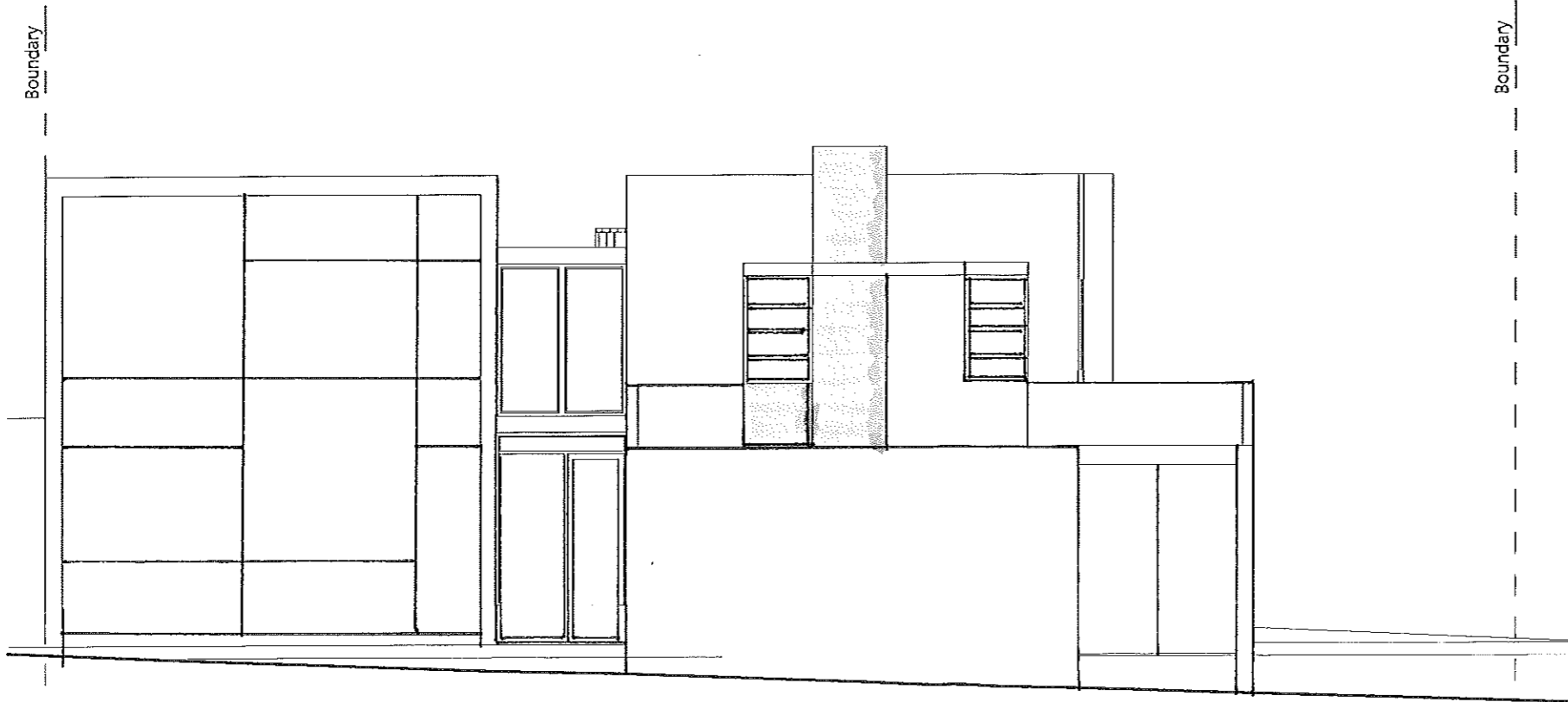
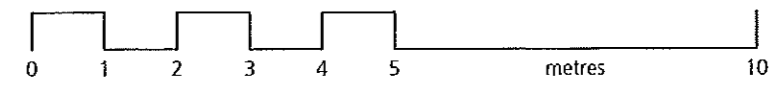
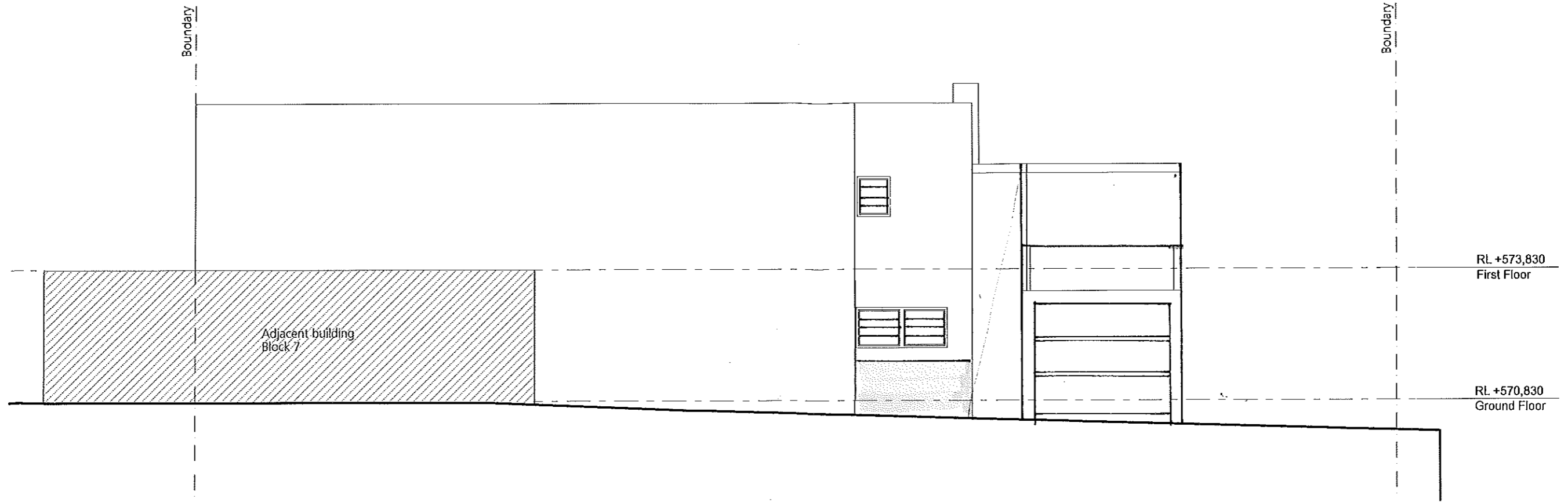


01 Lot 8 - North-East elevation

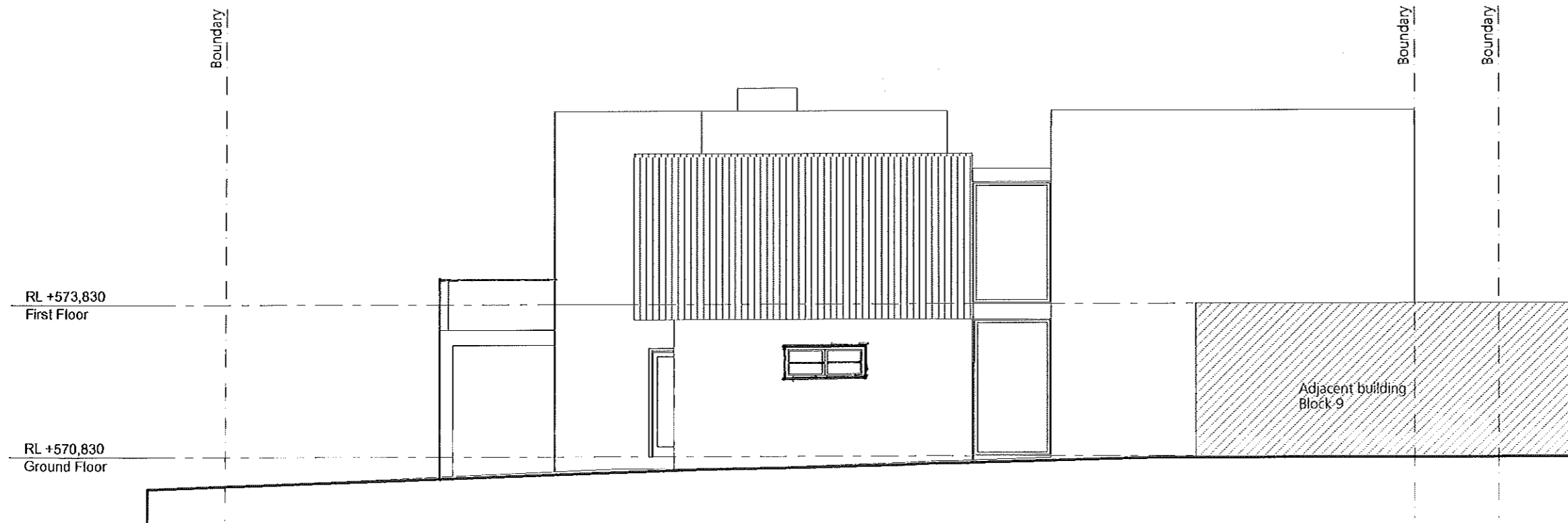


02 Lot 8 - South-East Elevation

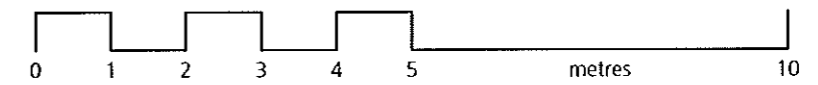


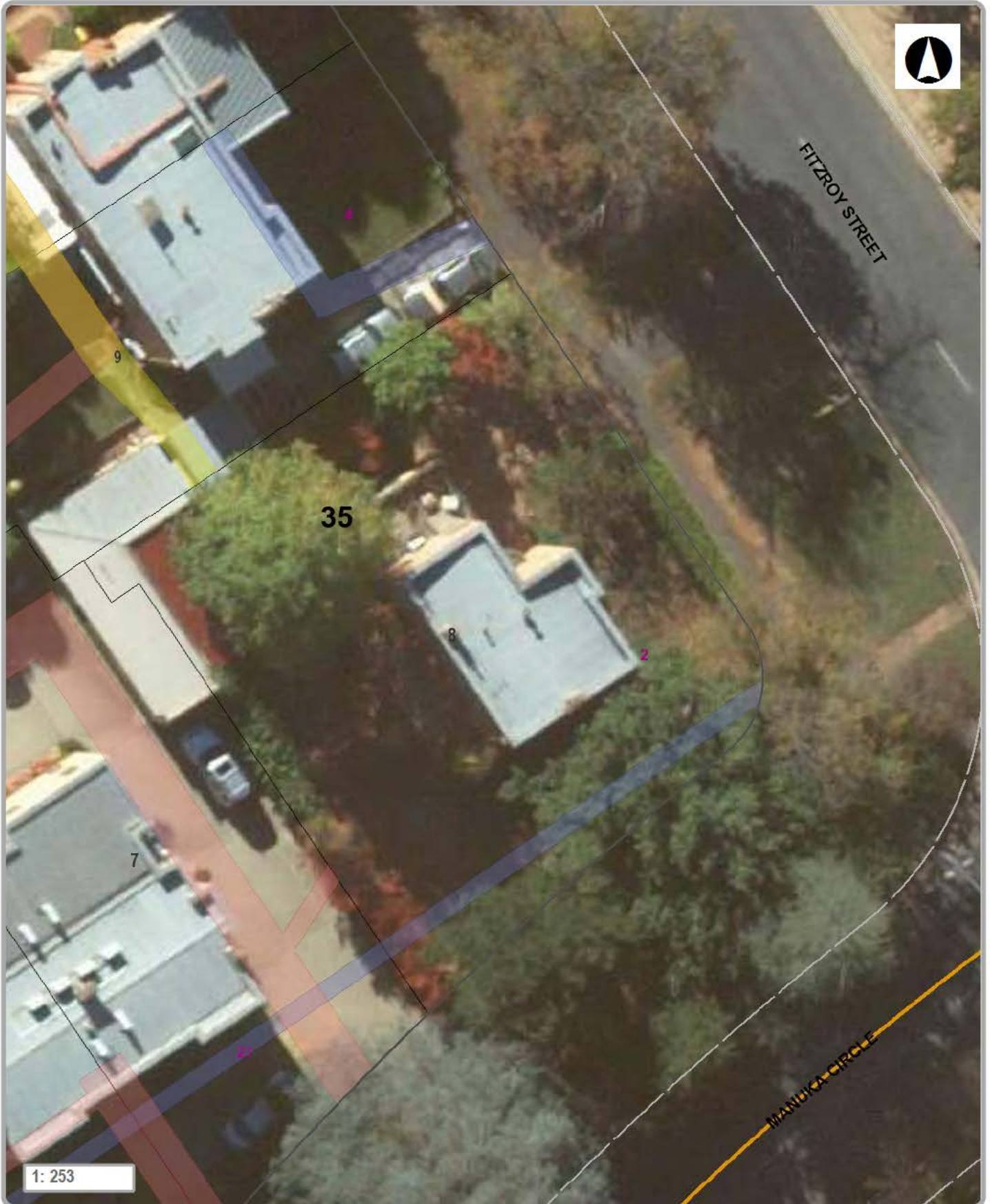


03 Lot 8 - South-West Elevation
























04 Lot 8 - North-West Elevation





LEGEND

- RoadLabels_line
-  ACT Border
 -  Districts
 -  Divisions
 -  Registered Sections
 -  Approved Sections
 -  Proposed Sections
 -  Electrical Easements
 -  Gas Easements
 -  Right of Way Easements
 -  Sewer Easements
 -  Stormwater Easements
 -  Telecommunications Easements
 -  Water Easements
 -  Urban Registered Blocks
 -  Rural Registered Blocks
 -  Stratum Registered Blocks
 -  Urban Approved Blocks
 -  Rural Approved Blocks
 -  Stratum Approved Blocks
 -  Urban Proposed Blocks
 -  Rural Proposed Blocks
 -  Rural Occupied Blocks
 -  Class B Units



Architectural Projects ¹

1514 – Block 8, Section 35, Fitzroy
Street, Forrest, Canberra
Fire Station House
24 February 2014

Document

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1. INTRODUCTION

1.1. BACKGROUND

The site of Block 8, Section 35, Fitzroy Street, Forrest, Canberra fronting Fitzroy Street is currently the subject of a Heritage Impact Statement. Architectural Projects were commissioned by Kascon to prepare this document in February 2014.

1.2. SITE LOCATION AND DESCRIPTION

The Assessment relates to a study area defined by the Fitzroy Street Precinct with specific focus on the Fire Station House, IX Fitzroy Street, Forrest. The site is located on the north east side of the Fitzroy Street Precinct on the corner of Fitzroy Street and Manuka Circle opposite Manuka Oval.

1.3. AUTHORSHIP

The report has been prepared by a team consisting of the following key members:
Jennifer Hill – Architectural Projects Pty Ltd – Heritage Architect
Elizabeth Gibson – Architectural Projects Pty Ltd – Heritage Architect

1.4. LIMITATIONS

A time frame of 4 weeks was established for the preparation of the Report. Access was given to the site and Council records held by the applicant and Council. No physical intervention was undertaken to prepare this report. No historical archaeological work other than the site surveys provided herein was commissioned for the report.

1.5. METHODOLOGY

The Assessment has been prepared in accordance with the methodology outlined in, *The Conservation Management Plan* by Dr James Semple Kerr (6th Edition 2004). The report complies with the principles of the Australian ICOMOS Charter for the Conservation of Places of Cultural Significance (the Burra Charter) and its Guidelines. The methodology used in the evaluation of the place is that recommended by the Heritage Branch of the Office of Environment and Heritage.

It seeks to identify from documentary and physical evidence any historic aesthetic social and technological values of each component building and to determine their level of representatives or rarity by comparison with other identified examples. The analysis also looks at the overall character of the adjoining area to determine if the buildings and the site development pattern contribute to a characteristic grouping or cohesive streetscape that is unique or of sufficient importance to require protection.

1.6. TERMINOLOGY AND DEFINITIONS

The terms fabric, place, preservation, reconstruction, restoration, adaptation and conservation used throughout this report have the meaning given them in Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter).

The terminology used to described building styles follows the nomenclature set out in Apperly, R., Irving, R. and Reynolds, P. *A Pictorial Guide to Identifying Australian Architecture*, 1989.

In order to achieve a consistency in approach and understanding of the meaning of conservation by all those involved a standardised terminology for conservation processes and related actions should be adopted. The terminology in the *Burra Charter* is a suitable basis for this. Article 1 of the *Burra Charter* gives the following definitions:

Place means site, area, building or other work, group of buildings or other works together with associated contents and surround.

Cultural significance means aesthetic, historic, scientific or social value for past, present or future generations.

Fabric means all the physical material of the place.

Conservation means all the processes of looking after a place so as to retain its cultural significance. It includes maintenance and may, according to circumstance include preservation, restoration, reconstruction and adaptation and will be commonly a combination of more than one of these.

Maintenance means the continuous protective care of the fabric, contents and setting of a place, and it is to be distinguished from repair. Repair involves restoration and reconstruction and it should be treated accordingly.

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

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

Reconstruction means returning a place as nearly as possible to a known earlier state and is distinguished by the introduction of materials (new or old) into the fabric. This is not to be confused with either recreation or conjectural reconstruction, which are outside the scope of the Burra Charter.

Adaptation means modifying a place to suit propped compatible uses.

Compatible use means a use, which involves no change to the culturally significant fabric, changes that are substantially reversible, or changes which require a minimal impact.

1.7. ACKNOWLEDGMENTS

ACT Planning
Canberra Local Studies Library
National Trust of Australia, Canberra
Heritage Council, Canberra
Australian Institute of Architects, Canberra
Fire Museum, Forrest, Canberra

1.8. EXTENT OF SEARCHES

Information searches have occurred with the following organisations:
Local Studies Library
Sydney Water Archives
Council Archives
Commonwealth archives
Heritage Council, Canberra
National Trust of Australia, Canberra

RAIA Twentieth Century Heritage Inventory, Canberra
Art Deco Society of NSW Heritage Inventory, Canberra
Historical Society, Canberra

1.9. COPYRIGHT

This report is copyright of Architectural Projects Pty Ltd and was prepared specifically for the owners of the site. It shall not be used for any other purpose and shall not be transmitted in any form without the written permission of the authors.

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2. HISTORICAL DOCUMENTARY ANALYSIS

2.1. TIMELINE OF THE AREA

YEAR	DETAILS
1915	Canberra Fire Brigade, Percy Douglas
>1915	Fire Brigade disbanded
1922	Fire Brigade re-formed at the rear of the Kingston Power House
1938	Fire Station was built
1937	Forrest house of architect, Malcolm Moir (modern European)
1939	New plans modern European look
1983	Fire Station closed
>1983	Fire Station became Brigade Museum
1990's	Collins Caddaye won an award

2.2. HISTORICAL CONTEXT OF THE AREA AND PRECINCT

The Fire Station House chapter of 100 Canberra Houses, A Century of Capital Architecture by Time Reeves and Alan Roberts, provides an interesting overview history.

Canberra had a fire brigade by 1915 when Percy Douglas was brought from Melbourne to run a Horse-drawn, petrol-powered fire engine with two volunteers. Housed in a tin shed at Acton, the unit was disbanded when Douglas went to the Western Front, but re-formed in 1922 at the rear of the Kingston Power House. Douglas rose to lead the Canberra Fire Brigade at a time when firemen did double duty as ambulance officers.

A new fire station was originally proposed for the city centre, but eventually a station - with ten residences for live-in firemen arranged around it - was built on a block bounded by Empire Circuit, Fitzroy Street, Manuka Circle and Canberra Avenue in Forrest. The station was built first, in 1938, in a conventional design of red brick with a hipped roof. The house designs were similarly staid but new plans the following year suddenly embraced a dramatically modern European look. There were four houses at each of the street corners with six semi-detached duplexes in between - all two storey - with horizontal panelling of cream and red brick, steel-framed windows, Juliet balconies and low-pitched roofs shielded by parapets. The new status of the car was acknowledged with garages, detached in the duplexes but attached in the corner houses and sporting roof terraces.

This was to be the first - albeit limited - venture by the Department of the Interior into the inter-war functionalist style, a late arrival in Australia and seen boldly in the 1937 Forrest house of architect, Malcolm Moir. It cemented the Department's move away from the cottage-like designs of the Federal Capital Commission. The plans were signed variously by Chief Architect, Edwin Henderson, and his deputy, Cuthbert Whitley, who took over following Henderson's tragic suicide in June 1939. Whitley also designed the Patent Office (now the Robert Garran Offices), Ainslie Primary School and the Art Deco Canberra High School (now the Canberra School of Art), described at the time as the most modern school in Australia.

When firemen were sought for the station, eligibility was confined to unmarried men aged between 20 and 28 with a minimum height of 5 feet 8 inches and chest measurement of 37 inches. The station ran until 1983; it is now a Brigade museum while many of the houses have been converted to offices. The complex is heritage listed.

There have been innovative adaptations of the original architecture. Collins Caddaye won an award after convening one of the free-standing garages into a delightful mini residence. And Simon Kringas plans to build a striking, cantilevered

extension for his architectural office which floats free of the house.

2.3. HISTORY OF THE BUILDING AND SITE

The building was originally sold to Kascon in 2013.

Drawings of the Fire Station Houses dating from 1936 indicate a Mediterranean Style, which was built. Drawings of the Fire Station House dating from 1939 show a block plan which reflects a different disposition of buildings on the site than that normally associated with the stripped classical style of the Fire Station with its symmetrical planning. The Fire Station Houses have been located such that none create a uniform street alignment. The asymmetrical layout and location of buildings in the round within a landscaped setting is more characteristic of European modernist housing schemes. This applies to houses and garages. Each of the buildings can be understood as a rectangular prism from which sections have been removed and added. The buildings as a result are quite cubic and each façade reads different creating a visual rotation, resulting in the building in the round rather than a defined front façade. The block plan indicates 3 Fire Station House types:

- IX (Corner of Fitzroy Street and Manuka Circle)
- IX reversed (Corner of Canberra Avenue and Manuka Circle)
- IW (Corner of Fitzroy Street)
- 1W (Canberra Avenue)
- IV (Corner of Empire Circuit and Canberra Avenue)
- IV reversed (Corner of Fitzroy Street and Empire Circuit)

IX Fire Station House is a 2 storey single house. It is a rectangular prism with the removal of 1 corner to provide a re-entrant entry and the addition of a 1 storey garage. The pinwheel planning radiates around the staircase avoiding any consistency in room sizes. The garage is offset from the front and rear façade. The two-tone brick work articulates the various planes of the building and creates the impression of a corner window and articulates the vertical chimney. The garage has a railing to a flat concrete roof. There is a hierarchy in the treatment of the facades with the entry façade. The chimney façade was designed to be viewed from the street while the rear façade and garage façade are more utilitarian.

