout;
- c) the street trees, street hedges, verges and street furniture;
- d) the largest residential blocks and private gardens in early Canberra;
- e) the identified significant buildings listed in Schedule 1 (affected properties shown on Figure 52);
- f) the Brackenreg garden at Section 3 Block 4; and
- g) the park at Wickham Crescent.

Statement Of Significance

The Red Hill Housing Precinct clearly demonstrates the philosophy of Garden City planning which underpinned the early planning of Canberra by the Federal Capital Advisory Committee (FCAC) and the Department of the Interior. Red Hill represents the grandest development of a garden suburb within the ACT through its spacious and highly-landscaped subdivision, intended for public sale to the higher socio-economic groups. In conjunction with the other garden city precincts, it demonstrates the early Canberra philosophy of segregating different socio-economic groups between regions and suburbs of the ACT, a planning approach that has been discontinued in favour of creating a more integrated socio-economic community.

The outline of the major streets within the Precinct appeared on Walter Burley Griffin's Official Plan of Canberra, prepared in 1918. The actual subdivision was planned in 1924 by Sir John Sulman, Chair of the FCAC and the first blocks were sold in December 1924.

The subdivision of Red Hill provided larger block sizes than in any other area of Canberra. The large block sizes facilitated the development of a semi-rural landscape, including provision for domestic livestock and orchards, to supplement the limited availability of fresh produce at the time. Little evidence of this semi-rural use remains. The spacious blocks have precipitated the construction of substantial homes and diplomatic missions within park-like settings, reflecting a variety of architectural styles and complemented by extensive private landscaping.

The overall landscape of Red Hill is significant and highly valued by the community for its distinctively high ratio of garden area to buildings and the mix of mature deciduous and evergreen trees, many of which date from the 1930s.

The street layout is integrated with the topography, resulting in the gracefully curving streetscapes dominated by mature landscaping. Street tree plantings were commenced in the 1930s and show the strong influence of Thomas C G Weston, Officer in charge of Afforestation, 1913-26. The combined effect of the existing hedges, street trees and street furniture with the mature private landscaping present a cohesive streetscape of distinctive aesthetic character.

The Precinct includes the existing and former residences of a range of people prominent in public life at a national and local level. The prestigious character of the area has led to the establishment of diplomatic missions and enhanced its attraction as a tourist destination.

The Precinct contains the following buildings and elements of outstanding architectural, landscape or associative significance:

¹ [V114: Added to Heritage Places Register Number 52 24/08/2000 (Variation Number 114)]

Section 3 Block 1 - Fenner House

Fenner House was designed by prominent Australian architect Robin Boyd in the “Post War Melbourne Regional” style and constructed in 1954. It is a significant example of Boyd’s work and an archetypal example of this innovative style. The building has been sympathetically extended, retaining the integrity of the original form and design which is complemented by its large setback and diagonal placement on the block.

Section 1 Block 1 - Federal Capital Commission Residence

The building is a remarkably intact example of a Federal Capital Commission residence and has high integrity. It is set on a large block with a good quality landscape.

Section 5 Block 6 - John Deane House (18 Mugga Way)

John Deane House was designed by Ken Oliphant in 1927 and is an early example of his work. The building is largely intact and is set in a high quality landscape.

Section 3 Block 4 - Brackenreg (18 Monaro Crescent)

Originally developed as a two acre garden for Mr James Carrington Brackenreg, Senior Inspector for Stock and Lands, and his wife. The early residence, driveway loop and front garden hedge are symmetrically placed about the opposing street axis through to Bass Gardens, forming a notable landmark at the head of a short avenue.