IW Fire Station House is a two storey duplex and symmetrical. There is less façade articulation but the rectangular prism is dominant in form. The two-tone brick work articulates the various planes of the building and creates the impression of a corner window. Because of the dominant rectangular prism form, the front and rear elevations are similar.

IW Fire Station House is a 2 storey house but the rectangular prism is dominant in form with the cutout to the rear which is less visible to the street. The front façade steps back across the facade in an asymmetrical treatment and provides a curved hood to the entry.

The site planting which appears to date from the 1930's provide a significant landscape setting for the buildings.

2.4. RELEVANT HISTORICAL THEMES

NATIONAL	STATE	LOCAL
Building, settlements, towns and cities	Towns, suburbs and villages: <ul style="list-style-type: none"> • Activities associated with creating, 	

NATIONAL	STATE	LOCAL
	planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages.	
NATIONAL	STATE	LOCAL
Developing local, regional and national economies	Transport	
Building settlements, towns and cities	Utilities	
Governing	Government and administration	

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3. PHYSICAL ANALYSIS

3.1. DESCRIPTION OF THE PRECINCT

The Fire Station Museum is located fronting Empire Circuit. There are four houses at each of the street corners with six semi-detached duplexes in between - all two storey - with horizontal panelling of cream and red brick, steel-framed windows, Juliet balconies and low-pitched roofs shielded by parapets.

The buildings are reasonably intact but have undergone external modifications as follows:

1W Fire Station House (Fitzroy Street) 2 storey additions

1W Fire Station House (Canberra Avenue) 1 storey additions

1X Fire Station House reversed (Corner of Canberra Avenue and Manuka Circle) 2 storey addition to east and west side elevations

1X Fire Station House (Fitzroy Street and Manuka Circle) no additions but modification to rear and a fence

1V Fire Station House (Fitzroy Street and Canberra Avenue) no additions but a 2 storey addition is approved

1V Fire Station House reversed (Fitzroy Street and Empire Circuit) no additions

The site planting which appears to date from the 1930's provide a significant landscape setting for the buildings and comprises hedges and individual trees.

3.2. DESCRIPTION OF THE SITE & SETTING

The site of 8/35 Forest 1X Fire Station House is approximately rectangular fronting the corner of Fitzroy Street and Manuka Circle)

3.3. DESCRIPTION OF THE BUILDING

IX Fire Station House is a 2 storey building with commercial offices at the ground floor and residential accommodation on the first floor. It is a rectangular prism with the removal of 1 corner to provide a re-entrant entry and the addition of a 1 storey garage. The garage is offset from the front and rear façade. The two-tone brick work articulates the various planes of the building and creates the impression of a corner window and articulates the vertical chimney. The garage has a railing to a flat concrete roof. There is a hierarchy in the treatment of the facades with the entry façade and chimney façade designed to be viewed from the street while the rear façade and garage façade are more utilitarian.

3.4. INTERIOR

The interior has been significantly altered with many internal walls removed. The pinwheel plan radiates around the staircase avoiding any consistency in room sizes. The external wall to the garage has modified to provide an accessible office area.

3.5. OTHER ASPECTS OF SITE

3.5.1. Evidence of Archaeological Potential

Given the history of site disturbance/development from the Interwar period, the site is unlikely to reveal archaeological remains.

3.5.2. Evidence of Aboriginal Heritage Potential

Given the history of site disturbance/development from the Interwar period, the site is unlikely to reveal aboriginal remains.

3.5.3. Evidence of Natural Heritage Potential

Given the history of site disturbance/development from the Interwar period, the site is unlikely to have heritage significance for its natural features.

3.5.4. Moveable context

No significant moveable items exist.

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4. ASSESSMENT OF CULTURAL SIGNIFICANCE

4.1. GENERAL

A statement of cultural significance is a declaration of the value and importance given to a place or item, by the community. It acknowledges the concept of a place or item having an intrinsic value that is separate from its economic value.

There are a number of recognised and pre-tested guidelines for assessing the cultural significance of a place or item established by organisations including among others, the ICOMOS (International Committee on Monuments and Sites, Australia), The National Trust of Australia, The Australian Heritage Council (Australian Government) and in New South Wales by the NSW Heritage Council (The Heritage Branch of the Office of Environment and Heritage).

The Heritage Council's criteria 'NSW Heritage Assessment Criteria' are based on the Australian Heritage Commission criteria and encompass the five values in the Australia ICOMOS Burra Charter; Historical Significance, Historical Association Significance, Aesthetic Significance, Scientific Significance, Social Significance and 'two' grading level Rarity and Representativeness. These criteria were gazetted following amendments to the Heritage Act, which came into force in April 1999 and further amended in 2004.

This report uses the NSW Heritage Assessment Criteria to assess the significance of the study area.

4.2. CRITERION A – HISTORICAL EVOLUTION

An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).

The precinct has historical significance for its ability to evidence the early use of Fire Station Services in Canberra.

The precinct has historical significance for its association with the modernist vocabulary in Canberra.

The precinct has historical significance because of the continuity of use as Fire Station Houses until 1983 which continues with the Fire Station and 1 Fire Station House retaining original use.

4.3. CRITERION B – HISTORICAL ASSOCIATIONS

An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).

The precinct has historical associative significance because of its association with Edwin Henderson and the Department of the Interior

The precinct has historical associative significance because of its ability to evidence the development of the Fire Station Services in Canberra

4.4. CRITERION C – AESTHETIC VALUES

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).

The precinct has aesthetic significance as an outstanding example of modernist vocabulary in Canberra.

The precinct has aesthetic significance for its landmark qualities due to its prominent siting on Canberra Avenue.

The precinct has aesthetic significance for its contribution to the streetscape.

The precinct has aesthetic significance as the inspiration for further modernist vocabulary in Canberra.

The precinct has aesthetic significance because it exemplifies modernist vocabulary in Canberra.

The building has aesthetic significance as a reasonably intact building.

4.5. CRITERION D – SOCIAL VALUE

An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.

The Precinct has social significance for its associations with Fire Station Houses.

The Precinct has social significance because of its importance to the various heritage groups as evidenced by its listing.

4.6. CRITERION E – TECHNICAL/RESEARCH VALUE

An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).

The research to date has not indicated any significance under this criterion.

4.7. CRITERION F - RARITY

An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).

The Precinct has rarity significance as it is one of the first surviving examples of modernist vocabulary in Canberra.

4.8. CRITERION G - REPRESENTATIVENESS

An item is important in demonstrating the principal characteristics of a class of NSW's

- **cultural or natural places; or**
- **cultural or natural environments**

(or a class of the local areas' cultural or natural places; or cultural or natural environments).

The Precinct has representative significance because it demonstrates principal characteristics of modernist vocabulary in Canberra and is a fine example of its type.

The Precinct has representative significance as a group of modernist vocabulary.

4.9. INTACTNESS

The main form of the original buildings remains reasonably intact externally. The original buildings has been extensively altered such that only two buildings remain intact. Despite this the remaining buildings retains their original external character and placement on the site which was originally exceptional. Internally most buildings have been extensively altered and all finishes have been painted or replaced.

The main form of the original IX Fire Station House remains substantially intact externally. The original building has been extensively altered internally in a number of significant areas. The remaining building retains their original external character which was originally typical rather than exceptional. Internally the plan layout has been extensively altered and all finishes have been painted or replaced. Internally it has been extensively changed.

4.10. LEVELS OF SIGNIFICANCE

Background

The terms 'local', and 'state' relate to the geographical and social context of an item's significance. For example, an item of local significance will be of historical, aesthetic, social or technical/research significance in a local geographical context; an item of state social heritage significance will be important to an identifiable, contemporary, statewide community.

4.10.1. Local Heritage

Due to historic and aesthetic significance the building does reach the threshold for local significance.

4.10.2. State Heritage

Due to representative level of significance within the Sydney area, extent of alteration, nature the building does reach the threshold for state significance.

4.11. GRADING OF SIGNIFICANCE

	GRADING	JUSTIFICATION	STATUS
A	EXCEPTIONAL	Rare or outstanding element directly contributing to an item's local and State significance.	Fulfils criteria for local or State listing
B	HIGH	High degree of original fabric. Demonstrates a key element of the item's significance. Alterations do not detract from significance.	Fulfils criteria for local or State listing.
C	MODERATE	Elements of typical representative quality. Altered or modified elements. Elements with little heritage value, but which contribute to the overall significance of the item.	Fulfils criteria for local or State listing.
D	LITTLE	Alterations detract from significance. Difficult to interpret.	Does not fulfil criteria for local or State listing.
E	INTRUSIVE	Damaging to the item's heritage significance.	Does not fulfil criteria for local or State listing.

Schedule of significant fabric

The schedule of existing fabric notes the relevant area and its level of significant

ELEMENT	GRADING
IX (Corner of Fitzroy Street and Manuka Circle)	
The Site	C
The Exterior	
North Façade	B
South Façade	D
East Façade	B
West Façade	C
The Interior	C

ELEMENT	GRADING
IX reversed (Corner of Canberra Avenue and Manuka Circle)	
The Site	C
The Exterior	
North Façade	D
South Façade	B
East Façade (modified)	-
West Façade (modified)	-
The Interior	C
West additions	C

East Additions C

ELEMENT	GRADING
1W Fire Station House (Fitzroy Street)	
The Site	C
The Exterior	
North Façade (modified)	C
South Façade	D
East Façade	C
West Façade	C
The Interior	C
North Additions	D

ELEMENT	GRADING
1W Fire Station House (Canberra Avenue)	
The Site	C
The Exterior	
North Façade	C
South Façade (modified)	C
East Façade	C
West Façade	C

The Interior	C
South Additions	D
1W Fire Station House (Canberra Avenue)	
The Site	C
The Exterior	
North Façade	C
South Façade (modified)	C
East Façade	B
West Façade (modified)	D
The Interior	C
West Additions	D
The Interior	C
ELEMENT	GRADING
1V Fire Station House reversed (Canberra Ave and Empire Circuit)	
The Site	C
The Exterior	
North Façade	D
South Façade	B
East Façade	C
West Façade	C
The Interior	C
ELEMENT	GRADING
Fire Station Museum	
The Site	C
The Exterior	
North Façade	C
South Façade	C
East Façade (modified)	D
West Façade	B
The Interior	C
Eastern Courtyard infill	C

4.12. DEFINING HERITAGE CURTILAGE

4.12.1. Background

There are different types of Heritage Curtilage that relate to the history and significance of the site.

Lot Boundary Heritage Curtilage

The most common type of heritage curtilage comprises the boundary of the property containing the heritage item, or items. The property may also contain associated buildings, gardens and other significant features, including walls, fences, driveways or tennis courts, all which may contribute to the heritage significance of the property.

Reduced Heritage Curtilage

This type of heritage curtilage is less than the lot boundary of the property. It arises where the significance of the item may not relate to the total lot, but to a lesser area, and is often only defined when development occurs.

Expanded Heritage Curtilage

There may be circumstances where the heritage curtilage may need to be greater than the property boundary. Depending on the topography, an expanded curtilage may be required to protect the landscape setting or visual catchment of a heritage item.

Composite Heritage Curtilage

This type of curtilage applies to heritage conservation areas and defines the boundaries of land required to identify and maintain the heritage significance of an historic district, village or suburban precinct.

4.12.2 Heritage Curtilage

Given the significance of the precinct, a curtilage could minimally be set the site boundary.

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5. CONSTRAINTS & OPPORTUNITIES

5.1. GENERAL

A general policy for the preservation of a building and group is based on a recognition of their significance and the relevant constraints, the chief constraint being the Statement of Significance. These constraints may extend to development on site in the vicinity.

5.2. CONSTRAINTS & OPPORTUNITIES ARISING FROM THE CULTURAL SIGNIFICANCE OF THE PLACE

The significance of the building and group does warrant its listing as a heritage item and as a component of the streetscape. The buildings and group should be retained and conserved in a recognisable form.

See Section 7 for specific Policies arising from Statement of Significance.

General Constraints Arising out of Cultural Significance.

The buildings and group should be retained and conserved. No new work or activity should be carried out which will detract from or obscure physical evidence of the major phases of development of the key period of significance 1939. Architectural and decorative features of the above elements that date from the key period of significance should be conserved. No new building should detract from the prominence of the building on the site. New works or activities at the place should not diminish the evocative character of the buildings in their landscape setting.

5.3. CONSTRAINTS & OPPORTUNITIES ARISING FROM THE CULTURAL SIGNIFICANCE OF ITEMS IN THE VICINITY

The site is well defined as a street block. Changes to buildings on this site will have a minimal external effect on heritage items which are located in the vicinity:

5.4. CONSTRAINTS & OPPORTUNITIES ARISING FROM THE CONDITION OF THE PLACE

The building is presently in need of significant maintenance work. All essential works should be undertaken as soon as possible prior to the commencement of conservation and refurbishment works. An asbestos survey should be carried out by an experienced and qualified organisation.

5.5. CONSTRAINTS & OPPORTUNITIES ARISING FROM PROPERTY OWNERSHIP

The owner wishes to provide new facilities compatible with current commercial zoning and development on other sites in the precinct.

5.6. CONSTRAINTS & OPPORTUNITIES WHICH IMPACT UPON DEVELOPMENT OPTIONS

The location of the building on the corner behind dense landscaping provides some limitation to development permissible in the zoning.

5.7. CONSTRAINTS & OPPORTUNITIES ARISING FROM HERITAGE PLANNING REQUIREMENTS

5.7.1. Australian Heritage Council

The building and site is not included on the National Heritage List, The Commonwealth Heritage List nor on the list of items nominated for evaluation. The building and site is not covered by statutory protection provided pursuant to the EPBC Act

5.7.2. Heritage Council of Canberra Heritage Act

The building and site is covered by statutory protection provided pursuant to the NSW Heritage Act 1977. No constraints apply.

5.7.3. National Trust (Canberra)

The building and site is classified by the National Trust (NSW). Listings in this register impose no legal restrictions. No constraints apply.

5.7.4. AIA Register of Significant Buildings

The building is listed as a heritage item by the AIA. Listings in this register impose no legal restrictions. No constraints apply.

5.7.5. Australian Institute of Engineers

The building is not listed as a heritage item by the RAIE. Listings in this register impose no legal restrictions. No constraints apply.

5.7.6. Art Deco Register of NSW (Canberra)

The building is listed as a heritage item by the Art Deco Society of NSW. Listings in this register impose no legal restrictions. No constraints apply.

5.7.7. Section 170 Register

The site and building is not listed as a heritage item on any 170 Register of any Government Body. Listings in this register impose no legal restrictions. No constraints apply.

5.7.8. Canberra ACT Planning

The building, site and precinct is listed as a heritage item identified in the Canberra ACT Planning guidelines. The building is listed as lying within a Precinct identified in those controls. The building is a contributing component of that Precinct. The building dates from the key period of significance 1939.

5.8. OTHER STATUTORY REQUIREMENTS

Any changes in the use of the building may result in a need to upgrade certain facilities to meet such obligations as may be imposed by Canberra ACT Planning. Matters may be identified in this study that may require modification includes,

6. STATEMENT OF CONSERVATION POLICY

A Statement of Conservation Policy is a document that provides guidelines to assess many different proposals. Policies for the preservation of a Conservation Area or Heritage Item are based on a recognition of its significance and the relevant constraints. Conservation can be regarded as the management of change and can be applicable whether or not the building has reached the threshold for listing as a heritage item or as a contributing component of a streetscape or Conservation Area.

The future conservation and development of the place should be carried out in accordance with the principles of the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter) as revised in 1999.

The Statement of Cultural Significance and Schedule of Significant Fabric set out in Section 4, together with any more detailed assessments of individual items in the policy section should be accepted as one of the bases for future planning and work on the place.

The policies recommended in this document should be endorsed by all parties as a guide to future conservation and development of the place.

All work in the building shall be undertaken on the basis of known evidence.

All work affecting significant fabric should be designed and constructed under the constant supervision of a qualified conservation practitioner approved by the Canberra Heritage Council. Assessment of cultural significance, and consequent decisions on conservation, should be modified if necessary in the light of further information obtained during conservation work.

This document should be reviewed regularly as the need arises or when new information comes to light.

The purpose of the following policy is to provide a framework for the management of the building as a heritage item or a contributing or neutral component of the Conservation Area.

The conservation policy focuses on retaining the building as a viable commercial facility / house, commensurate with current standards, while protecting its cultural significance as a former Fire Station House.

The Statement of Conservation Policy identifies which elements of the building should be conserved and nominates intrusive elements in need of modification. The Policy identifies action in terms of essential and desirable works. The Policy also identifies new work opportunities. However, work should not occur at the expense of existing significant spaces.

6.1. REVIEW OF THE CONSERVATION MANAGEMENT POLICIES

6.1.1. Policy - Conservation Management

The Conservation Management Policy should be adopted to guide all work to the building and continually reviewed.

6.2. CONSERVATION OF BUILDING FABRIC

6.2.1. Policy - Fabric Conservation

- No significant item identified in this plan should be despoiled and/or removed from the building prior to understanding the significance of the item and its contribution to the significance of the place.

- The grading of significance of the various elements of the building is a valuable planning tool, and it assists in developing a consistent approach to the treatment of different elements. The various grades of significance generate different requirements for retention and conservation of individual spaces and their various elements.
- Surviving building fabric nominated in this document as being of high significance shall be retained and conserved and shall only be considered for removal or alteration where there is no appropriate alternative. Any work which affects the building fabric or spatial arrangement graded in this category should be confined to preservation, restoration or reconstruction, as defined by the Burra Charter.
This includes the Fitzroy Street and Manuka Circle façade.
- Where fabric of high significance is removed or altered a thorough recording of the original form and detail should be made. Removed items should be catalogued and stored safely for possible future reinstatement.
This includes the rear facades and interior.
- Fabric of moderate significance should generally be retained. Adaptation or alteration may be acceptable if assessed and appropriate within framework that protects the significance of the whole place.
- Surviving building fabric nominated in this conservation plan as being of **little significance** can be either retained or removed if required as either option does not intrude on the significance of the building.

The building should exemplify and reflect the principal period of its development from the key period of significance. Significant fabric should be preserved. The existing building, in particular, the significant façades and building elements, should be retained.

This includes the following building elements:

6.2.2. Policy – Significance

Fabric identified in Section 4.11 having exceptional significance (A) must be retained and conserved.

Fabric identified in Section 4.11 as having high significance (B) should be retained, conserved and/or preserved where possible.

This includes the Fitzroy Street and Manuka Circle façade.

Fabric identified in Section 4.11 as having moderate significance (C) – retention and preservation is desirable but not essential.

This includes the rear facades and interior.

Fabric identified in Section 4.11 as having little significance (D) may be retained or removed as required subject to practical considerations.

This includes the side fence and 1 storey rear building.

Fabric identified in Section 4.11 as intrusive elements (E) should be removed or modified to a less intrusive form, wherever the opportunity arises.

6.2.3. Policy - Reconstruction

Reinstatement of missing fabric, or reconstruction should only take place within the context of retention of cultural significance of a particular element and of the building generally.

6.2.4. Policy - Finishes

It is desirable that finishes never intended for painting such as face brick facades, should continue to be appropriately maintained. Surfaces intended for painting should continue to be painted in appropriate colours.

6.2.5. Policy – Define Colours

Original significant Colour schemes based on appropriate research and which evoke the original character should be reinstated.

6.3. INTERVENTION

Background

Article 3 of The Burra Charter indicates that conservation is based on a respect for the existing fabric of a place and should therefore involve the least possible physical intervention in order not to distort the evidence provided by the fabric.

Adaptations of existing fabric for practical reasons such as installation of new services and equipment, and the need to meet fire safety and other statutory requirements may be required in terms of securing a viable use for the building components as a whole, and satisfying the changing needs of the general public.

Guidelines

- Intervention into any building fabric should respect the integrity of the extant material, be carefully controlled, and be limited to that required by the proposed works.
- Limited intervention for exploratory or research purposes should generally be restricted to approved programs of re-use, or upgrading of service areas and facilities.
- Intervention should not be detrimental to the original fabric.
- Existing service areas may be upgraded. Any upgrading is subject to the proper approval process.
- New internal floor coverings are permissible, but should have minimal impact on the floor structure.

6.3.1. Policy - Restrict Intervention

It is desirable that intervention into building fabric for non-conservation purposes should generally be restricted to approved programs of re-use or upgrading of service areas and facilities.

6.3.2. Policy - Minimise Impact of Intervention

It is desirable that where intervention in significant fabric is unavoidable, the loss of cultural significance should be minimised. Such intervention should occur in areas of lower rather than higher significance.

6.4. SETTING URBAN DESIGN

6.4.1. Policy – Urban Design / highrise city context sensitive

The architectural impact of the building and group derives from the building placement their form, facades, landscaping and landmark quality. The full block site contributes to its landscape quality. Key views of the building available from Fitzroy Street, Manuka Circle Area and should be preserved. One storey additions that are screened by existing landscaping are considered acceptable in this area. Additions could occur to the building to the side and rear elevations

and should reinforce the height and cubic massing of the existing building. Compatibility of materials should occur with face brick, metal and glass being preferred finishes. Rendered masonry is not considered an appropriate finish.

6.4.2. Policy – Detracting External Additions

Any new work should reduce the impact of detracting external additions. New development should be controlled so as not to detract from the significance of the place. Therefore additions to the building should be located to the rear and side elevations.

6.4.3. Policy – Landscape

The site and landscaping should exemplify and reflect the principal period of its development from the key period of significance 1939. The overall form of the site and landscaping should be retained and conserved. Significant plantings and garden elements should be preserved. Additional planting should occur to reinforce the original character.

6.5. EXTERIOR

6.5.1. Policy – Exterior Appearance

The overall building form of the group should be preserved. The existing form, external surfaces, materials and finishes of the façade should be preserved. It is desirable that door and window openings should not be enlarged or closed in. No new work should compromise the original significant facades (Fitzroy Street and Manuka Circle). All remaining intact fabric on significant facades, as identified in Section 4.11, should be retained and conserved.