Specific Requirements

In accordance with s54(1) of the *Land (Planning and Environment) Act 1991* the following requirements are identified as essential to the conservation of the heritage significance of this place. These requirements are prepared to implement the following conservation policy for the place:

To conserve and protect the heritage significance of the place by restricting development to low density on existing blocks to ensure the existing level and quality of landscape remains. The original fabric of identified significant buildings and the relationship of Brackenreg to Bass Gardens is to be conserved as much as possible. For the purposes of this policy, “original” means as at the specified date of construction but which may have been subsequently modified, and “existing” means as at the date of gazettal to the Interim Heritage Places Register.

i) Streetscape and Landscape

- a) Existing street trees and original street furniture established prior to 1950, including street lights, signs, bus shelters and seats shall be conserved where feasible, appropriately maintained and shall not be removed without approval. Existing street hedges shall be retained or replaced with a similar or appropriate replacement species. New street trees shall be of the same species as original trees or an appropriate replacement species. Verges shall remain grassed.
- b) New street furniture shall be sympathetic with the original design.
- c) Changes to existing driveways, including new driveways may only be permitted if they do not significantly diminish the heritage value of the streetscape. A maximum of two driveway cross-overs may be permitted to a block. Driveways shall be asphalt or of similar materials and colours that are non-reflective and which complement the streetscape and development on the block.
- d) Trees on leased land with a height greater than 3 metres, or a trunk diameter greater than 150mm measured at 1.3 metres or with a projected foliage cover width exceeding 3 metres shall not be removed, lopped or damaged without approval. Approval may be given where the lessee can demonstrate that:
 - the tree is causing structural damage to a building or structure;
 - the tree is interfering with overhead service cables and the necessary clearances cannot be obtained through pruning;
 - the tree is causing damage to underground service pipes which cannot be repaired without removal of the tree;
 - the tree is blocking solar access to a dwelling during Winter between the hours of 9am to 3pm and pruning is not sufficient to achieve this;
 - the tree is causing an allergic reaction to an occupant of the block and the claim can be supported by certification from a medical practitioner;
 - the tree is diseased and beyond remedial treatment or beyond its effective life;

- the tree is structurally weak and there is a potential danger of causing injury to persons or damage to property;
 - where the tree is part of a close planting of a number of trees, the removal of the tree will allow the other trees to develop fully; or
 - where the relevant authority considers that an approval is in accordance with the heritage significance of this place.
 - e) The area of paving and other hard surfacing within the block shall be kept to the minimum necessary for proposed recreational activities, pedestrian movement driveways and other trafficable areas. The design and materials of hard surfaced areas should maximise the opportunities for soft landscaping and large trees as well as providing for stormwater infiltration and retention on site. Paved areas visible from the street shall be of materials and colours that are non-reflective and which complement the streetscape and development on the block.
 - f) The symmetrical relationship of the residence, driveway and front hedge at Section 3 Block 4 (Brackenreg) to the axis at Bass Gardens is to be retained.
- ii) Street pattern and layout**
- a) The existing street pattern shall be retained.
 - b) The overall planning layout of the Precinct is an integral part of its significance and its components, including streets, verges, and the subdivision pattern consisting of large block sizes with a high ratio of landscaped area to built form, shall be conserved.

iii) Building including alterations and additions [V187]²

All buildings

- a) The siting, density, building mass, form, materials, colour and details of new buildings, external alterations and additions shall contribute to the retention or enhancement of the overall character of the precinct as described in the statement of significance.
- b) New outbuildings shall be designed and detailed to complement the architectural style of the main dwelling and be sympathetic to the character of the precinct.
- c) Two storey buildings or additions may be permitted only where it can be demonstrated that, when visible from the public domain within the precinct, they will not significantly diminish the heritage values of the streetscape and landscape.
- d) The maximum building height for any new building or addition shall be 9.5 metres.
- e) Setbacks for new buildings shall be consistent with the heritage values of the landscape and streetscape and reinforce opportunities to provide generous landscape settings and ensure sufficient separation between buildings.