6.5.2. Policy - Façade Modification

It is desirable that where it is necessary to modify the façade, changes to the facade should reinforce the composition of the original façade. Window openings could be extended to door openings.

7.8.3. Policy – Façade Additions

Additions of little significance that detract from an appreciation of the original building detail as identified in Section 4.11 can be removed. Scope exists to modify these alterations.

6.5.3. Policy – Façade Changes

The interpretation of the building and group would benefit by a better understanding of the original construction phase 1939. Where non original additions confuse understanding of the original building form, they could be modified to provide a better interpretation of the key period of significance.

6.6. INTERIOR

6.6.1. Policy – Interior Elements

The retention of the interior elements and finishes while desirable are not essential.

6.6.2. Policy – Interior Spaces

The spatial qualities of the building are utilitarian and retention of the plan layout while desirable but is not essential.

6.6.3. Policy – Impact on Façade

Internal work should not compromise the significant facades of the buildings.

6.6.4. Policy – Low Integrity Interiors

As the interiors of the buildings have been extensively modified, further modification could occur to the interior.

6.7. ORDINANCE COMPLIANCE

6.7.1. Policy - Ordinance Compliance BCA

Uses which require an unacceptable degree of intervention for upgrading to ordinance compliance should be avoided or located in areas of low significance. Where unacceptable levels of intervention are required, exemptions should be sought. Conservation, upgrading and reuse programs of the various components of the building should focus on responding to the spirit and intent of the ordinances if strict compliance would adversely affect the cultural significance.

6.8. INTEGRATION OF SERVICES

6.8.1. Policy – Removal of Inappropriate Services

The provision of new services should consider the removal of inappropriate services.

6.8.2. Policy - Installation of Services

The extension or alteration of existing services in the building is acceptable in the context of re-use, but should not have a detrimental impact on the significance of the building components as a whole.

6.8.3. Policy – Ventilation

Appropriate ventilation and climate control that enabled retention of long-term tenants.

6.8.4. Policy – Upgrading of Services

Any proposed upgrading of services should be carefully planned. Brackets or fixings for services that are more visible and do not damage significant fabric are preferred.

6.9. INTERPRETATION

6.9.1. Policy – Retain and Interpret Building Evolution

Evidence of the development of the building in 1938 should be respected, retained and interpreted.

6.9.2. Policy – Appropriate Interpretation

The heritage significance of the building and group should be interpreted on site by appropriate methods making reference to existing / extant evidence that can be utilised in interpretation as the starting point (rather than rely on introducing new material). The Fire Station Museum could incorporate additional material regarding the site.

6.9.3. Policy – Interpretation of Original Use

As the buildings historical significance derives from its early function as a Fire Station and Fire Station House. Conservation should primarily be aimed at retaining and recovering this aspect of the significance. This is largely evident in the building form and the continued use of the Fire Station as a Fire Station Museum.

6.9.4. Policy – Retention of Original Building Name

Consideration should be given for the continued use of the building name given its 75 year presence in area. The building was purposely built for its use and continues to be used for residential usage.

6.9.5. Policy

A plaque, consistent with others in the area, could be fixed to the external facade adjacent to the original entrance of the building noting the building's construction date and original use.

6.10. FUTURE USE

6.10.1. Policy - Future Use

The future use of the building should be compatible with its conservation and ideally remain as residential and commercial.

The policies set out in this document should be applied irrespective of the uses that occupy the building.

6.10.2. Policy - Incremental Changes of Use

Proposed changes of use to any part of the building should only be considered in the context of a coordinated plan for the whole building.

6.11. ASSET MANAGEMENT

6.11.1. Policy

It is highly desirable that the building remain as a single entity.

6.12. MAINTENANCE AND REPAIR

6.12.1. Policy – Maintenance Plan

A building maintenance plan and repair program should be prepared and implemented based on a comprehensive knowledge of the building's use and its materials, with regular inspection and prompt preventative maintenance and repair.

6.12.2. Policy – Graded Levels of Intervention

The appropriate level of significance of any part or element of the building shall be determined from this plan prior to determining the acceptable level of intervention or appropriate action required under maintenance.

6.13. APPROPRIATE SKILLS AND EXPERIENCE

6.13.1. Policy – Skills and Experience

Relevant and experienced professional conservation advice should be provided for all conservation, maintenance, adaptation and repair works proposals and programs on the building.

7. STATEMENT OF DESIGN PRINCIPLES

- Development of the site needs to consider
 - The 3D relationships between buildings
 - The space between buildings
 - Limit Extension on both side of existing house
 - Limit building forward of the house on primary façades
 - 1 storey to Manuka Circle screened by existing trees to reduce impact on the 2 storey building
 - 2 storey projection over side garage should use new material that are separated by vertical glazing
 - 2 storey building should be located to the rear corner
 - Relocate fence or bollard further back behind the primary facade

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8. STATEMENT OF HERITAGE IMPACT

8.1. THE PROPOSAL

The proposal is described in Drawings No 1514.DA01- 04 Dated February 2014 prepared by involves the following scope of work:

- Retention of the existing building
- 12 m2 extension over the 1 storey garage
- 40 m2 1 storey addition north of the two storey original building
- Addition to the rear to the same scale as the two storey original building
- Additions are separated from the original building by glass infill panels

8.2. ASSESSMENT OF HERITAGE IMPACT

Proposed works are considered in relation to policies developed in this Assessment to determine their impact upon heritage significance.

6.1.1 Policy - Conservation Management

The Conservation Management Policy should be adopted to guide all work to the building and be continually reviewed.

Impact : The Conservation Management Policy has guided all work to the building.

6.2.2.Policy – Significance

Fabric identified in Section 4.11 as having high significance (B) should be retained, conserved and/or preserved where possible. This includes the Fitzroy Street and Manuka Circle façade.

Fabric identified in Section 4.11 as having moderate significance (C) – retention and preservation is desirable but not essential. This includes the rear facades and interior.

Fabric identified in Section 4.11 as having little significance (D) may be retained or removed as required subject to practical considerations. This includes the side fence and 1 storey rear building.

Impact : Fabric on the Fitzroy Street and Manuka Circle façade is retained, conserved and/or preserved where possible.

Fabric on the rear facades is generally retained.

Fabric on the side fence and 1 storey rear building is removed

6.2.4.Policy - Finishes

face brick facades are retained .

6.4.1.Policy – Urban Design / highrise city context sensitive

The architectural impact of the building and group derives from the building placement their form, facades, landscaping and landmark quality. The full block site contributes to its landscape quality. Key views of the building available from Fitzroy Street, Manuka Circle, Conservation Area and ECT should be preserved. One storey additions that are screened by existing landscaping are considered acceptable in this area. Additions could occur to the building to the side and rear elevations and should reinforce the height and cubic massing of the existing building. Compatibility of materials should occur with face brick, metal and glass being preferred finishes. Rendered masonry is not considered an appropriate finish.

Impact : The architectural impact of the building and group derives from the building placement their

The form, facades, landscaping and landmark quality of the building are retained . Key views of the building available from Fitzroy Street, Manuka Circle, Conservation Area and ECT are preserved. One storey additions are screened by

existing landscaping. Additions are located to the rear of the building and reinforce the height and cubic massing of the existing building. Compatibility of materials occurs with face brick, metal and glass being preferred finishes.

6.5.1. Policy – Exterior Appearance

The overall building form of the group should be preserved. The existing form, external surfaces, materials and finishes of the façade should be preserved. It is desirable that door and window openings should not be enlarged or closed in. No new work should compromise the original significant facades (Fitzroy Street and Manuka Circle). All remaining intact fabric on significant facades, as identified in Section 4.11, should be retained and conserved.

The overall building form of the group is preserved. The existing form, external surfaces, materials and finishes of the north and east façades are preserved. Door and window openings are retained. Window widths to the east façade are retained.

6.5.2 Policy - Façade Modification

It is desirable that where it is necessary to modify the façade, changes to the facade should reinforce the composition of the original façade. Window openings could be extended to door openings.

Changes to the east facade retain the window widths and reinforce the composition of the original façade. Window openings are extended as door openings.

6.6.1. Policy – Interior Elements

The retention of the interior elements and finishes while desirable are not essential.

Non intact interior elements and finishes are generally retained.

6.9.1 Policy – Retain and Interpret Building Evolution

Evidence of the development of the building in 1938 should be respected, retained and interpreted.

Evidence of the development of the building in 1938 is respected by retention of the building with minimal additions on the significant facades

6.14.1 Policy – Skills and Experience

Relevant and experienced professional conservation advice should be provided for all conservation, maintenance, adaptation and repair works proposals and programs on the building.

professional conservation advice has guided the design of additions to the building.

8.3. ALTERNATE ASSESSMENT OF HERITAGE IMPACT USING THE HERITAGE OFFICE GUIDELINES

- 8.3.1. How is the impact of the new development on the heritage significance of the item or area to be minimised?
- 8.3.2. Can the additional area be located within an existing structure? If not, why not?
- 8.3.3. Will the additions visually dominate the heritage item?
- 8.3.4. Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?
- 8.3.5. Are the additions sympathetic to the heritage item?
- 8.3.6. Why is the new development required to be adjacent to a heritage item?
- 8.3.7. How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?
- 8.3.8. How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?
- 8.3.9. Will the public and users still be able to view and appreciate its significance?

The impact of the new development on the heritage significance of the building, group and precinct is minimised. The additional area to the existing building is to be located away from the primary facades above the secondary garage structure. The additions create a 2 storey building which is consistent with the scale of the group and consistent with other additions to other buildings in the precinct. The main additions are located to the rear to of the two storey original building and are separated from the original building by glass infill panels
The development does is not sited on any known, or potentially significant archaeological deposits.

8.4. CONCLUSION

Given the heritage significance of the building and its condition, options for retention and adaptive reuse of the building are most appropriate.

9. BIBLIOGRAPHY

Metcalfe Andrew, *Canberra Architecture*, Watermark Press, Sydney 1997

Irving, R. and Reynolds, P. *A Pictorial Guide to Identifying Australian Architecture*, 1989

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10. LIST OF ILLUSTRATIONS

FIGURE NO.	DESCRIPTION	SOURCE
Figure 3.1.1	Fitzroy Street streetscape	Architectural Projects
Figure 3.1.2	1X Fire Station House Manaka Circle looking North East	Architectural Projects
Figure 3.1.3	1X Fire Station House Fitzroy Street looking South East	Architectural Projects
Figure 3.1.4	1X Fire Station House North Elevation	Architectural Projects
Figure 3.1.5	1X Fire Station House East Elevation	Architectural Projects
Figure 3.1.6	1X Fire Station House South Elevation	Architectural Projects
Figure 3.1.7	1X Fire Station House West Elevation	Architectural Projects

11. STATEMENT OF HERITAGE IMPACT

DRAWING NO.		DESCRIPTION
9391	24.4.37	Block plans of

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12. LIST OF APPENDICES

APPENDIX A	Historic Title
APPENDIX B	Insert name of documents
APPENDIX C	Insert name of document

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Figure 3.1.1

Fitzroy Street streetscape

Architectural Projects



Figure 3.1.2

1X Fire Station House
Manaka Circle looking North East

Architectural Projects



Figure 3.1.3

1X Fire Station House
Fitzroy Street looking South East

Architectural Projects



Figure 3.1.4

1X Fire Station House
North Elevation

Architectural Projects



Figure 3.1.5

1X Fire Station House
East Elevation

Architectural Projects



Figure 3.1.6

1X Fire Station House
South Elevation

Architectural Projects



Figure 3.1.7

1X Fire Station House
West Elevation

Architectural Projects



Forrest Section 35 Block 8

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17-Mar-2014

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**Forrest Section 35
Block 8**

SKETCH SHOWING
INTERPRETATION OF
REQUIREMENT iii) b)
OF THE FORREST
FIRE STATION
PRECINCT HERITAGE
GUIDELINES

1: 307



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25-Mar-2014

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Environment and
Sustainable Development

ACT Heritage Unit Heritage Advice

Date: 17 March 2014

Suburb/District	Forrest	Block	8	Section	35
Heritage Place		Forrest Fire Station Precinct			

Customers: Tomislav Kasunic

Documentation Provided: Sketch designs for alterations and additions

Advice Provided by: Pamela Hubert in conjunction with the Development Application Taskforce of the Heritage Council (the DA Taskforce)

Please note that this advice is preliminary advice only and relates only to heritage issues. Other heritage issues may be raised on submission of a development application or more detailed documentation.

The customer should contact the Planning and Land Authority in ESDD for advice on any other planning issues in relation to the proposal.

Advice:

Alterations and additions are proposed to the existing building which is currently used for combined commercial and residential accommodation.

The Forrest Fire Station Precinct was entered into the Heritage Places Register in 1996. Places on the former Heritage Places Register are taken to be registered under the Heritage Act 2004.

A check through Heritage Unit advice files for places in the Forrest Fire Station Precinct indicates that there have been no major additions to any of the buildings in the precinct since 1996.

Works to the place need to comply with the Heritage Guidelines for the Forrest Fire Station Precinct. Where the Heritage Guidelines do not provide clear guidance, the Heritage Council will consider the proposal against the Statement of Significance for the Forrest Fire Station Precinct to assess whether there may be detrimental heritage impacts.

The two schematic designs presented to the DA Taskforce on 13 March 2014 are not supported by the DA Taskforce who are of the view that the scale and massing of either proposal will not promote the significance of the Forrest Fire Station as a group. In particular the following is noted:

- The overall bulk of the proposed additions will visually overwhelm the existing development on the block.
- The schematic designs obscure the original existing external appearance of the dwelling.
- Development on the southeast (Manuka Circle) side of the existing dwelling will compromise the overall planning layout of the Precinct and will obscure the original existing appearance of the building.
- Additions overhanging the original garage and stepping forward of the original garage do not allow the original building form to remain dominant.

The DA Taskforce note that existing planting, including hedge planting, is not considered to permanently screen views of new development.

The DA Taskforce will consider the use of zinc cladding for additions as, if used appropriately, it can have a neutral appearance and allow the original dwelling on the block to retain its visual prominence.

Clarification has also been sought by the proponent on the interpretation of some of the Requirements in the Heritage Guidelines.

Requirement iii) h) states that requirement iii) d) *“does not apply where the block has two apparent street frontages”* as is the case for block 8, section 35 Forrest. However, requirement iii) e) states that the original building form is to remain dominant. The DA Taskforce advise that external additions should be limited to the northwest and southwest sides of the existing dwelling and should be setback 0.5 metres from the adjacent Fitzroy Street and Manuka Circle fronts of the building respectively. This will ensure that requirement iii) e), *“the original building form is to remain dominant”* is achieved.

The DA Taskforce of the Heritage Council notes that the setbacks of 0.5m are taken from the nearest street facing front of the original dwelling. This will ensure the three dimensional form of the original dwelling remains clearly legible in the streetscape and that views of the adjacent dwelling at 4 Fitzroy Street from the public realm are not obscured by new development.

For the purposes of the Heritage Guidelines, the front boundary is taken as the street boundary where the main entry of the existing dwelling opens to; in this case the Fitzroy Street boundary.

An aerial photograph overlaid with the area available for additions is attached.

The DA Taskforce will consider the use of zinc cladding for additions as, if used appropriately, it can have a neutral appearance and allow the original dwelling on the block to retain its visual prominence.

Minor external alterations and additions are changes that do not impact on the overall form and appearance of the original dwelling.

The DA Taskforce looks forward to reviewing a revised proposal.

DRAFT



ACT
Government

Environment and
Sustainable Development

ACT Heritage Unit Heritage Advice

Date: 17 March 2014

Suburb/District	Forrest	Block	8	Section	35
Heritage Place	Forrest Fire Station Precinct				

Customers: Tomislav Kasunic

Documentation Provided: Sketch designs for alterations and additions

Advice Provided by: Pamela Hubert in conjunction with the Development Application Taskforce of the Heritage Council (the DA Taskforce)

Please note that this advice is preliminary advice only and relates only to heritage issues. Other heritage issues may be raised on submission of a development application or more detailed documentation.

The customer should contact the Planning and Land Authority in ESDD for advice on any other planning issues in relation to the proposal.

Advice:

Alterations and additions are proposed to the existing building which is currently used for combined commercial and residential accommodation.

The Forrest Fire Station Precinct was entered into the Heritage Places Register in 1996. Places on the former Heritage Places Register are taken to be registered under the Heritage Act 2004.

A check through Heritage Unit advice files for places in the Forrest Fire Station Precinct indicates that there have been no major additions to any of the buildings in the precinct since 1996.

Works to the place need to comply with the Heritage Guidelines for the Forrest Fire Station Precinct. Where the Heritage Guidelines do not provide clear guidance, the Heritage Council will consider the proposal against the Statement of Significance for the Forrest Fire Station Precinct and the Features Intrinsic to the Heritage

Significance of the Place to assess whether there may be detrimental heritage impacts.

The DA Taskforce believes that some additions/extensions may be possible which respect the heritage values of the precinct. It appreciates the effort to find a suitable proposal so far. However, the two schematic designs presented to the DA Taskforce on 13 March 2014 are not supported by the DA Taskforce which is of the view that the scale and massing of either proposal will not promote the significance of the Forrest Fire Station as a group. In particular the following is noted:

- The overall bulk of the proposed additions will visually overwhelm the existing development on the block.
- The schematic designs obscure the original existing external appearance and careful massing of the dwelling.
- The overall mass and bulk of the proposed two storey rear addition.
- Development on the southeast (Manuka Circle) side of the existing dwelling will compromise the overall planning layout of the Precinct and will obscure the original existing appearance of the building.
- Additions overhanging the original garage and stepping forward of the original garage do not allow the original building form to remain dominant.

The DA Taskforce advises that the proposal must be seen in the context of the overall precinct. If each property within the precinct had a similar extension then the form of the precinct risks changing dramatically from buildings in planned composition to effectively one building mass. The DA Taskforce suggests that a single storey form for the rear addition, possibly with minor two storey elements, should be explored.

The DA Taskforce note that existing planting, including hedge planting, is not considered to permanently screen views of new development.

The DA Taskforce will consider the use of zinc cladding for additions as, if used appropriately, it can have a neutral appearance and allow the original dwelling on the block to retain its visual prominence.

Clarification has also been sought by the proponent on the interpretation of some of the Requirements in the Heritage Guidelines.

Requirement iii) h) states that requirement iii) d) *“does not apply where the block has two apparent street frontages”* as is the case for block 8, section 35 Forrest. However, requirement iii) e) states that the original building form is to remain dominant. The DA Taskforce advise that external additions should be limited to the northwest and southwest sides of the existing dwelling and should be setback at least 0.5 metres from the adjacent Fitzroy Street and Manuka Circle fronts of the building

respectively. This will ensure that requirement iii) e), "*the original building form is to remain dominant*" is achieved.

The DA Taskforce of the Heritage Council notes that if setbacks of at least 0.5m are taken from the nearest street facing front of the original dwelling, this will help ensure the three dimensional form of the original dwelling remains clearly legible in the streetscape and that views of the adjacent dwelling at 4 Fitzroy Street from the public realm are not obscured by new development.

For the purposes of the Heritage Guidelines, the front boundary is taken as the street boundary where the main entry of the existing dwelling opens to; in this case the Fitzroy Street boundary.

An aerial photograph overlaid with the area available for additions is attached.

In relation to requirement iii) c) on which you have sought clarification, minor external alterations and additions are changes that do not impact on the overall form and appearance of the original dwelling.

The DA Taskforce looks forward to reviewing a revised proposal.



ACT
Government

Environment and
Sustainable Development

ACT Heritage Unit Heritage Advice

Date: 17 March 2014

Suburb/District	Forrest	Block	8	Section	35
Heritage Place	Forrest Fire Station Precinct				

Customers: Tomislav Kasunic

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A check through Heritage Unit advice files for places in the Forrest Fire Station Precinct indicates that there have been no major additions to any of the buildings in the precinct since 1996.

Works to the place need to comply with the Heritage Guidelines for the Forrest Fire Station Precinct. Where the Heritage Guidelines do not provide clear guidance, the Heritage Council will consider the proposal against the Statement of Significance for the Forrest Fire Station Precinct and the Features Intrinsic to the Heritage

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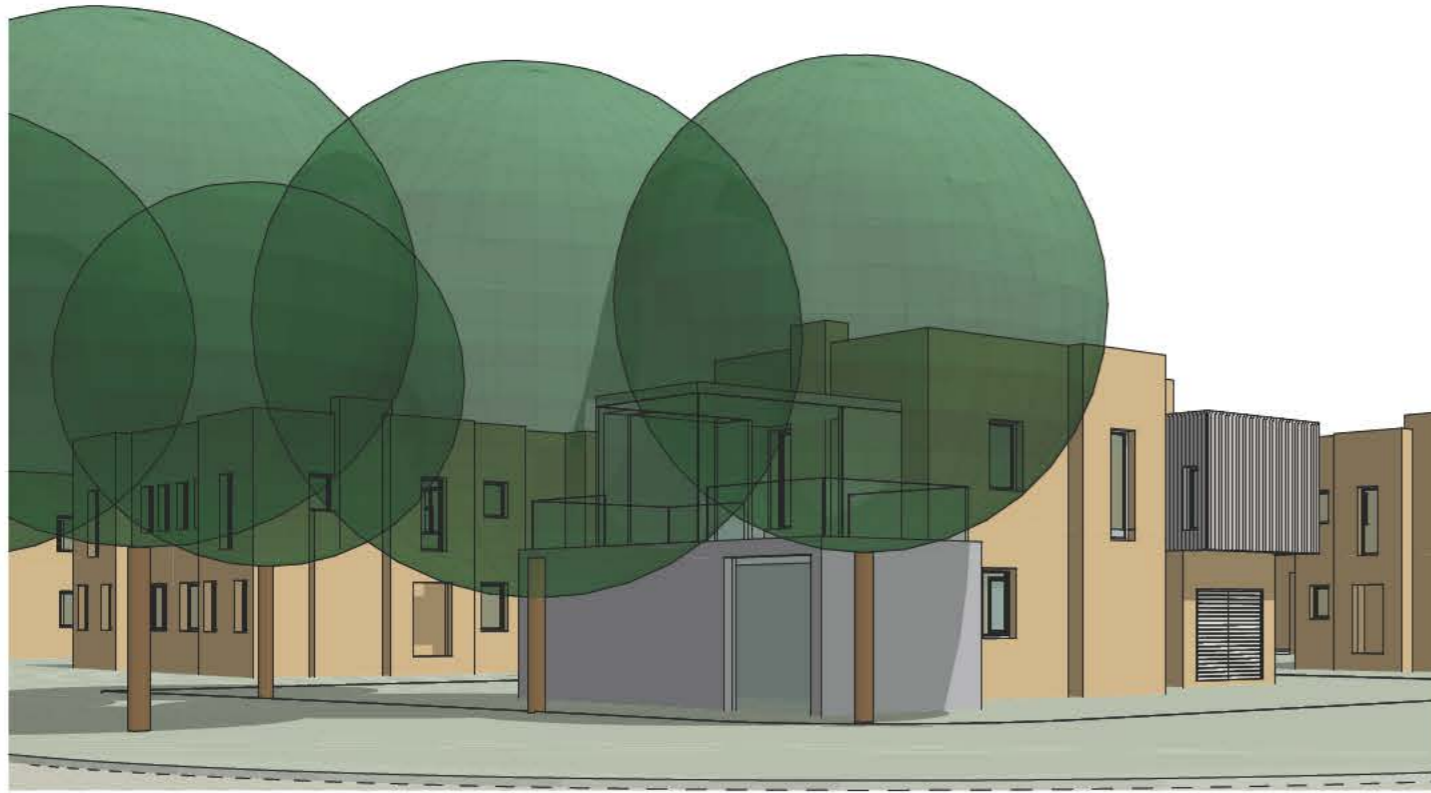
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An aerial photograph overlaid with the area available for additions is attached.