The minimum setback from the street to the front of any new building should be consistent with the average setback for the street. The following minimum front setbacks apply as guidelines:

- Mugga Way west (Section 5) – 30 metres
- Mugga Way east (Section 1) – 20 metres
- Mugga Way east (Sections 2 and 4) – 30 metres
- Flinders Way north (Section 4) – 30 metres
- Vancouver Street north (Section 2) – 20 metres
- Vancouver Street north (Section 3) – 15 metres
- Vancouver Street south (Section 4) – 25 metres
- Monaro Crescent west (Sections 1, 3 and 4) – 25 metres
- Wickham Crescent west (Section 2) – 20 metres
- Wickham Crescent east (Section 3) – 10 metres
- Torres Street south (Sections 2 and 3) – 15 metres
- Torres Street north (Section 1) – 20 metres
- Moresby Street south (Section 1) – 15 metres
- Arthur Circle (Section 1) – 15 metres

Side and rear setbacks should generally be a minimum of 5 metres for single storey development and 10 metres for two storey development. Where an existing building is less than the above setbacks, development to the existing setbacks may be permitted, provided it is consistent with the conservation of the heritage values of the landscape and streetscape.

² [V187: Specific Requirements (iii)(e) amended 01/07/2003 (Variation Number 187)]

- f) The maximum permissible gross floor area for development on any block shall be determined by the following formula:

$$y = 350 + 15x/200$$

where y = the maximum permissible gross floor area for development on a block;
and x = the area of the block in square metres.

Where existing development on a block exceeds the maximum permissible gross floor area as specified above, rebuilding up to the existing gross floor area may be permitted provided it does not involve the establishment of an additional dwelling.

A proposed alteration to an existing building that would cause the maximum permissible gross floor area specified above to be exceeded in a minor manner may be permitted provided it does not involve the establishment of an additional dwelling or reduce the landscape setting for any development on the block.