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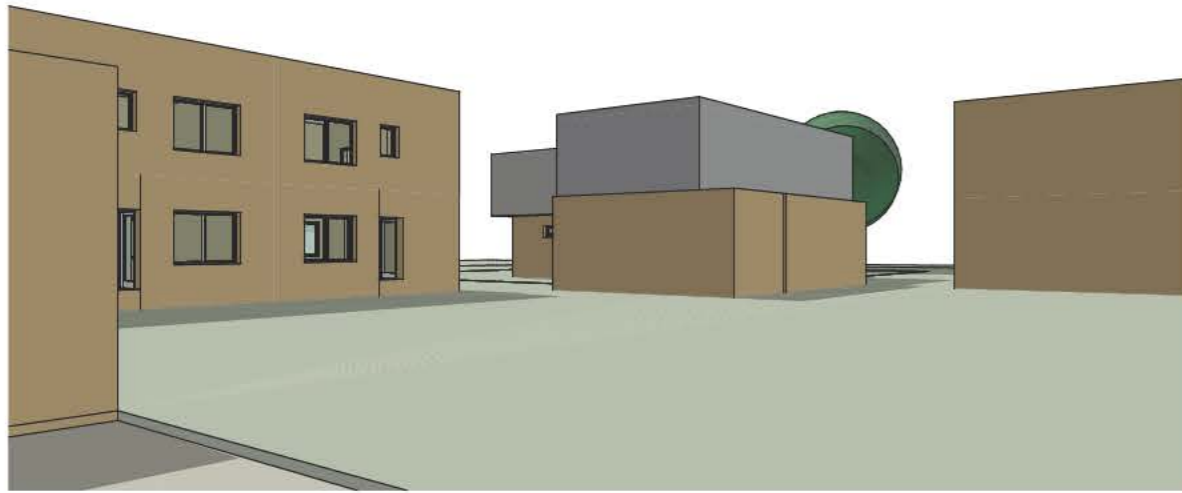
The DA Taskforce looks forward to reviewing a revised proposal.



01 Lot 8 - East corner View



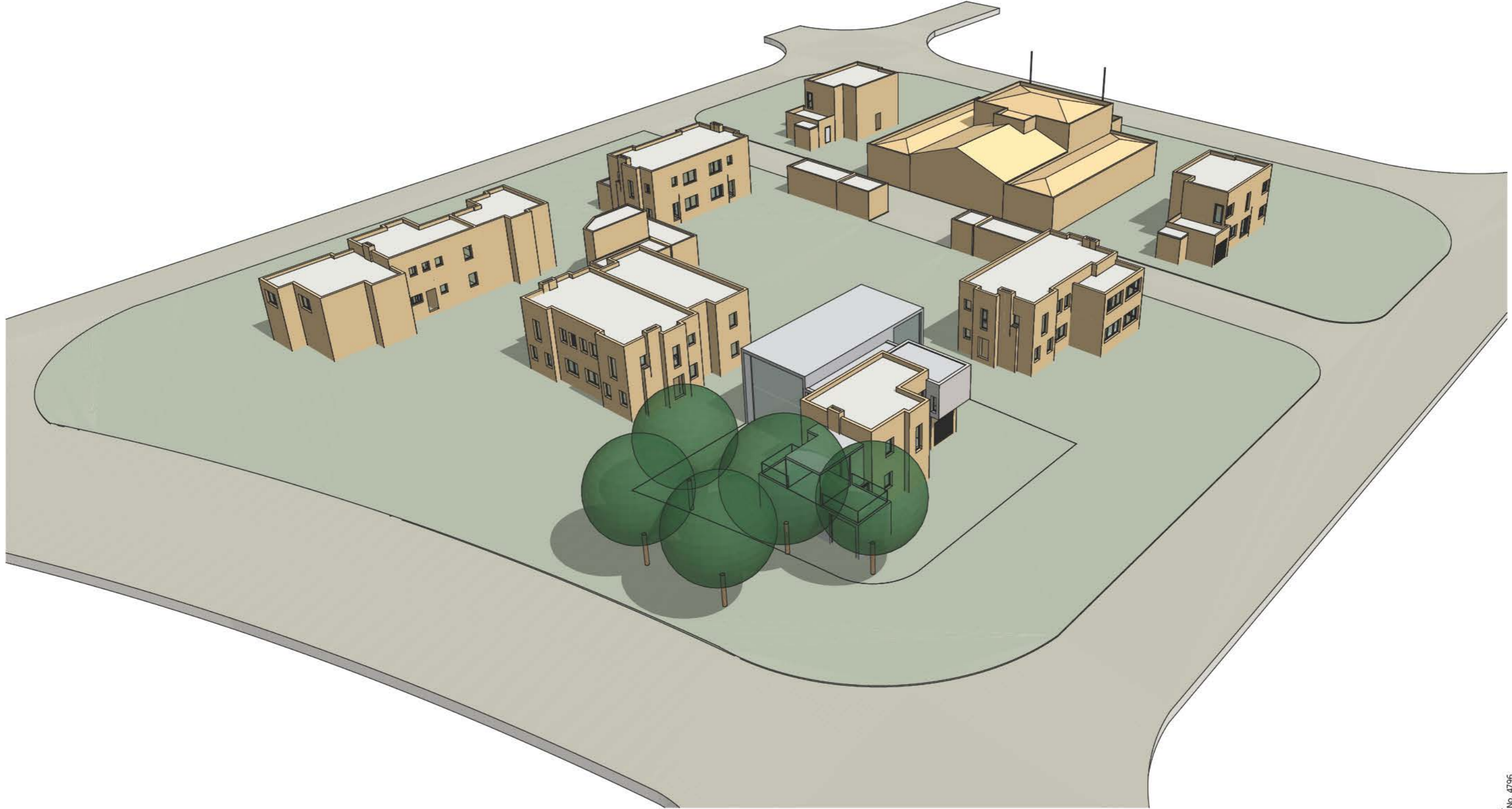
02 Lot 8 - View from North Fitzroy Street



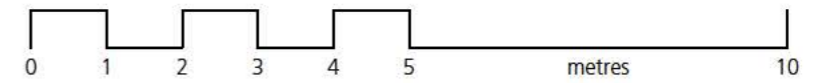
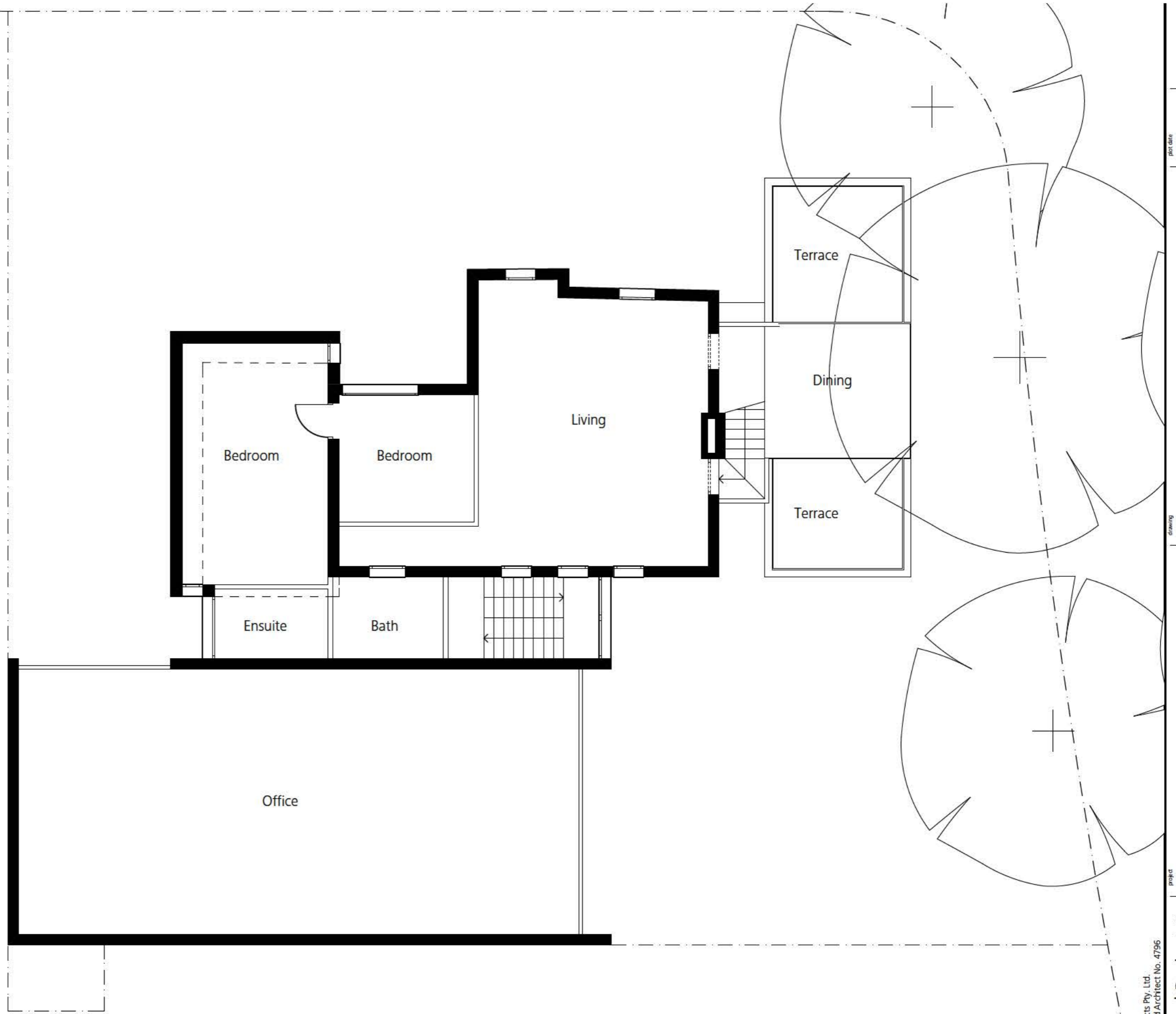
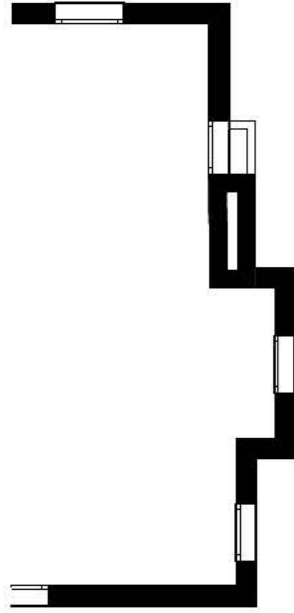
03 Lot 8 - View from Laneway, West corner

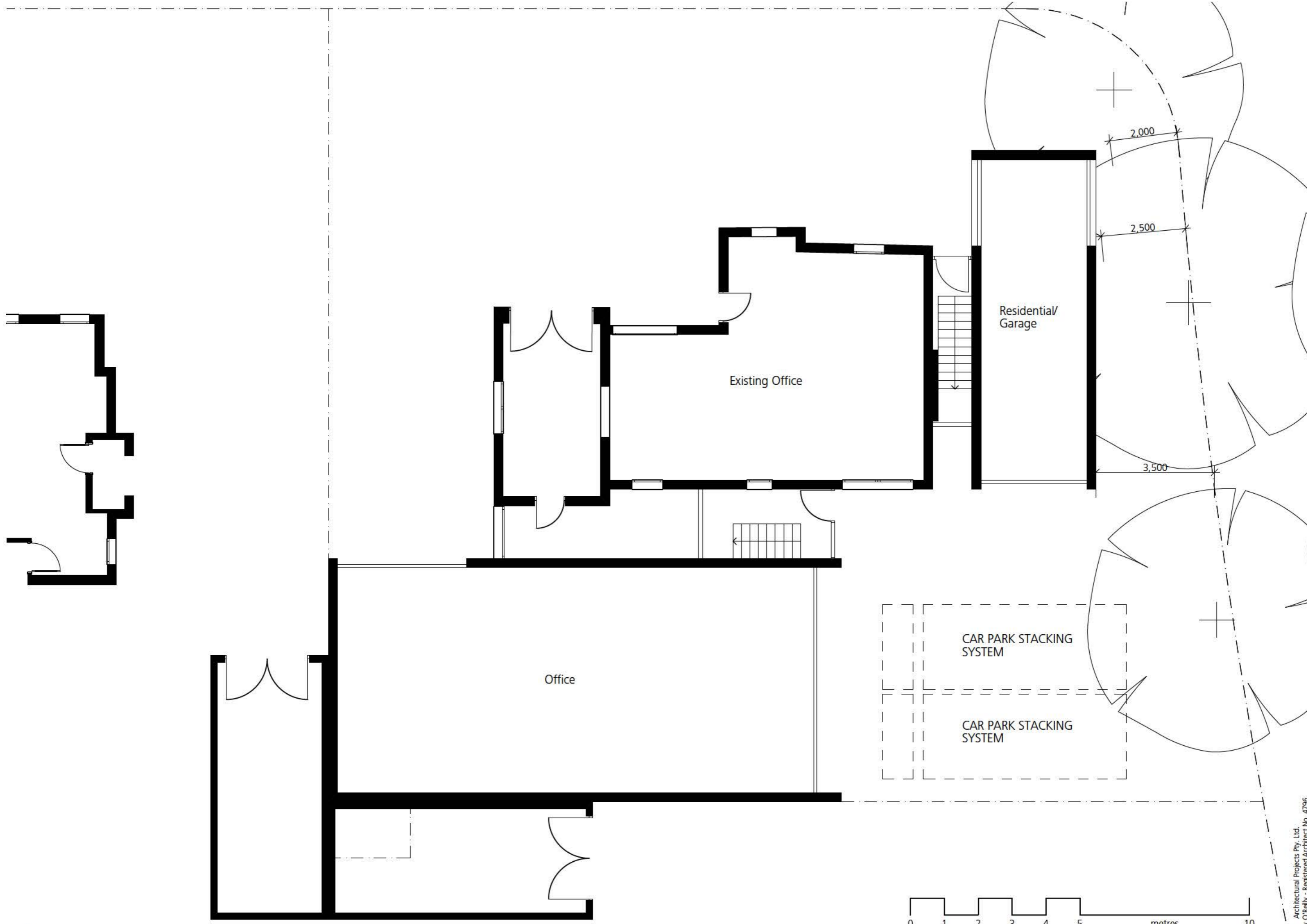


04 Lot 8 - View from Manuka Rd, South Corner -



1 Aerial view - After new additions







FILE NOTE/CONVERSATION RECORD

Date: 7 April 2014

SUBJECT:	2 Fitzroy Street Forrest	
Block: 8	Section: 35	Division/District: Forrest

CONVERSATION WITH THE FOLLOWING PARTY		
<input checked="" type="checkbox"/> Over telephone <input type="checkbox"/> Meeting at Unit Offices <input type="checkbox"/> Other		
Name	Position	Contact Details
Tomislav Kasunic		[REDACTED]

ISSUES DISCUSSED & ADVICE PROVIDED:

Mr Kasunic rang to further discuss interpretation of the heritage guidelines for the Forrest Fire Station Precinct, specifically setbacks and constraints on development between the existing dwelling and the street boundaries.

The Heritage Unit has previously prepared advice on interpretation of the guidelines and setbacks in consultation with the DA Taskforce.

After ten minutes of discussion with Mr Kasunic explaining that:

- he has been given the DA Taskforce’s advice on constraints on development; and that
- the interpretation of the guidelines in question has not been tested in a court;

I said that the discussion was going around in circles and I would not continue it. I subsequently hung up on Mr Kasunic.

Pamela Hubert



ACT Heritage Council

HERITAGE ADVICE

Under Part 10 of the *Heritage Act 2004*

ACT Planning Ref: DA201425608
Heritage Ref: Forrest 8-35
Contact Officer: Pamela Hubert
Received: 16 July 2014
Due date: 6 August 2014

TO: ACT Planning and Land Authority
Environment and Planning Directorate
ESDDcustomerservices@act.gov.au

Block:	Section:	Division / District:	Heritage Place:
8	35	Forrest	Forrest Fire Station Precinct

Status of Place: Registered Heritage Place
Description of Works: Other - lease variation
Council Advice provided by: Secretary / ACT Heritage Manager

Pursuant to s.148(1) of the *Planning and Development Act 2007* and part 10 of the *Heritage Act 2004*, the ACT Heritage Council advises that:

- there is **insufficient information** supplied with this application and further information is required.
- there are **no perceived heritage issues** with this application and a detailed assessment is not required.
- due to the nature or minor scope of the works / lack of visibility from the street the proposed development is **unlikely to detrimentally impact** upon the heritage values of the place and a detailed assessment is not required.
- the proposed development is **unlikely to detrimentally impact** upon the heritage values of the place on the basis of the attached heritage impact assessment.
- the proposed development **will have a detrimental impact** upon the heritage values of the place, unless the conditions of the attached heritage impact assessment are complied with.
- the proposed development **will have a detrimental impact** upon the heritage values of the place on the basis of the attached heritage assessment, and to prevent such impact would require change to the fundamental nature or concept of the development.
- the proposed development **will have a significant adverse impact** under section 124A of the *Planning and Development Act 2007*.

NOTES:

The application proposes a lease variation to include non retail commercial use limited to office in the purpose clause of the lease. No changes to the existing buildings on the site are proposed in relation to this application.

Anna Gurnhill
A/g Secretary (as delegate for),
ACT Heritage Council

July 2014



ACT Heritage Council

HERITAGE ADVICE Under Part 10 of the *Heritage Act 2004*

ACT Planning Ref: DA201425608
Heritage Ref: Forrest 8-35
Contact Officer: Pamela Hubert
Received: 16 July 2014
Due date: 6 August 2014

TO: ACT Planning and Land Authority
Environment and Planning Directorate
ESDDcustomerservices@act.gov.au

Block:	Section:	Division / District:	Heritage Place:
8	35	Forrest	Forrest Fire Station Precinct

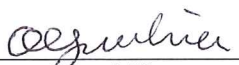
Status of Place: Registered Heritage Place
Description of Works: Other - lease variation
Council Advice provided by: Secretary / ACT Heritage Manager

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Anna Gurnhill
A/g Secretary (as delegate for),
ACT Heritage Council

16 July 2014



ACT Heritage Council

Clearance Form

Advice prepared by: Pamela Hubert..... Designation: Alg Assist Mgr

Proposal: Lease variation

Impact / Concern: Nil

Recommendation: No objection

Signature: P.K. Hubert..... Date: 16.7.2014

Checked by: Jennifer Dunn..... Designation: cons off

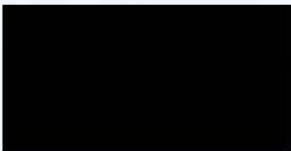
Comment: Agree

Signature: J. Dunn..... Date: 16.7.2014

Chair / Deputy Chair (Secretary) Anna Cornhill..... Designation:

Comment: Minor edits

Signature: ACornhill..... Date: 16.7.2014



ACTPLA
Customer Services
PO Box 365
Mitchell ACT 2911

To whom it may concern

I would like to make comment on the following Development Application:

**DA 201425608 listed as 29 Manuka Circle Forrest ACT 2603,
paperwork completed as 2 Fitzroy Street Forrest ACT 2603**

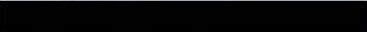
As a local resident, and noting the zoning, I do not oppose the clause variation to the lease to add a home business and non retail commercial use (limited to home office) to Block 8 Section 35 Forrest. However, I would like clarification on the definition of a home office as opposed to business (when speaking with ACTPLA on 8 August I could not be provided with a definition).

At present the location is being used to operate Kascon Projects (www.kascon.com.au). Their website indicates at least six staff. I would like clarification if this constitutes a business rather than a home office. There are commonly up to three Kascon branded commercial vehicles located at the residence on weekdays. In addition, this residence has been used by Kascon Projects for in excess of 12 months. Significant construction work has been completed on the site to separate the home office on the ground floor from the upstairs level of the property (including the removal of the internal staircase). I would therefore like to have the following recorded as comments against the DA application:

- The DA notification sign was erected on 18 July however the sign was no longer present at least from 22 August. Once ACTPLA was notified the signage was erected again on 1 August. Therefore there was no public signage for a significant period of the public notification period. To my knowledge no effort was made to rectify the missing sign by the DA applicants.
- The photograph (attachment A - 1) in the 'Statement Against Criteria' documentation is not representative of the property in its present state. Please see attachment A - 2 for a current photograph of 2 Fitzroy Street and A-3 for the property at time of sale in August 2012.
- Prior to June 2013 (and noted in March 2013) extensive internal renovation works had been completed including the removal of the internal staircase to create a separate office/commercial and private residential premises. The photograph at attachment A - 4 shows the property during this period.
- This property has been used as a home office for more than 12 months. The office was occupied in at least April 2013. The photograph at attachment A-5 shows an internal view of 2 Fitzroy Street (taken from the Kascon website).

- There are commonly up to three commercial vehicles (utes) with Kascon branding, and private vehicles on the premises on weekdays. Vehicles associated with the premises are also parked in the two hour parking opposite.
- Prior to March 2014 work was undertaken at the property to lay a fire retardant (concrete flooring) to separate the ground and first floor. I was informed second-hand this is to meet WHS requirements to allow separate residential occupation of the upstairs part of the property to the office on the ground floor. Photographs in attachment A –6 identify the current status of work on the first level.
- Fitzroy Street, rather than Manuka Circle is the main entrance for Kascon. Number 4 and 6 Fitzroy Street are both private residential dwellings. It would be a shame if these residents were impacted by an increase in commercial activity at 2 Fitzroy Street. While the application identifies a home office the presence of commercial vehicles indicates that the residence is being used on a more commercial scale.
- The ACT Heritage Unit was contacted in June 2013 regarding changes made to the front of 2 Fitzroy Street. Concerns were raised by two people in relation to the 2004 Heritage Order (http://client14.matrix01.act.gov.au/_data/assets/pdf_file/0008/148364/405.pdf) - the order. A response was received from the ACT Heritage Council on 8 July 2013. No reference number is identified on the correspondence.
- Issues of concern identified in relation to the order for the Fire Station Precinct included :
 - changes to the brick work/driveway on the ground inside the 'fence line'
 - the removal of brick work to the left of the driveway
 - the removal of the mail box to the right of the driveway, and
 - a complete change to the low brick wall structure, including rendering the brickwork a dark grey that does not suit the heritage order for the precinct.
- The Heritage Unit did not believe the order had been violated but did advise the owner that consultation prior to future works should be sought. I was informed that the owner, Mr Kasunic, said he did not realise the front was subject to an order. The Heritage listing was clearly identified as part of the sale of this property.

I believe the information above should be taken into consideration when reviewing DA 201425608. I would also appreciate clarification of what constitutes a home office versus a commercial business.

If you would like to discuss any of the comments above please feel free to contact me via the postal address above or 

Regards



08/08/14

Attachment A: photographic record of 2 Fitzroy Street

Attachment A



1: Photograph used in the 'Statement Against Criteria'. This photograph is prior to any of the works undertaken since early 2013.



2: Photograph of the property taken August 2014.



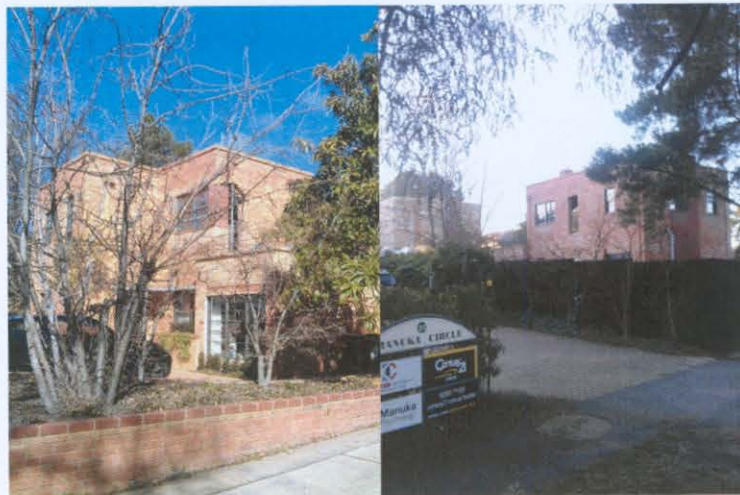
3: Photograph of property from LJ Hooker listing August 2012.







4: Photograph of property post removal of original fence and installation of rendered fencing - June 2013 (prior to windows being replaced).

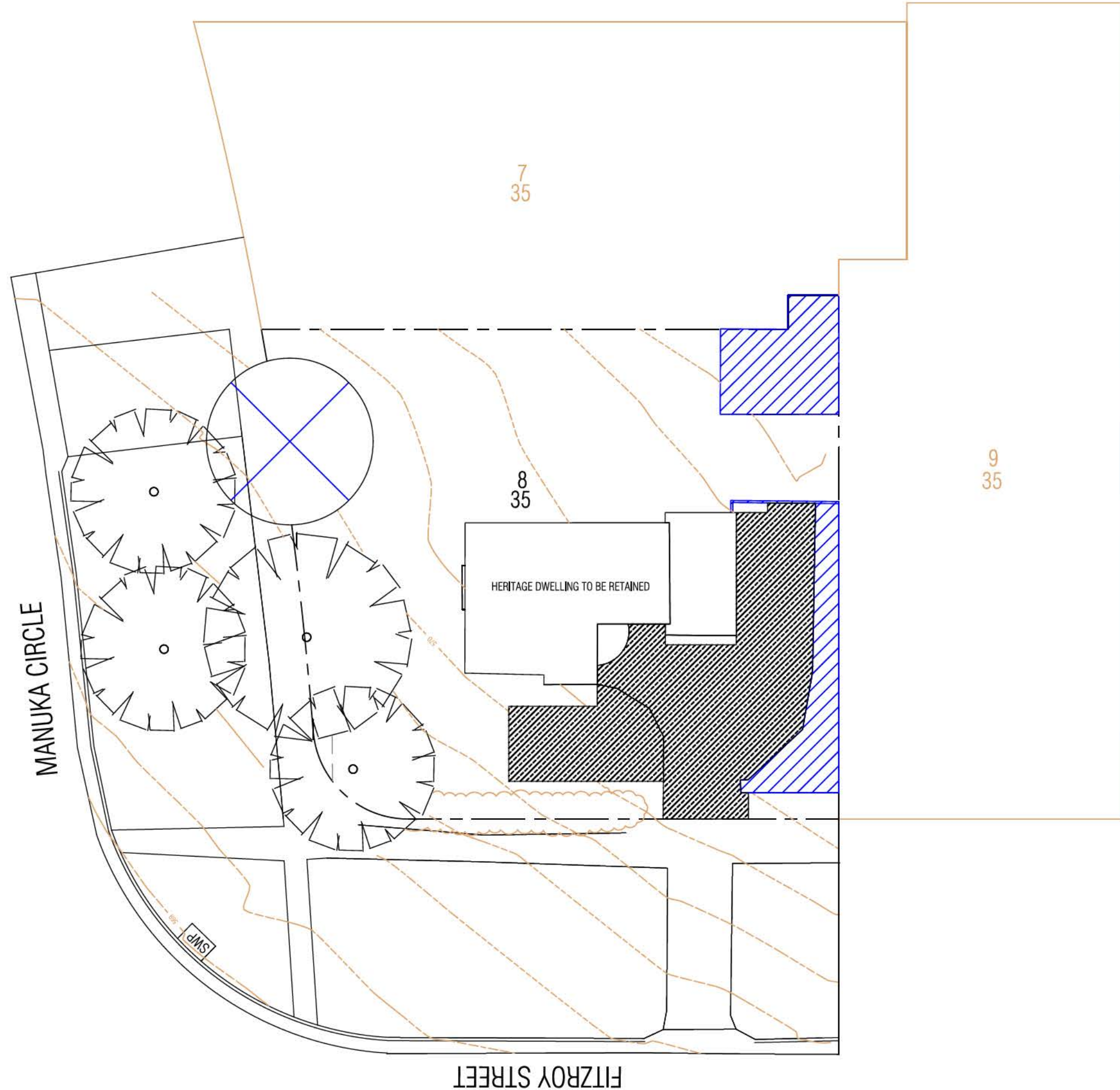


5: Photograph of internal view (home office) of 2 Fitzroy Street from www.kascon.com.au (August 2014).



6: Photographs of property with current state of works - post concrete pour (August 2014).

-  EXISTING TREE TO BE REMOVED AND DEMOLISHED
-  EXISTING TREE TO BE RETAINED
-  NON HERITAGE - EXISTING STRUCTURE TO BE DEMOLISHED
-  NON HERITAGE - EXISTING HARD SURFACES TO BE DEMOLISHED



REVISION	DESCRIPTION	DATE
A	DA	14.08.14

All dimensions must be verified on site by the contractor before the commencement of work or production of shop drawings. All dimensions are in millimeters unless otherwise stated. Do not scale drawings.

KASCON

Registration No: 1108

CLIENT
GEORGE

PROJECT
8/35F

**BLOCK 8, SECTION 35
FORREST ACT**
PROJECT No.
BLK8SEC35 - FORREST



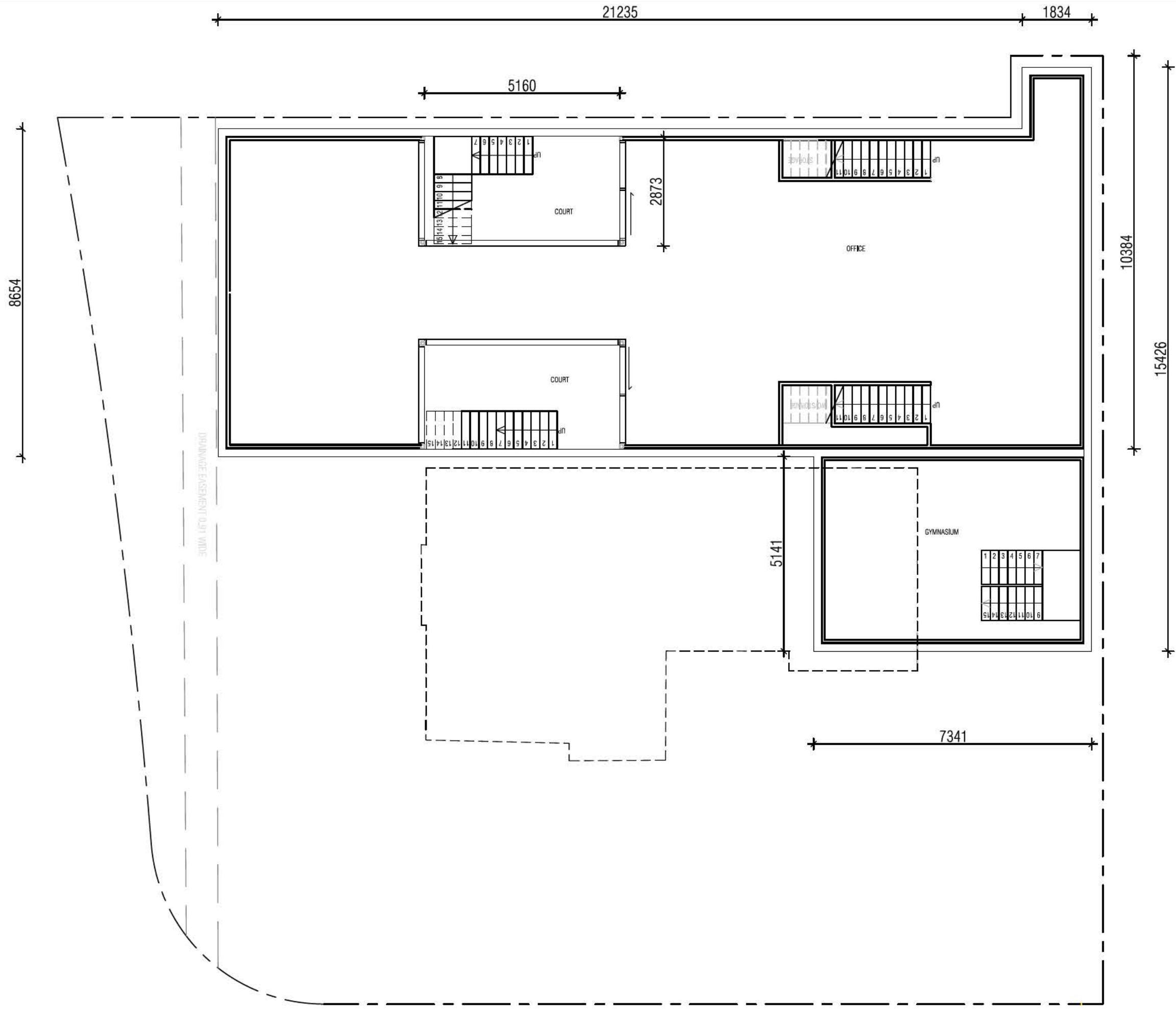
DRAWING
DEMOLITION PLAN

DATE **14.08.14**
SCALE **1:200 @ A3**
DRAWN **TK**

**DEVELOPMENT
APPROVAL**

DRAWING No.

A02



REVISION	DESCRIPTION	DATE
A	DA	14.08.14

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KASCON

Registration No: 1108

CLIENT
GEORGE

PROJECT
8/35F

**BLOCK 8, SECTION 35
FORREST ACT**
PROJECT No.
BLK8SEC35 - FORREST



DRAWING
BASEMENT PLAN

DATE **14.08.14**
SCALE **1:100 @ A3**
DRAWN **TK**

**DEVELOPMENT
APPROVAL**

DRAWING No.
A03

REVISION	DESCRIPTION	DATE
A	DA	14.08.14

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KASCON

Registration No: 1108

CLIENT
GEORGE

PROJECT
8/35F

BLOCK 8, SECTION 35
FORREST ACT

PROJECT No.
BLK8SEC35 - FORREST



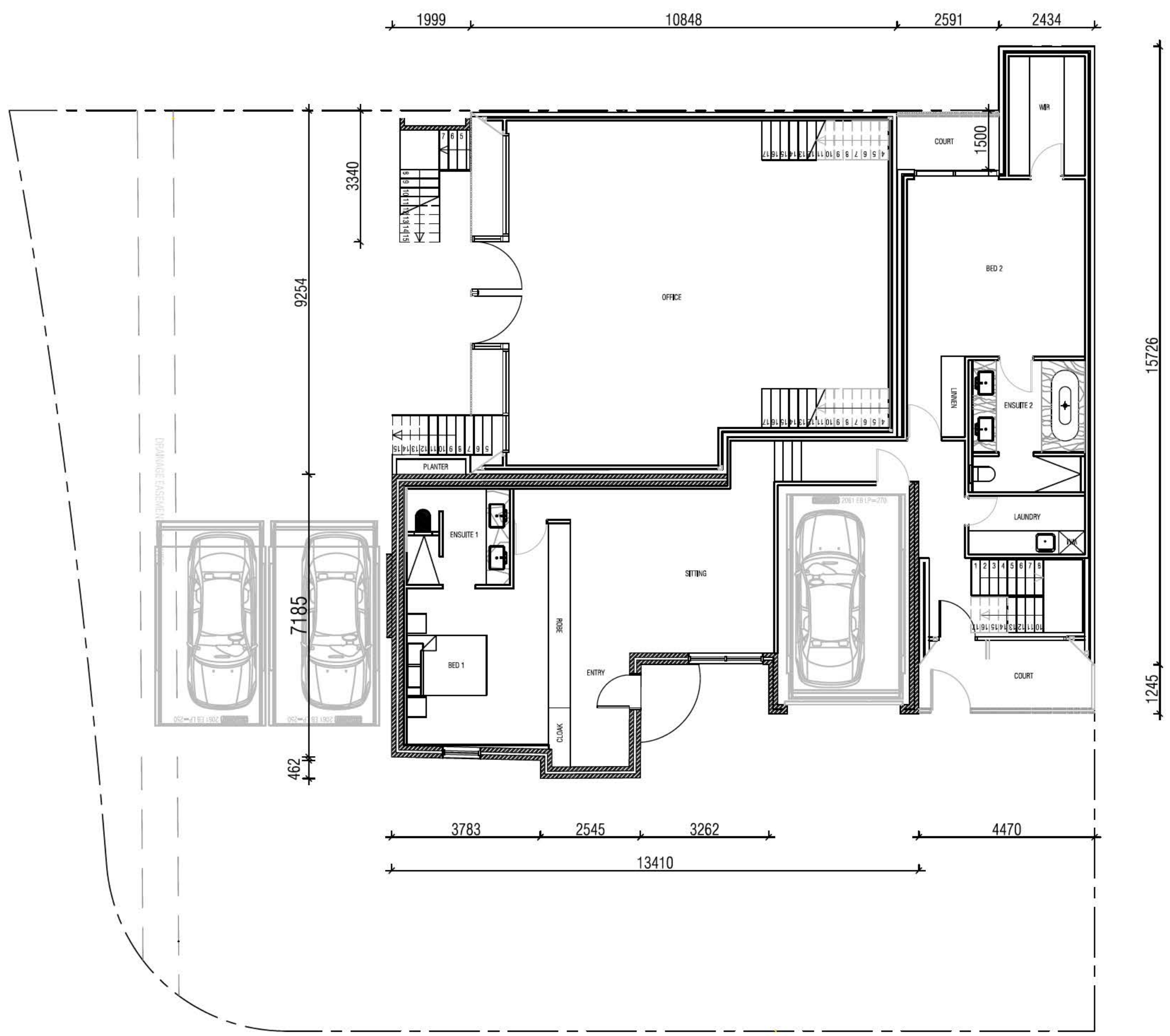
DRAWING
GROUND PLAN

DATE **14.08.14**
SCALE **1:100 @ A3**
DRAWN **TK**

**DEVELOPMENT
APPROVAL**

DRAWING No.