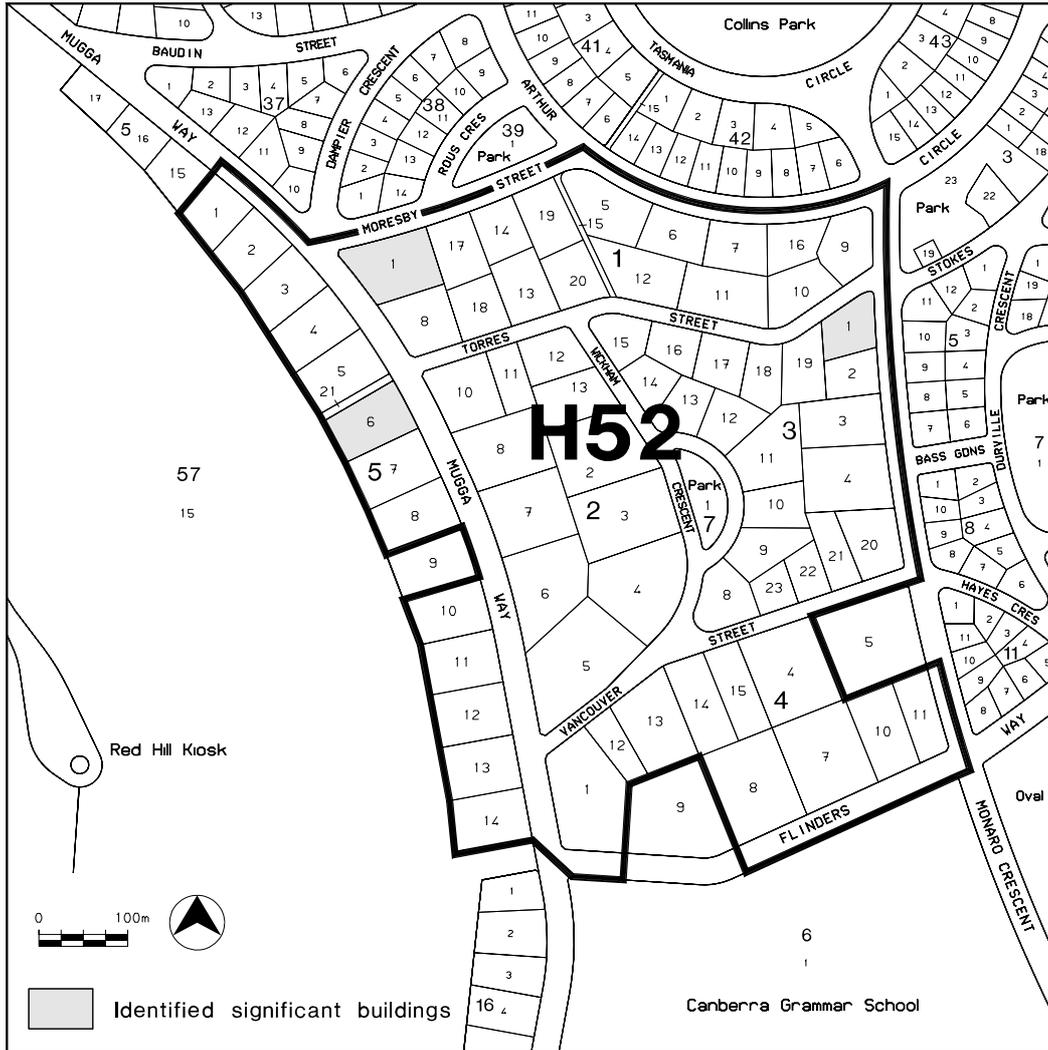
Identified significant buildings

In addition to (iii)(a-f) above, the following requirements apply to significant buildings identified in Schedule 1 (affected properties indicated on Figure 52):

- g) External alterations and additions to buildings shall reflect and complement the architectural style of the original buildings. This includes alterations to external finishes and changes including painting and adding or removing rendering.
 - h) No buildings or structures shall be erected between the front boundary and a line drawn along the street side of the forward most building and then directly to the closest point on the nearest side boundaries.
 - i) Minor external alterations may be permitted to the street frontage of buildings only where the proposed work will not adversely affect the heritage significance of the place.
 - j) External alterations and additions may be permitted to the sides of buildings only if the additions are set back a minimum of 0.5m from the existing front of the original building. This requirement does not apply where the block has two apparent frontages (i.e. outside corner blocks).
 - k) The original building form shall remain dominant.
 - l) The roof pitch, walls, materials, window types and materials, shall be as similar to those of the original building as is feasible.
- iv) Demolition**
- a) Subject to (iv)(b) and (iv)(c), demolition of significant buildings identified in Schedule 1 shall not be permitted, other than in exceptional circumstances, including circumstances in which the building is structurally unsound and beyond economical repair or where there are significant public health and safety reasons to warrant demolition.
 - b) The demolition of the original external building fabric of significant buildings identified in Schedule 1 may only be permitted in the context of permissible alteration of, and/or additions to, existing buildings.
 - c) Alteration or addition to, or demolition of, internal components of significant buildings identified in Schedule 1 may be permitted provided the external building fabric is not adversely affected.
 - d) Demolition of other buildings may be permitted provided the design of any replacement building(s) is consistent with conserving the heritage values of the landscape and streetscape.
- v) Development intensity [V187]³**
- a) Not more than one dwelling shall be permitted on any block. Existing blocks shall not be further subdivided or consolidated.
- vi) Park**
- a) The park at Wickham Crescent shall be retained and appropriately maintained consistent with the heritage significance of the Place.

³ [V187: Specific Requirements (v) amended 01/07/2003 (Variation Number 187)]

Figure 52: Red Hill Housing Precinct, Red Hill



SCHEDULE 1 IDENTIFIED SIGNIFICANT BUILDINGS		
Property reference	Street address	Significant elements
Section 1 Block 1	15 Mugga Way Crescent	FCC House
Section 3 Block 1	8 Monaro Crescent	Fenner House