A04



REVISION	DESCRIPTION	DATE
A	DA	14.08.14

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KASCON

Registration No: 1108

CLIENT
GEORGE

PROJECT
8/35F

**BLOCK 8, SECTION 35
FORREST ACT**

PROJECT No.
BLK8SEC35 - FORREST

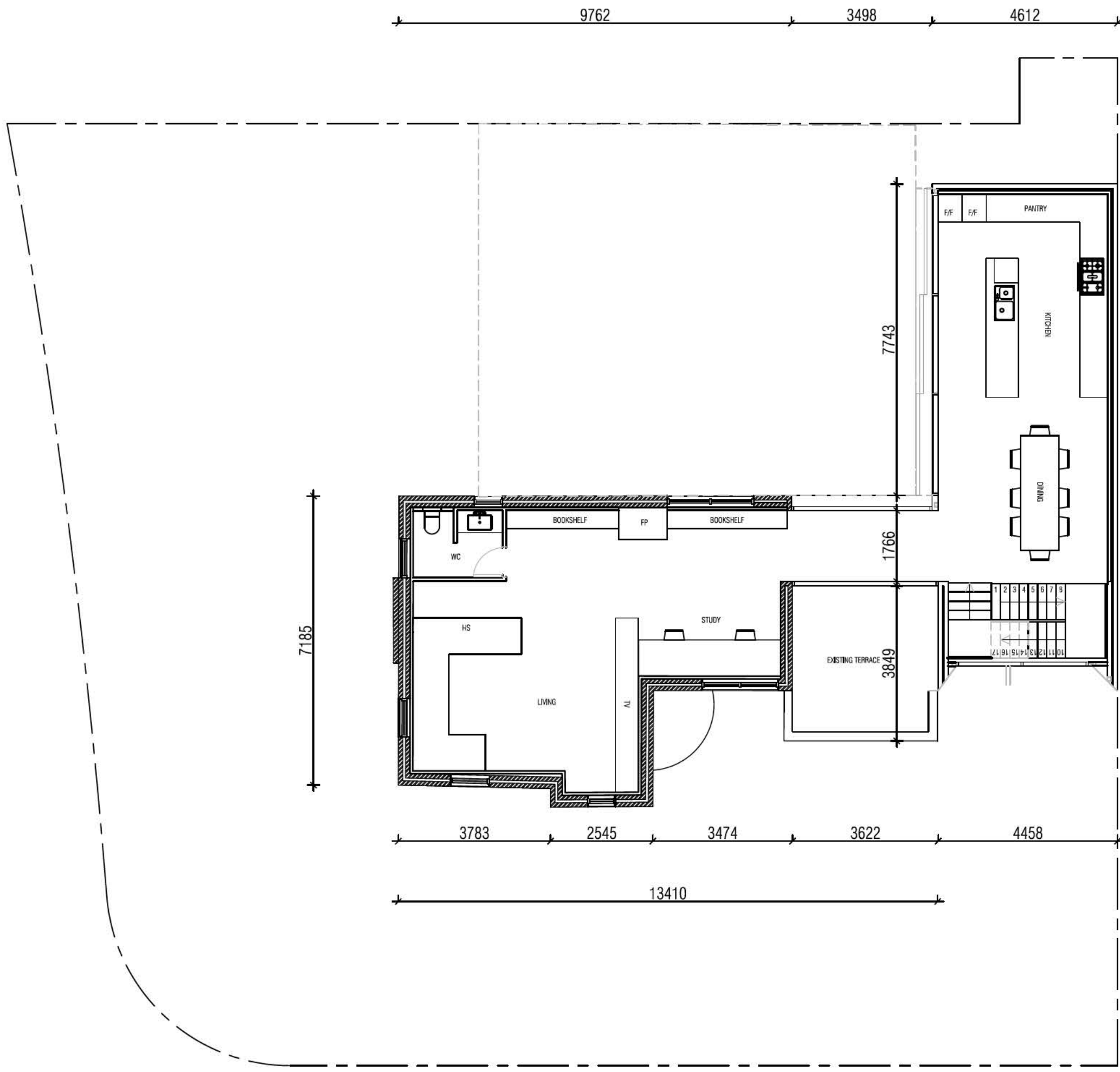


DRAWING
FIRST FLOOR PLAN

DATE **14.08.14**
SCALE **1:100 @ A3**
DRAWN **TK**

**DEVELOPMENT
APPROVAL**

DRAWING No.
A05



REVISION	DESCRIPTION	DATE
A	DA	14.08.14

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KASCON

Registration No: 1108

CLIENT
GEORGE

PROJECT
8/35F

**BLOCK 8, SECTION 35
FORREST ACT**

PROJECT No.
BLK8SEC35 - FORREST

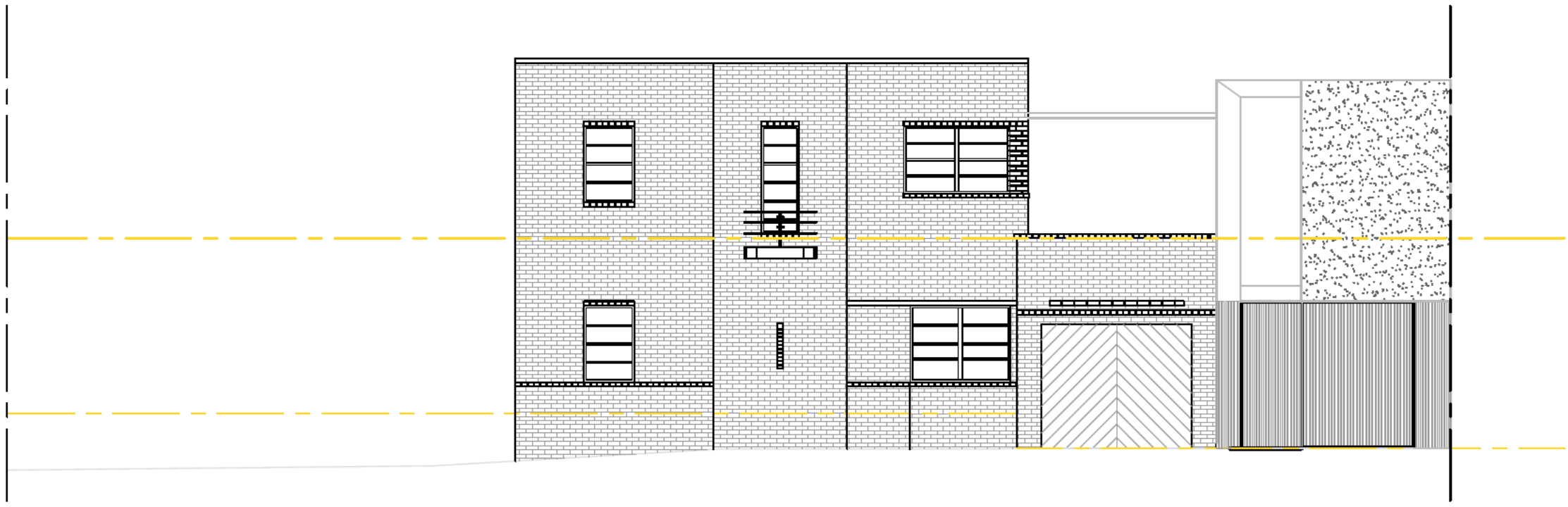


DRAWING
ELEVATIONS

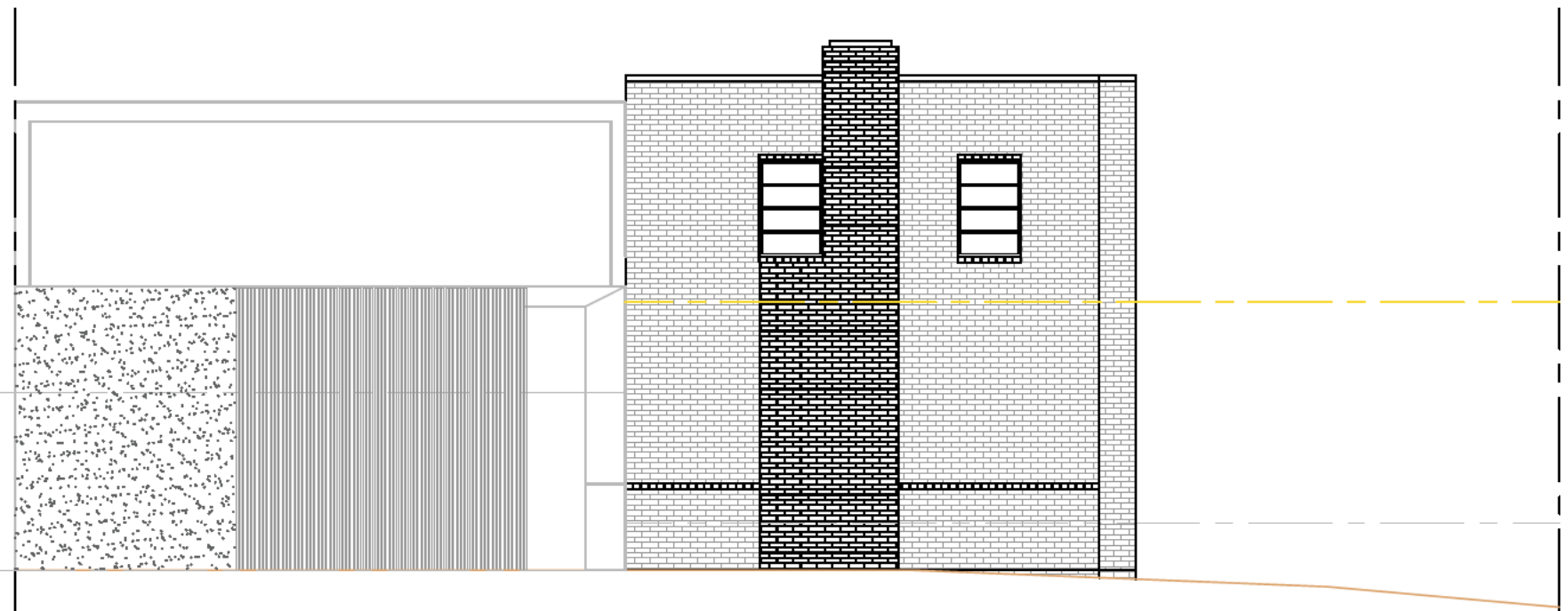
DATE **14.08.14**
SCALE **1:100 @ A3**
DRAWN **TK**

**DEVELOPMENT
APPROVAL**

DRAWING No.
A06



NORTH WEST ELEVATION



EAST SOUTH ELEVATION

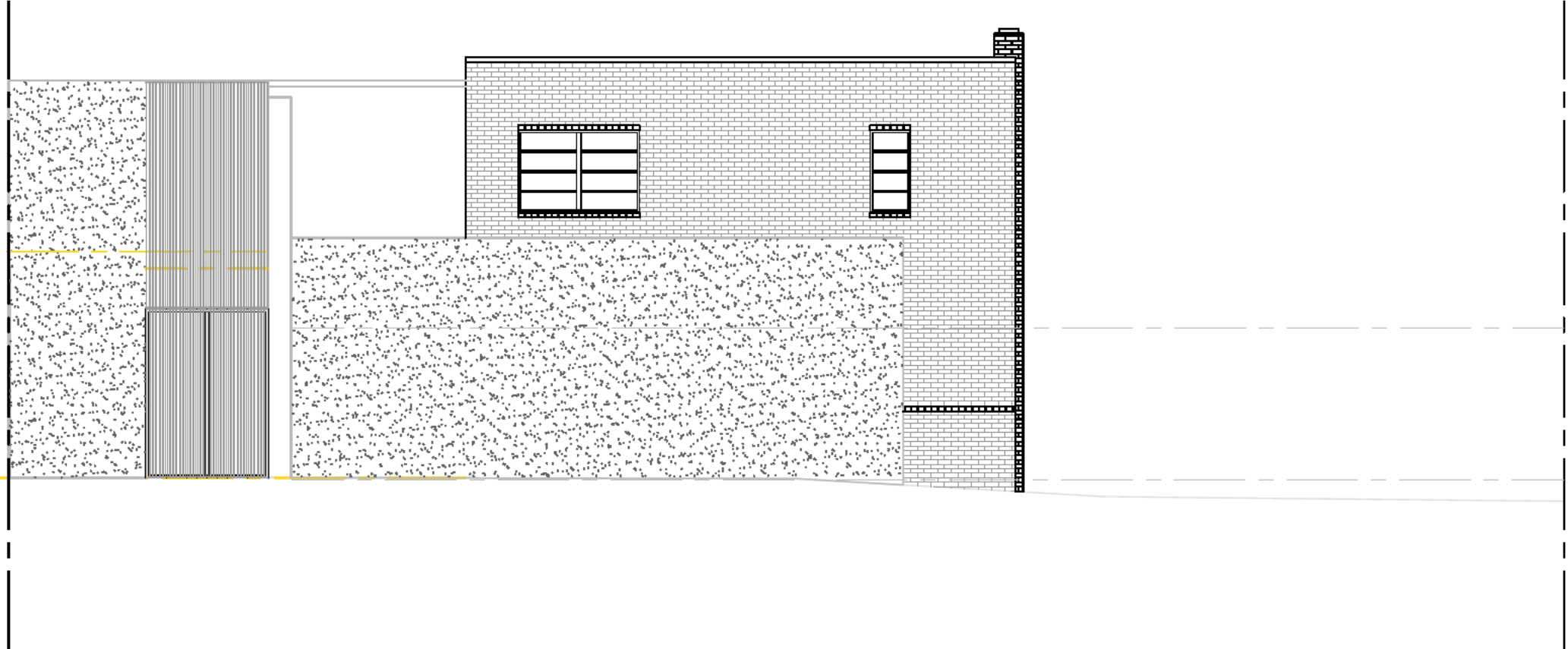
REVISION	DESCRIPTION	DATE
A	DA	14.08.14

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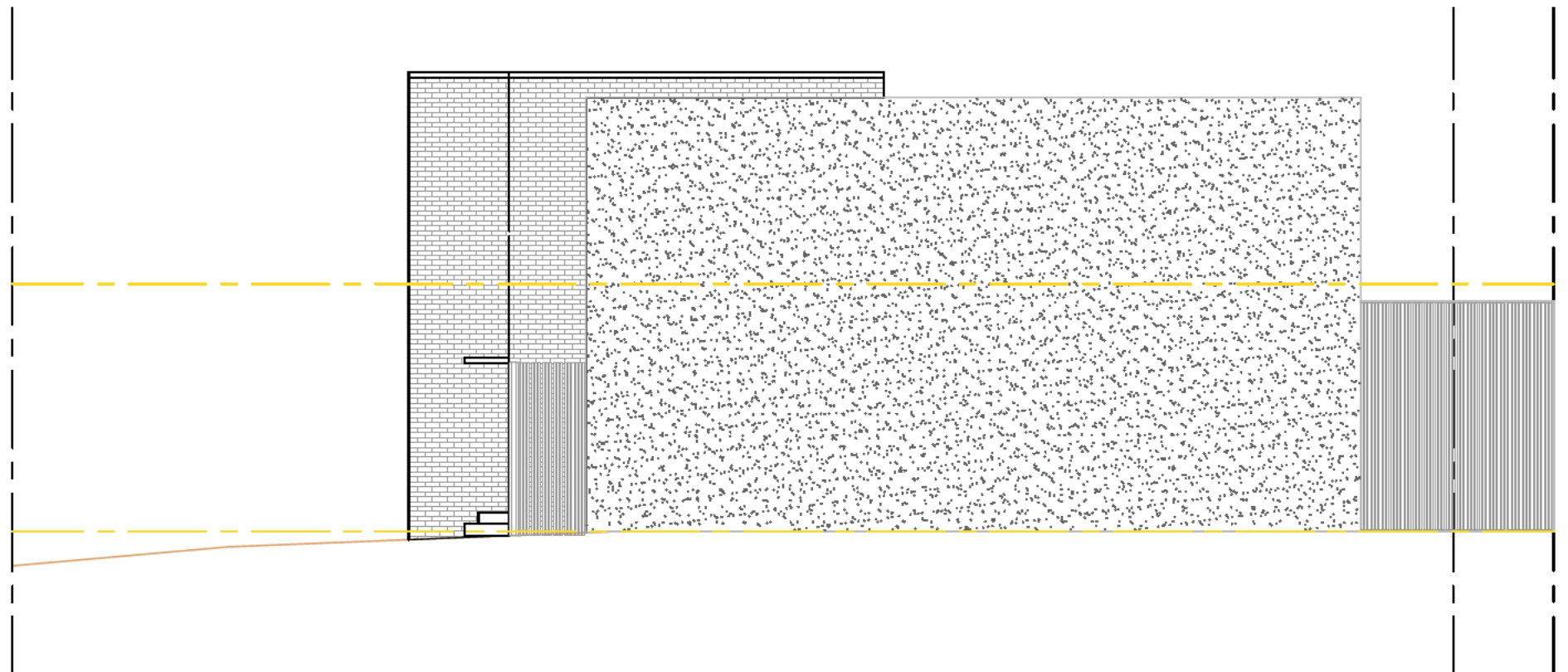
KASCON

Registration No: 1108

SOUTH WEST ELEVATION



WEST NORTH ELEVATION



CLIENT
GEORGE

PROJECT
8/35F

**BLOCK 8, SECTION 35
FORREST ACT**
PROJECT No.
BLK8SEC35 - FORREST



DRAWING
ELEVATIONS

DATE **14.08.14**
SCALE **1:100 @ A3**
DRAWN **TK**

**DEVELOPMENT
APPROVAL**

DRAWING No.
A07





ACT
Government

Environment and Planning

Phone: 6205 3195
File ref: Forrest 8-35
Contact Officer: Pamela Hubert



Dear 

2 Fitzroy Street, Forrest

Thank you for your email of 3 September 2014 regarding painting of brickwork on the reveals of the former garage door opening at 2 Fitzroy Street, Forrest.

A search of photos currently available to ACT Heritage indicates that these reveals were painted at the time the property was for sale in 2012 and probably at the time the garage door was replaced by glazing.

In consideration of the time the reveals have been painted and that the painting appears to be part of the works undertaken to fit glazing into the original garage door opening, ACT Heritage does not believe it is appropriate to take any action at this time.

Thank you for your interest in the Forrest Fire Station precinct and I regret that we are unable to assist you at this time.

Anna Gurnhill
Acting Manager
ACT Heritage

June 2014



ACT
Government

Environment and Planning

Phone: 6205 3195
File ref: Forrest 8-35
Contact Officer: Pamela Hubert



Dear 

2 Fitzroy Street, Forrest – Painting of brickwork

Thank you for your email of 3 September 2014 regarding the painting of the brick reveals of the original garage opening at 2 Fitzroy Street, Forrest.

You have noted that the heritage guidelines for the Forrest Fire Station Precinct include requirement 3) a) that

“External alterations and additions to the existing dwellings shall be consistent with the existing landscape and streetscape values and reflect and complement the architectural style of the original dwellings. This includes alterations to external finishes and changes including painting and adding or removing rendering.”

Before taking compliance action, ACT Heritage need to consider a range of matters including clear evidence of the person or persons responsible for the potential offence, the time that has lapsed since the offence took place and the severity of the offence.

An inspection of photographs of the building including photographs from 2012 when the property was advertised for sale indicates that the brick reveals were painted at that time and possibly before 2002. Consequently, ACT Heritage does not have sufficient information to determine who was responsible for painting the brickwork and is unable to take any compliance action. Additionally, given the time that has lapsed since the alleged offence occurred ACT Heritage does not believe that compliance action at this time would be successful.

Thank you for your interest in the heritage of the Forrest Fire Station Precinct and we regret that we are unable to assist you at this time.

Anna Gurnhill
Acting Manager
ACT Heritage

September 2014



ACT Heritage Council

Clearance Form

Advice prepared by: Pamela Hubert Designation: A/g Assist Mgr

Proposal: Painting of brickwork reveals to garage.

Impact / Concern: Not consistent with guidelines

Recommendation: Existing painting - insufficient evidence for compliance action

Signature: P.K. Hubert Date: 9/9/2014

Checked by: Fiona Moore Designation: A/g Team Leader

Comment: Perhaps response can be simplified to just respond to the question via email (ie) unable to determine if painting occurred prior to order.

Signature: [Signature] Date: 9/9/2014

Chair / Deputy Chair / Secretary: Anna Cornhill Designation:

Comment: Agree 2 letter

Signature: [Signature] Date: 10/9/2014



ACT
Government

Environment and Planning

Phone: 6205 3195
File ref: Forrest 8-35
Contact Officer: Pamela Hubert



Dear 

2 Fitzroy Street, Forrest – Painting of brickwork

Thank you for your email of 3 September 2014 regarding the painting of the brick reveals of the original garage opening at 2 Fitzroy Street, Forrest.

You have noted that the heritage guidelines for the Forrest Fire Station Precinct include requirement 3) a) that

“External alterations and additions to the existing dwellings shall be consistent with the existing landscape and streetscape values and reflect and complement the architectural style of the original dwellings. This includes alterations to external finishes and changes including painting and adding or removing rendering.”

Before taking compliance action, ACT Heritage need to consider a range of matters including clear evidence of the person or persons responsible for the potential offence, the time that has lapsed since the offence took place and the severity of the offence.

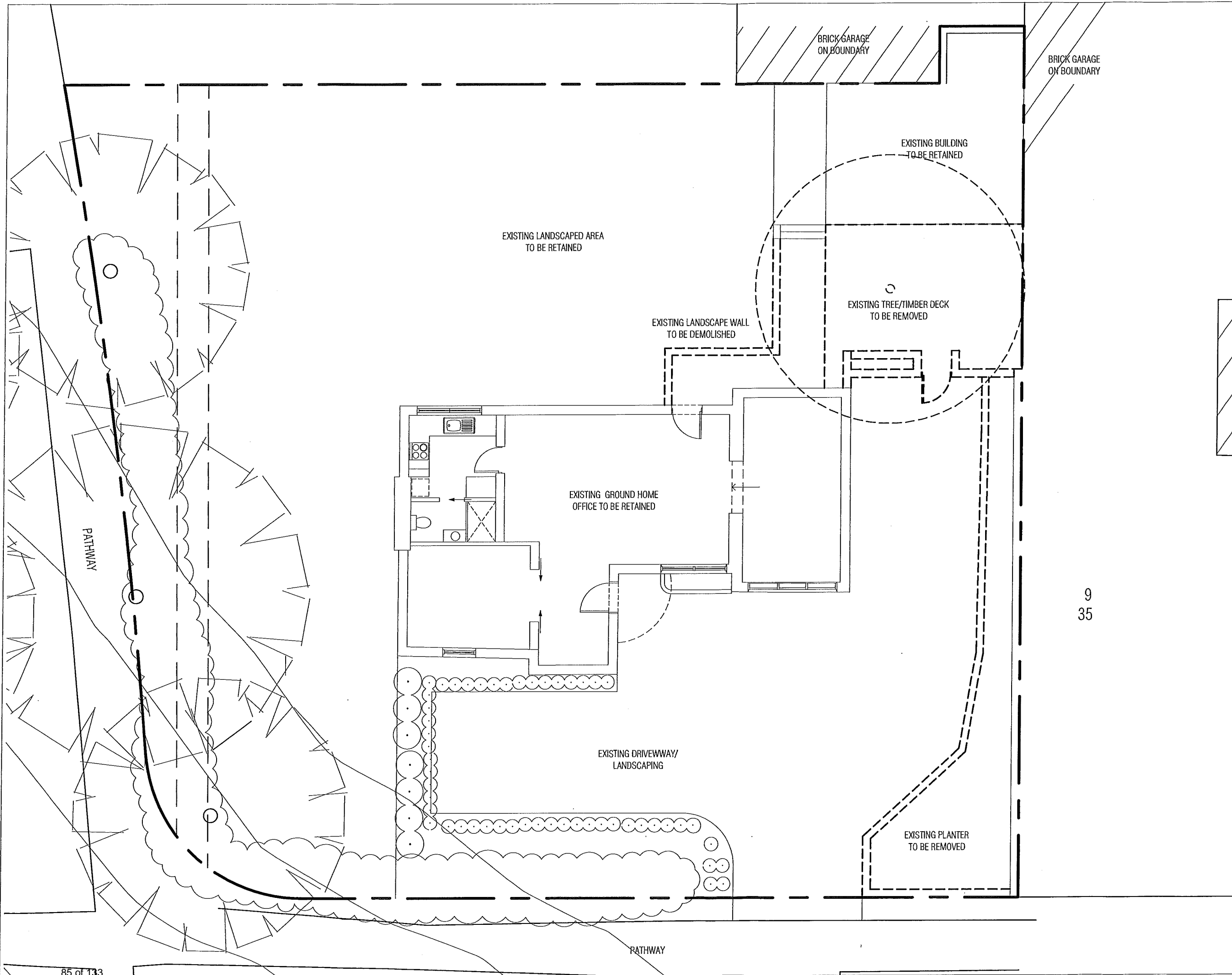
An inspection of photographs of the building including photographs from 2012 when the property was advertised for sale indicates that the brick reveals were painted at that time and possibly before 2002. Consequently, ACT Heritage does not have sufficient information to determine who was responsible for painting the brickwork and is unable to take any compliance action. Additionally, given the time that has lapsed since the alleged offence occurred ACT Heritage does not believe that compliance action at this time would be successful.

Thank you for your interest in the heritage of the Forrest Fire Station Precinct and we regret that we are unable to assist you at this time.



Anna Gurnhill
Acting Manager
ACT Heritage

10 September 2014



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GENERAL NOTES
 All work to be performed in accordance with all relevant Australian standards, Building Code of Australia and regulations of local authorities.

All dimensions must be verified on site by the contractor before the commencement of work or production of shop drawings. All dimensions are in millimeters unless otherwise stated. Do not scale of drawings.

Issue	Description	Date



Registration No: 1108
 ABN 68 017 280 459 ACN 140 082 140
 A PO Box 781, Dickson ACT 2602
 P 0402 131 792
 F (02) 6161 6635
 E info@kasunicandco.com.au
 kasunicandco.com.au

CLIENT
N. GEORGE

PROJECT
**EXTENSIONS/
 ALTERATIONS TO
 EXISTING**

ADDRESS
**2 FITZROY STREET,
 FORREST ACT**

PROJECT No.
GEORGE - FORREST

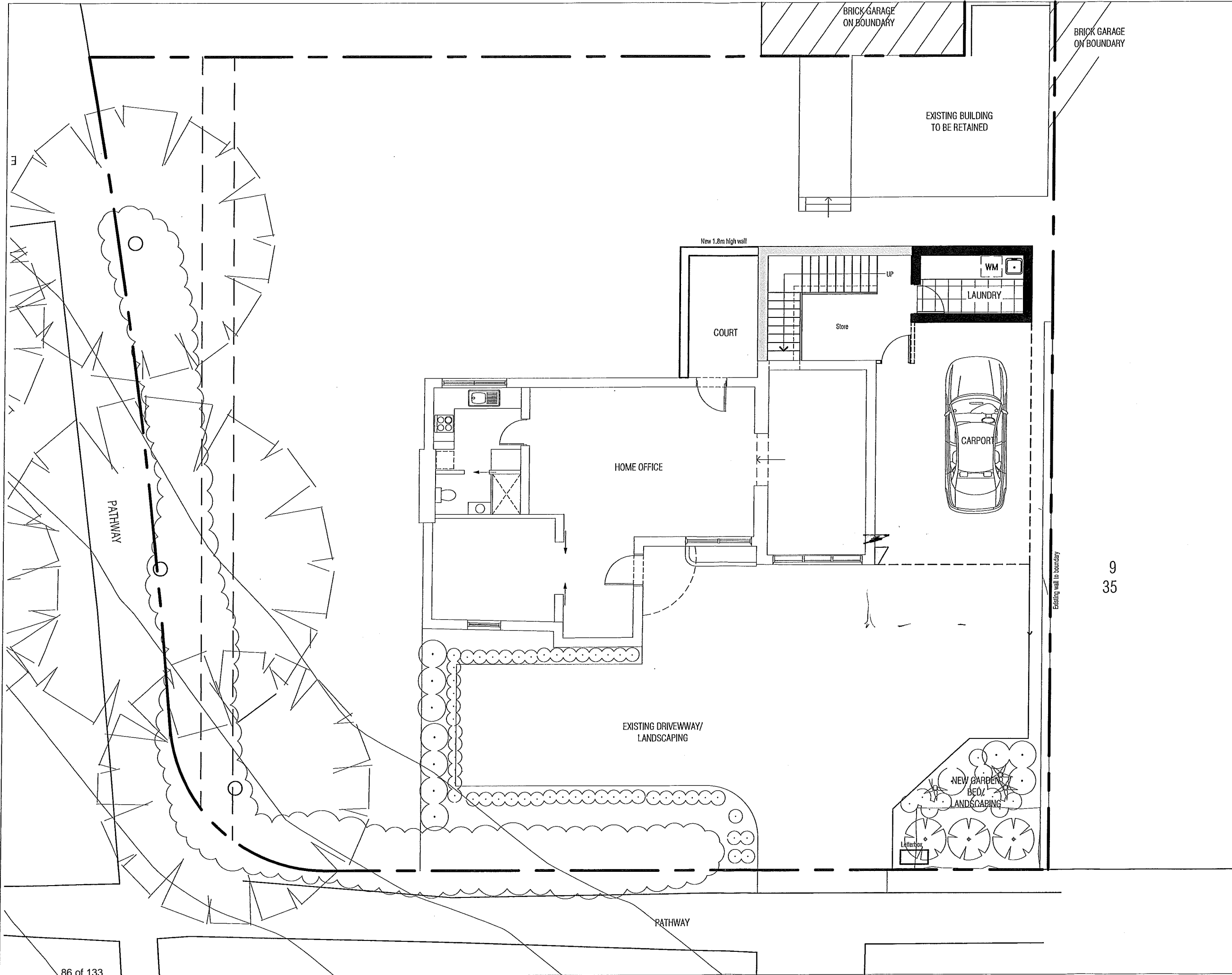


DRAWING
**PROPOSED
 DEMOLITION PLAN**

DATE 25.11.14
 SCALE 1:100 @ A3
 DRAWN DK

DRAWING No.
A01

9
 35



© COPYRIGHT KASUNIC AND CO ARCHITECTS 2013
 GENERAL NOTES
 All work to be performed in accordance with all relevant Australian standards, Building Code of Australia and regulations of local authorities.
 All dimensions must be verified on site by the contractor before the commencement of work or production of shop drawings. All dimensions are in millimeters unless otherwise stated. Do not scale of drawings.

Issue	Description	Date



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 A PO Box 781, Dickson ACT 2602
 P 0402 131 792
 F (02) 6161 6635
 E info@kasunicandco.com.au
 kasunicandco.com.au

CLIENT
N. GEORGE

PROJECT
**EXTENSIONS/
 ALTERATIONS TO
 EXISTING**

ADDRESS
**2 FITZROY STREET,
 FORREST ACT**

PROJECT No.
GEORGE - FORREST



DRAWING
**PROPOSED
 LOWER FLOOR
 PLAN**

DATE 25.11.14
 SCALE 1:100 @ A3
 DRAWN DK

DRAWING No.
A02

GENERAL NOTES
 All work to be performed in accordance with all relevant Australian standards, Building Code of Australia and regulations of local authorities.

All dimensions must be verified on site by the contractor before the commencement of work or production of shop drawings. All dimensions are in millimeters unless otherwise stated. Do not scale of drawings.

Issue	Description	Date



Registration No: 1108
 ABN 68 017 280 459 ACN 140 082 140
 A PO Box 781, Dickson ACT 2602
 P 0402 131 792
 F (02) 6161 6635
 E info@kasunicandco.com.au
 kasunicandco.com.au

CLIENT
N. GEORGE

PROJECT
ROOF TOP PLANT AREA

ADDRESS
**2 FITZROY STREET,
 FORREST ACT**

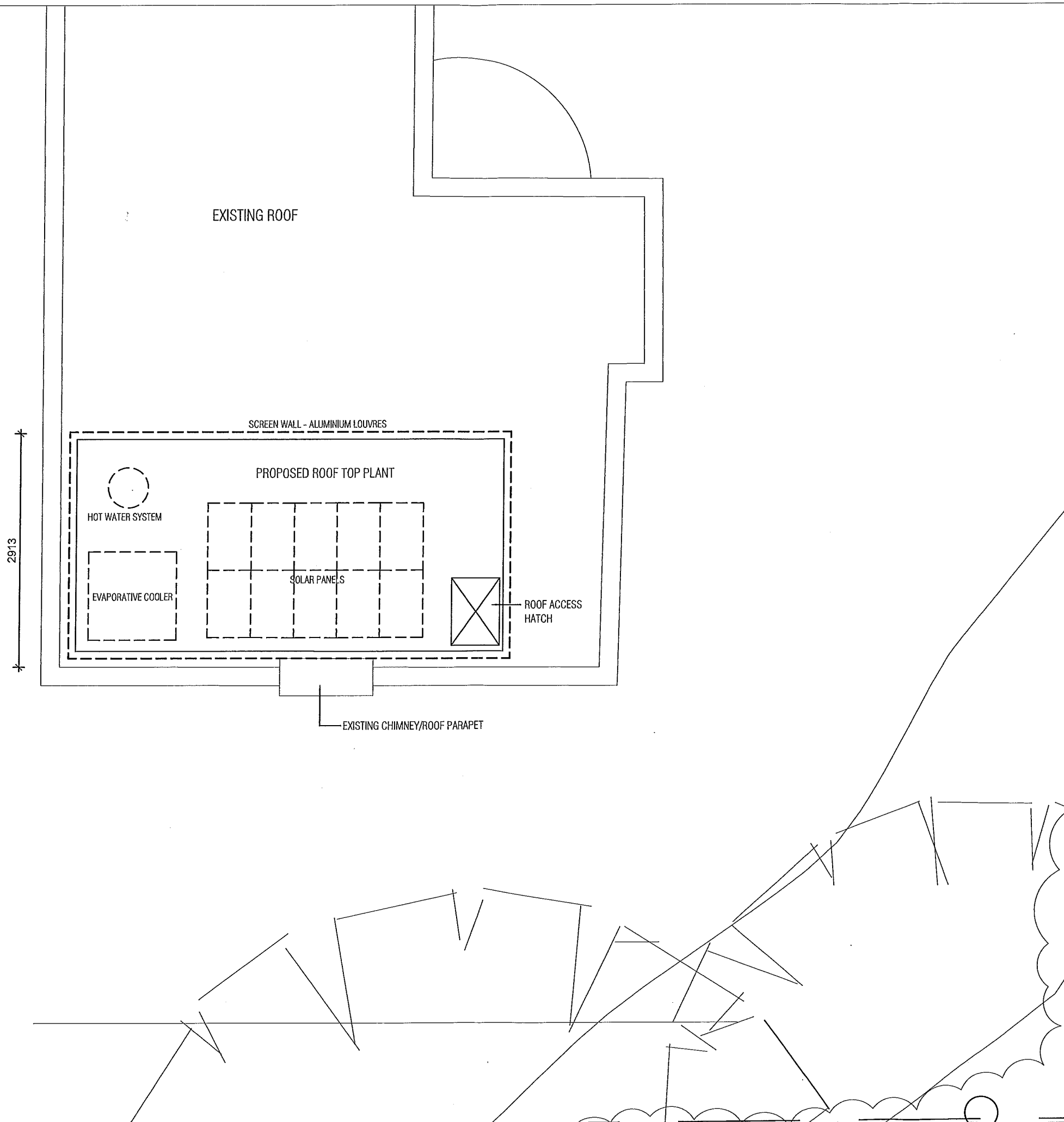
PROJECT No.
GEORGE - FORREST

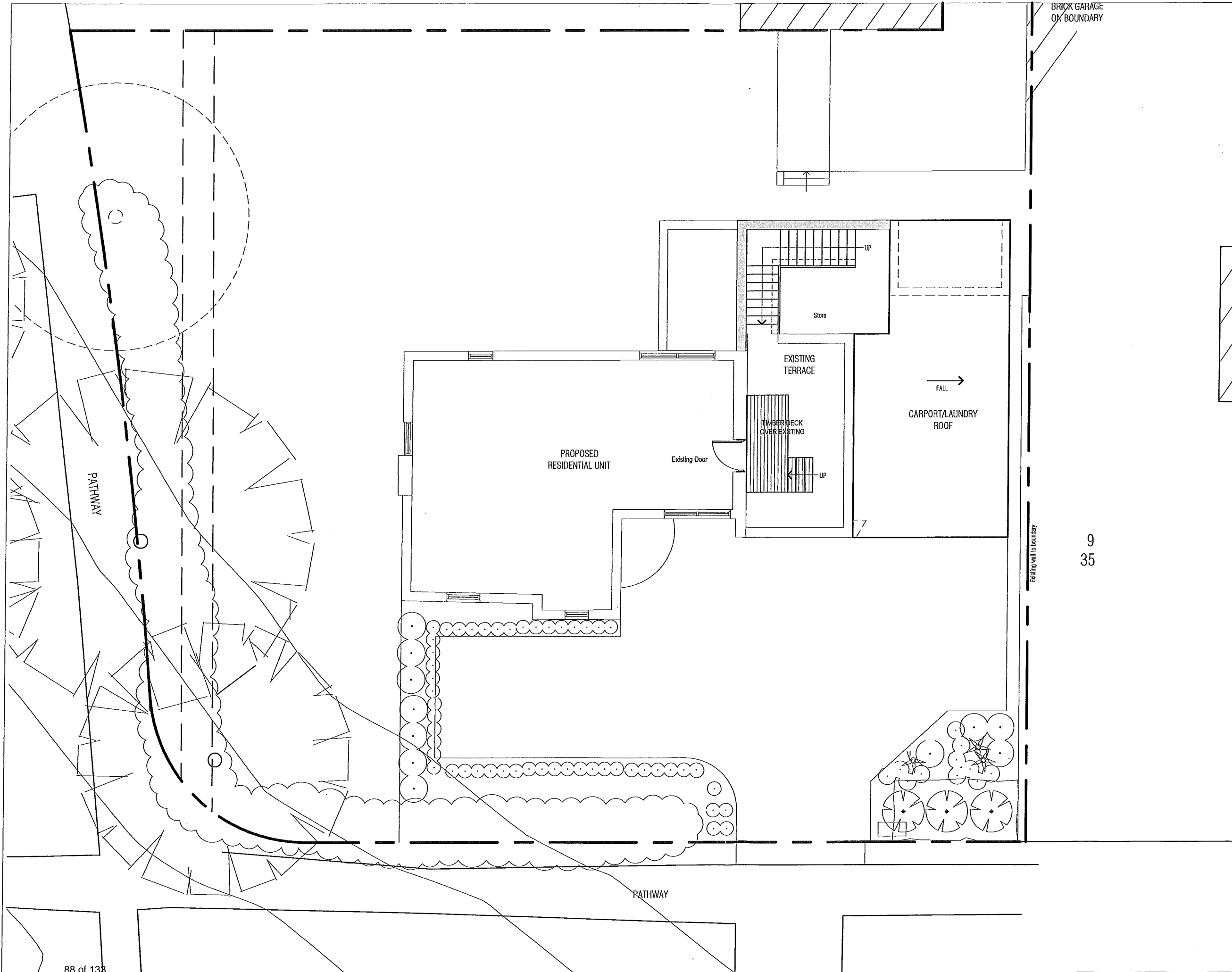


DRAWING
PROPOSED PLAN

DATE 14.10.14
 SCALE 1:50 @ A3
 DRAWN DK

DRAWING No.
A02





© COPYRIGHT KASUNIC AND CO ARCHITECTS 2013
 GENERAL NOTES
 All work to be performed in accordance with all relevant Australian standards, Building Code of Australia and regulations of local authorities.
 All dimensions must be verified on site by the contractor before the commencement of work or production of shop drawings. All dimensions are in millimeters unless otherwise stated. Do not scale of drawings.

Issue	Description	Date



Registration No: 1108
 ABN 68 017 280 459 ACN 140 082 140
 A PO Box 781, Dickson ACT 2602
 P 0402 131 792
 F (02) 6161 6635
 E info@kasunicandco.com.au
 kasunicandco.com.au

CLIENT
N. GEORGE

PROJECT
**EXTENSIONS/
 ALTERATIONS TO
 EXISTING**

ADDRESS
**2 FITZROY STREET,
 FORREST ACT**

PROJECT No.
GEORGE - FORREST



DRAWING
**PROPOSED
 UPPER FLOOR PLAN**

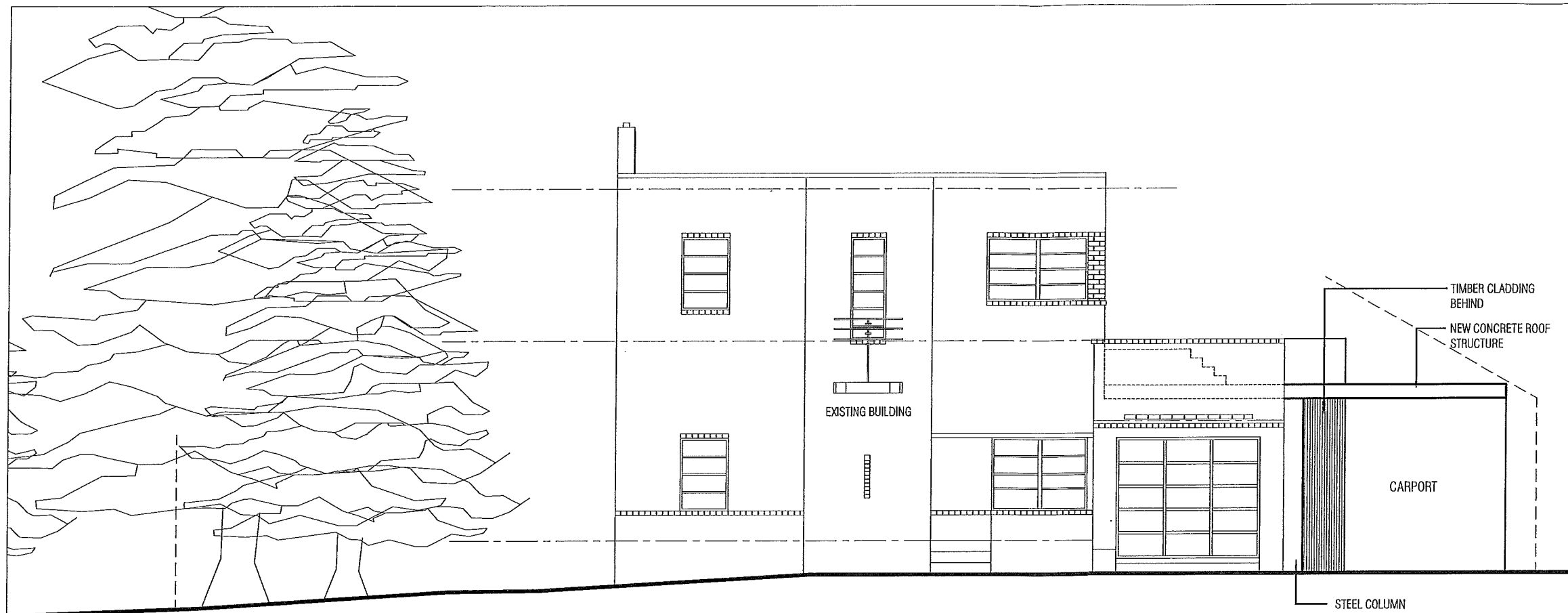
DATE 25.11.14
 SCALE 1:100 @ A3
 DRAWN DK

DRAWING No.
A03

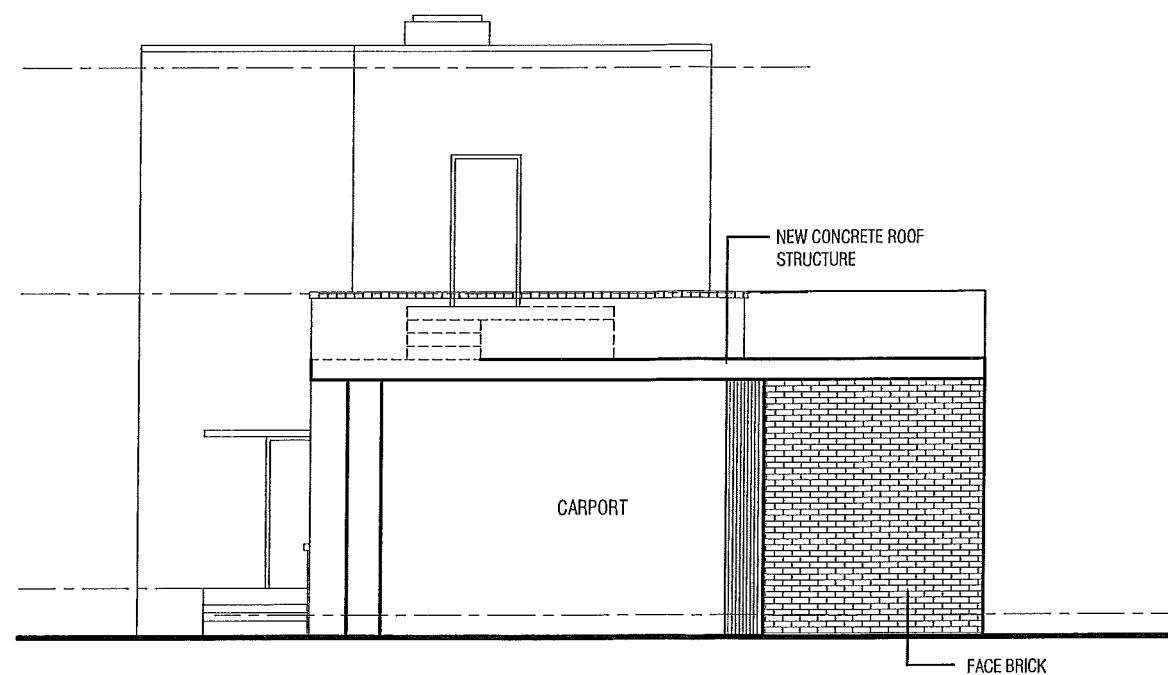
GENERAL NOTES
All work to be performed in accordance with all relevant Australian standards, Building Code of Australia and regulations of local authorities.

All dimensions must be verified on site by the contractor before the commencement of work or production of shop drawings. All dimensions are in millimeters unless otherwise stated. Do not scale drawings.

Issue	Description	Date



FITZROY STREET ELEVATION



NORTH WEST ELEVATION



Registration No: 1108
ABN 68 017 280 459 ACN 140 082 140
A PO Box 781, Dickson ACT 2602
P 0402 131 792
F (02) 6161 6635
E info@kasunicandco.com.au
kasunicandco.com.au

CLIENT
N. GEORGE

PROJECT
**EXTENSIONS/
ALTERATIONS TO
EXISTING**

ADDRESS
**2 FITZROY STREET,
FORREST ACT**

PROJECT No.
GEORGE - FORREST

DRAWING
ELEVATIONS

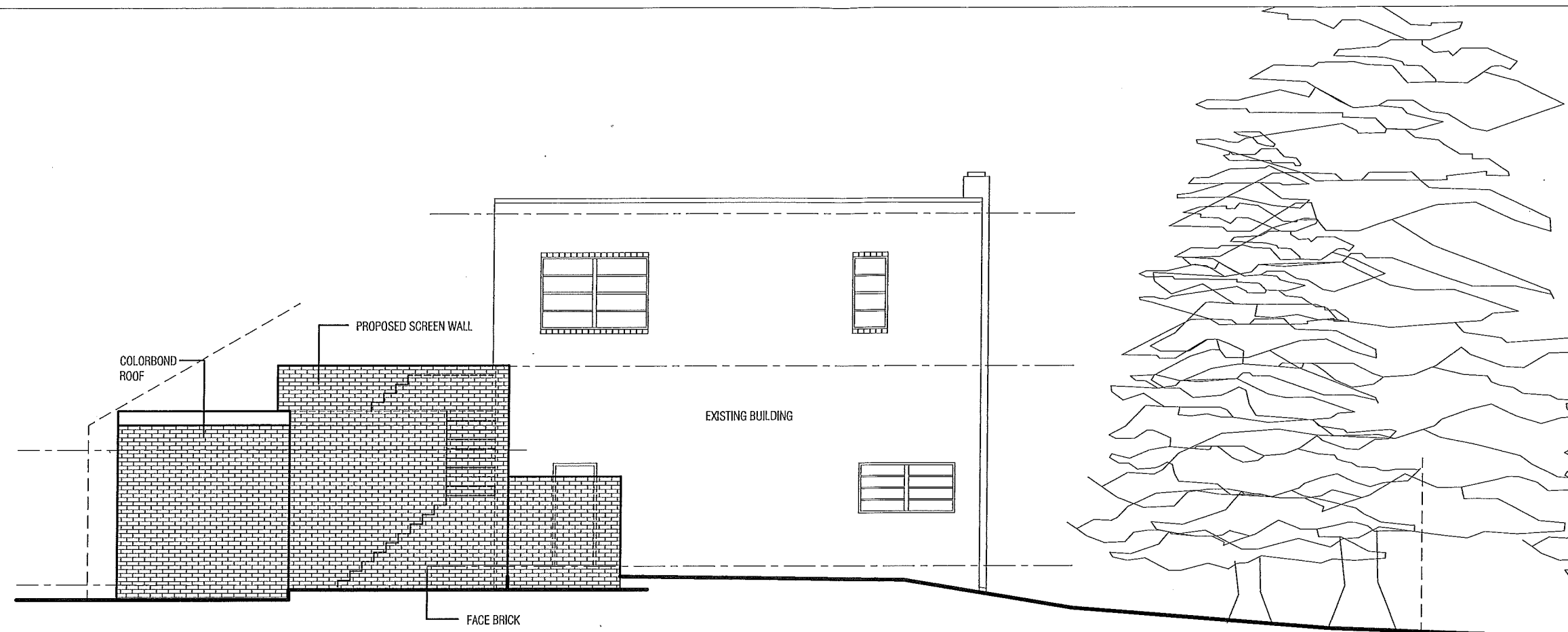
DATE 25.11.14
SCALE 1:100 @ A3
DRAWN DK

DRAWING No.
A04

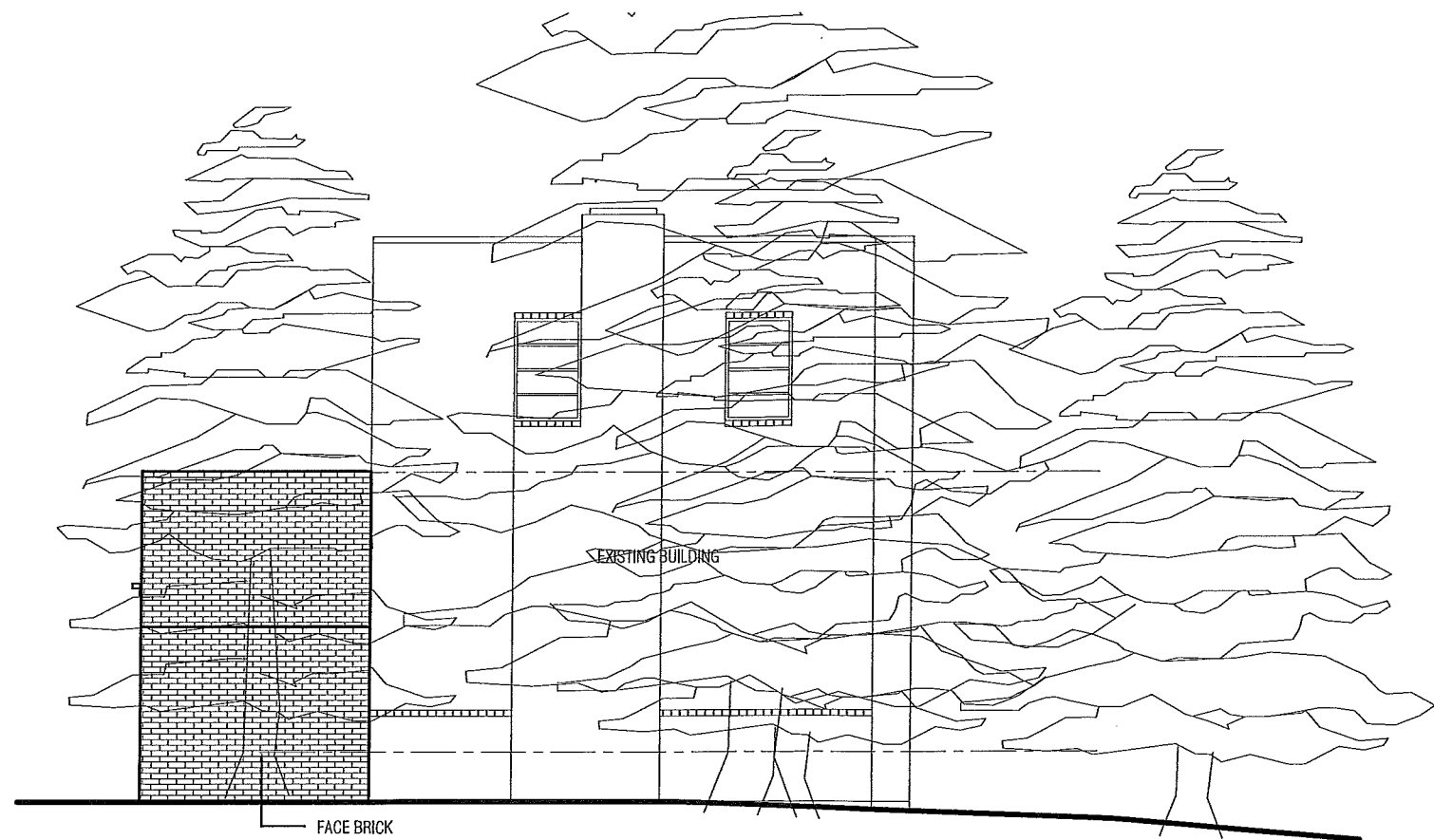
GENERAL NOTES
All work to be performed in accordance with all relevant Australian standards, Building Code of Australia and regulations of local authorities.

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Issue	Description	Date



SOUTH WEST ELEVATION



MANUKA CIRCLE ELEVATION



Registration No: 1108
ABN 68 017 280 459 ACN 140 082 140
A PO Box 781, Dickson ACT 2602
P 0402 131 792
F (02) 6161 6635
E info@kasunicandco.com.au

kasunicandco.com.au

CLIENT

N. GEORGE

PROJECT

**EXTENSIONS/
ALTERATIONS TO
EXISTING**

ADDRESS

**2 FITZROY STREET,
FORREST ACT**

PROJECT No.

GEORGE - FORREST

DRAWING

ELEVATIONS

DATE

25.11.14

SCALE

1:100 @ A3

DRAWN

DK

DRAWING No.

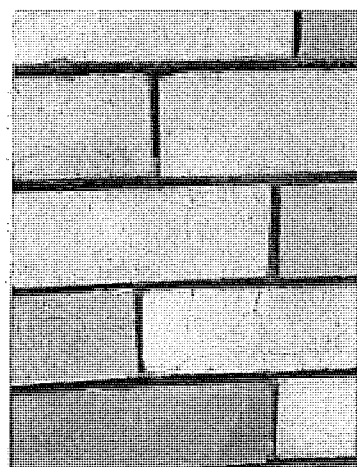
A05

GENERAL NOTES
 All work to be performed in accordance with all relevant Australian standards, Building Code of Australia and regulations of local authorities.

All dimensions must be verified on site by the contractor before the commencement of work or production of shop drawings. All dimensions are in millimeters unless otherwise stated. Do not scale drawings.

Issue	Description	Date

EXISTING MATERIALS



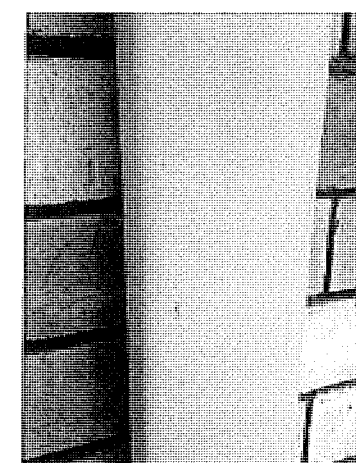
FACE BRICK



WINDOWS

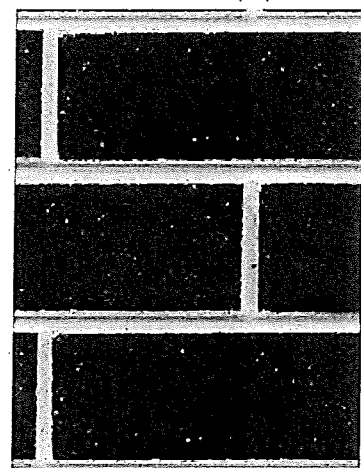


STEEL WORK



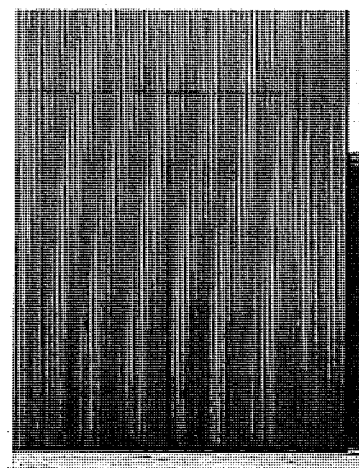
GUTTERS, RAIN HEADS

PROPOSED MATERIALS FOR ADDITIONS

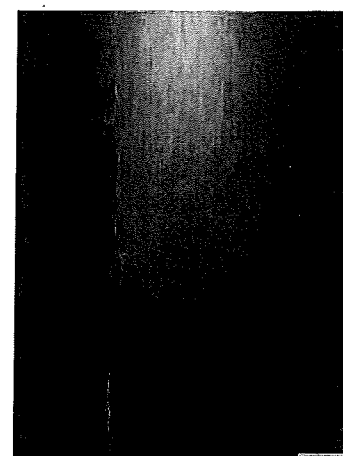


FACE BRICK

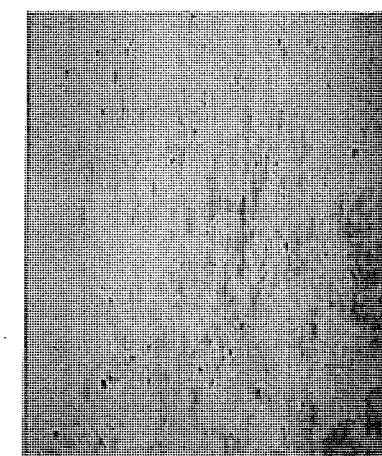
Charcoal



TIMBER CLADDING



STEEL WORK



CONCRETE



Registration No: 1108
 ABN 68 017 280 459 ACN 140 082 140
 A PO Box 781, Dickson ACT 2602
 P 0402 131 792
 F (02) 6161 6635
 E info@kasunicandco.com.au
 kasunicandco.com.au

CLIENT
N. GEORGE

PROJECT
**EXTENSIONS/
 ALTERATIONS TO
 EXISTING**

ADDRESS
 2 FITZROY STREET,
 FORREST ACT

PROJECT No.
 GEORGE - FORREST

DRAWING
FINISHES BOARD

DATE 25.11.14
 SCALE 1:100 @ A3
 DRAWN DK

DRAWING No.
A06



Controlled Activity/Construction Occupations Complaint Form

This form is to be used should you believe that there has been a breach by a licensee or former licensee under the *Construction Occupations (Licensing) Act 2004* (COLA), or an operational Act; and/or a person is conducting or has conducted a controlled activity under the *Planning and Development Act 2007* (PDA). Fields marked with an (*) must be completed.

Before completing this form please read the fact sheet on [Development and Construction Occupation Complaints](#) which provides information about breaches of COLA and Controlled Activities. All reasonable steps will be taken to investigate your complaint.

Please note:

- You may be required to provide further information as part of the investigation process.
- Complaints are prioritised based on the risk to public safety.
- Investigation and action on your complaint may take a significant amount of time to be completed. You will be kept informed of the progress of the investigation.

The completed form can be submitted by email to actplalru@act.gov.au or posted to the **EPD Investigation Unit, PO Box 158 Canberra City ACT 2601.**

Lease/Site Details – Subject of the Complaint

Block	8	Section	35	Suburb	Forrest	Unit No.	
Street Address	2 Fitzroy Street						

Applicant Details *Please Print*

Surname	Hubert	First Name	Pamela
Postal Address	ACT Heritage GPO Box 158, Canberra ACT 2601		
Phone Number Business Hours	6205 3195	Mobile	
EMAIL ADDRESS	pamela.hubert@act.gov.au		

Summary of Complaint - please tick

UNLAWFUL DEVELOPMENT

- Development without approval
 Development Not in accordance with an approval

BREACH OF LEASE

- Unclean leasehold
 Unlawful Use

CONSTRUCTION WORK

- Building
 Electrical
 Plumbing
 Gas

LICENSEE

- Unlicensed
 Licence Breach
 Building Certifier
 Works Assessor

Details of Complaint

Please provide a full description of your complaint and attach any technical reports or associated material

A new ~~str~~ metal structure is being erected on the roof of the existing dwelling.

There does not appear to be a development approval for the structure. Noting that requirement iii)c) of the heritage guidelines for the Forrest Fire Station Precinct only allows additions to the side and rear of existing buildings, the Heritage Council is very unlikely to support any addition to the roof.

Applicant Acknowledgment

I/we the undersigned acknowledge:

- we have read and understood the details outlined on this form.
- that this complaint, including the personal information provided on this form, may be referred to another ACT Government agency or ACT Policing for the purposes of investigating the complaint or a breach of another law;
- that all the information given on this form and its attachments is true and correct.

Applicant Name(s)

Pamela Hubert

Applicant Signature (s)

P. K. Hubert

Date

3 Nov 14

Privacy Notice

The personal information on this form is provided to the Environment and Planning Directorate (EPD) to enable the processing of your application. The collection of personal information is authorised by the *Planning and Development Act 2007* and the *Construction Occupations (Licensing) Act 2004*. If all or some of the personal information is not collected EPD cannot process your application. The personal information you provide may be disclosed where the Directorate reasonably believes that the use or disclosure of the information is reasonably necessary for enforcement-related activities conducted by, or on behalf of, an enforcement body. EPD's Information Privacy Policy contains information about how you may access or seek to correct your personal information held by EPD, and how you may complain about an alleged breach of the Territory Privacy Principles. The EPD Information Privacy Policy can be found at www.environment@act.gov.au

Contact Details:

Environment and Planning Directorate
Customer Service Centres
GPO Box 158, Canberra City 2601
8 Darling Street Mitchell, ACT 2911
16 Challis Street Dickson ACT 2602
Business Hours: 8.30am to 4.30pm weekdays (excluding Public Holidays)
Phone: (02) 6207 1923 TTY: (02) 6207 2622
Email: epdcustomerservices@act.gov.au Website: www.environment@act.gov.au



ACT
Government

Environment and
Sustainable Development

Ms Pamela Hubert
GPO Box 158
CANBERRA ACT 2601

Dear Ms Hubert

Block 8 Section 35 FORREST – Complaint

I refer to your complaint submitted to the Environment and Planning Directorate (EPD) on 3rd November 2014 regarding the above block. Your complaint will be allocated to an inspector of the Investigations Unit to determine whether a person has committed an offence or is undertaking a breach of the laws administered by EPD.

You will be contacted within 30 working days from the date of this letter to advise you of the progress of the investigation.

Should you require any further information you may contact the Utilities, Land and Lease Regulation Section on 6207 3022 or via email at actplalru@act.gov.au.

Yours sincerely

Investigations Unit

3rd November 2014









ACT Heritage Council

Phone: 6205 3195
File ref: Forrest 8-35
Contact Officer: Pamela Hubert

ACT Revenue Office
revenueaccounts@act.gov.au

Information Discovery Order Under Section 95(2) of the Heritage Act 2004.

Pursuant section 95(2) of the Heritage Act 2004, the Heritage Council (the Council) requires the following information to be provided to the Council.

The name and current address of the lessees of block 8, section 35 Forrest.

Identity of person to whom the information is to be given:

Pamela Hubert, Team Leader (Advice), ACT Heritage
pamela.hubert@act.gov.au

Why the information is required:

ACT Heritage is investigating a complaint of works being undertaken at the heritage place at block 8, section 35 Forrest and whether the works constitutes a heritage offence under part 13 of the *Heritage Act 2004* (the Act). The Heritage Council is considering whether to issue a heritage direction under section 62 of the Act. The Council will need to ensure the heritage direction is issued to the correct address.

Time by which the order must be complied with:

One week from the date of this notice.

Attention is drawn to section 96 of the *Heritage Act 2004* that states that:

A person commits an offence if the person intentionally contravenes a requirement of an information discovery order.

Maximum Penalty: 100 penalty units.

Anna Gurnhill
**Acting Secretary (as delegate for),
ACT HERITAGE COUNCIL**

November 2014



ACT Heritage Council

Clearance Form

Advice prepared by: Pamela Hubert Designation: Team Leader

Proposal: Rooftop structure
Impact / Concern: Works not in accordance with guidelines
+ without development approval
Recommendation: Request cease work
Information discovery order
Signature: P.H. Hubert Date: 5/11/2014

Checked by: Jennifer Dunn Designation: Cons Off
Comment: Agree.
Signature: J. Dunn Date: 5/11/2014

Chair / Deputy Chair / Secretary: Anna Gurnhill Designation:
Comment: Agree
Signature: A. Gurnhill Date: 5/11/2014



ACT Heritage Council

Phone: 6205 3195
File ref: Forrest 8-35
Contact Officer: Pamela Hubert

Attn: Dane Kasunic
Director
Kascon Group
info@kascon.com.au

Dear Mr Kascunic

Forrest Section 35 Block 8

The Heritage Council (the Council) has been advised of a structure currently being erected on the roof of the existing building at Forrest section 35 block 8 (2 Fitzroy Street) which is in the Forrest Fire Station Precinct that is included on the ACT Heritage Register.

Advice from the ACT planning and land authority indicates that there is no development approval for this project and the Council is concerned that the structure will cause detrimental heritage impacts on the Forrest Fire Station Precinct. The Council is aware that you have indicated to Pamela Hubert of ACT Heritage that you will be providing documentation of what is intended for the structure. However, given that there is no development approval for the work and that the structure as currently erected appears to be creating detrimental heritage impacts, the Council requests that you stop work on the construction immediately.

The Council will be meeting on 13 November 2014 and deciding whether to give a heritage direction under section 62 of the *Heritage Act 2004*. In order to provide the Council with more complete information about the proposed structure, the Council requests that you provide documentation to ACT Heritage on the intended structure prior to 4pm on 12 November 2014.

Please contact Pamela Hubert on 6205 3195 if you wish to discuss this matter further.

Yours sincerely

Anna Gurnhill
Acting Secretary (as delegate for),
ACT HERITAGE COUNCIL

November 2014



ACT Heritage Council

Phone: 6205 3195
File ref: Forrest 8-35
Contact Officer: Pamela Hubert

Attn: Dane Kasunic
Director
Kascon Group
info@kascon.com.au

Dear Mr Kascunic

Forrest Section 35 Block 8

The Heritage Council (the Council) has been advised of a structure currently being erected on the roof of the existing building at Forrest section 35 block 8 (2 Fitzroy Street) which is in the Forrest Fire Station Precinct that is included on the ACT Heritage Register.

Advice from the ACT planning and land authority indicates that there is no development approval for this project and the Council is concerned that the structure will cause detrimental heritage impacts on the Forrest Fire Station Precinct. The Council is aware that you have indicated to Pamela Hubert of ACT Heritage that you will be providing documentation of what is intended for the structure. However, given that there is no development approval for the work and that the structure as currently erected appears to be creating detrimental heritage impacts, the Council requests that you stop work on the construction immediately.

The Council will be meeting on 13 November 2014 and deciding whether to give a heritage direction under section 62 of the *Heritage Act 2004*. In order to provide the Council with more complete information about the proposed structure, the Council requests that you provide documentation to ACT Heritage on the intended structure prior to 4pm on 12 November 2014.

Please contact Pamela Hubert on 6205 3195 if you wish to discuss this matter further.

Yours sincerely

Anna Gurnhill
**Acting Secretary (as delegate for),
ACT HERITAGE COUNCIL**

5 November 2014

**MINUTES OF ACT HERITAGE COUNCIL MEETING 67
13 NOVEMBER 2014**

DATE: 13 November 2014

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

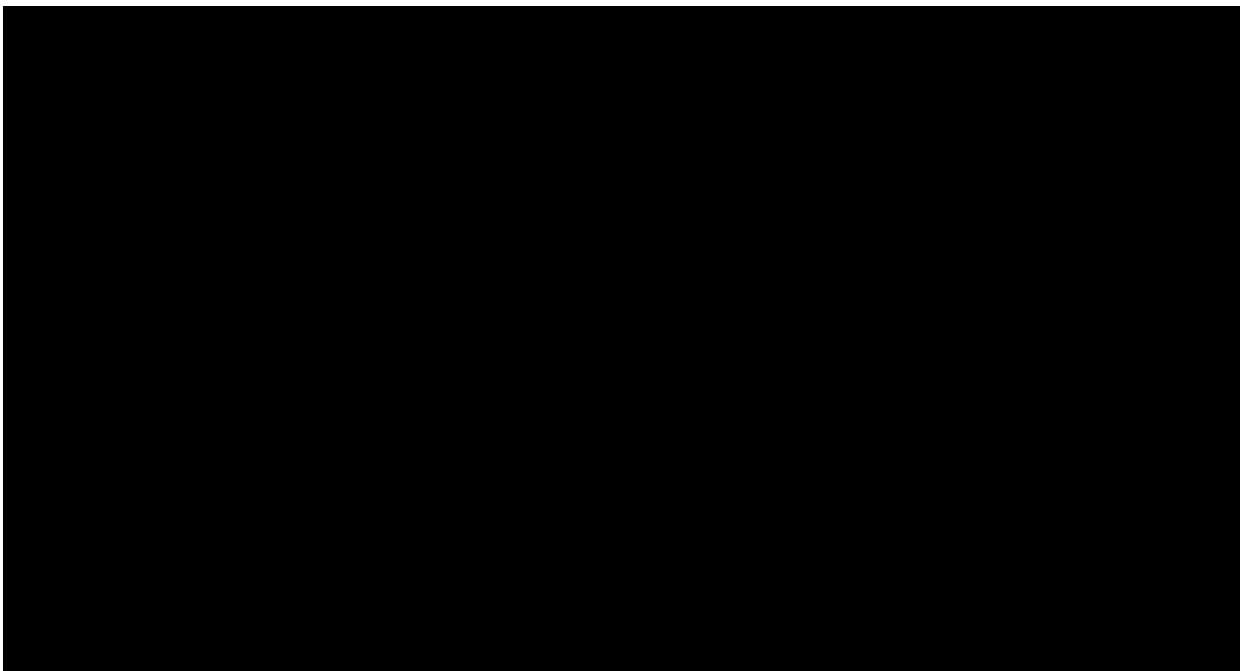
ATTENDED BY:

Members	Time In	Time Out
Mr Duncan Marshall (Chair)	absent	
Dr Dianne Firth (Deputy Chair)	9.30	12.40
Ms Pamela O'Neil	9.30	12.40
Ms Sharon Payne	absent	
Mr George Bailey	10.30	12.40
Mr Doug Williams	absent	
Dr Hanna Jaireth	absent	
Dr Mary Hutchison	9.30	12.40
Mr John Kenworthy	9.30	12.40
Chief Planning Executive Ms Dorte Ekelund	9.30	12.40
Conservator of Flora and Fauna Ms Ann Lyons Wright	9.30	11.00

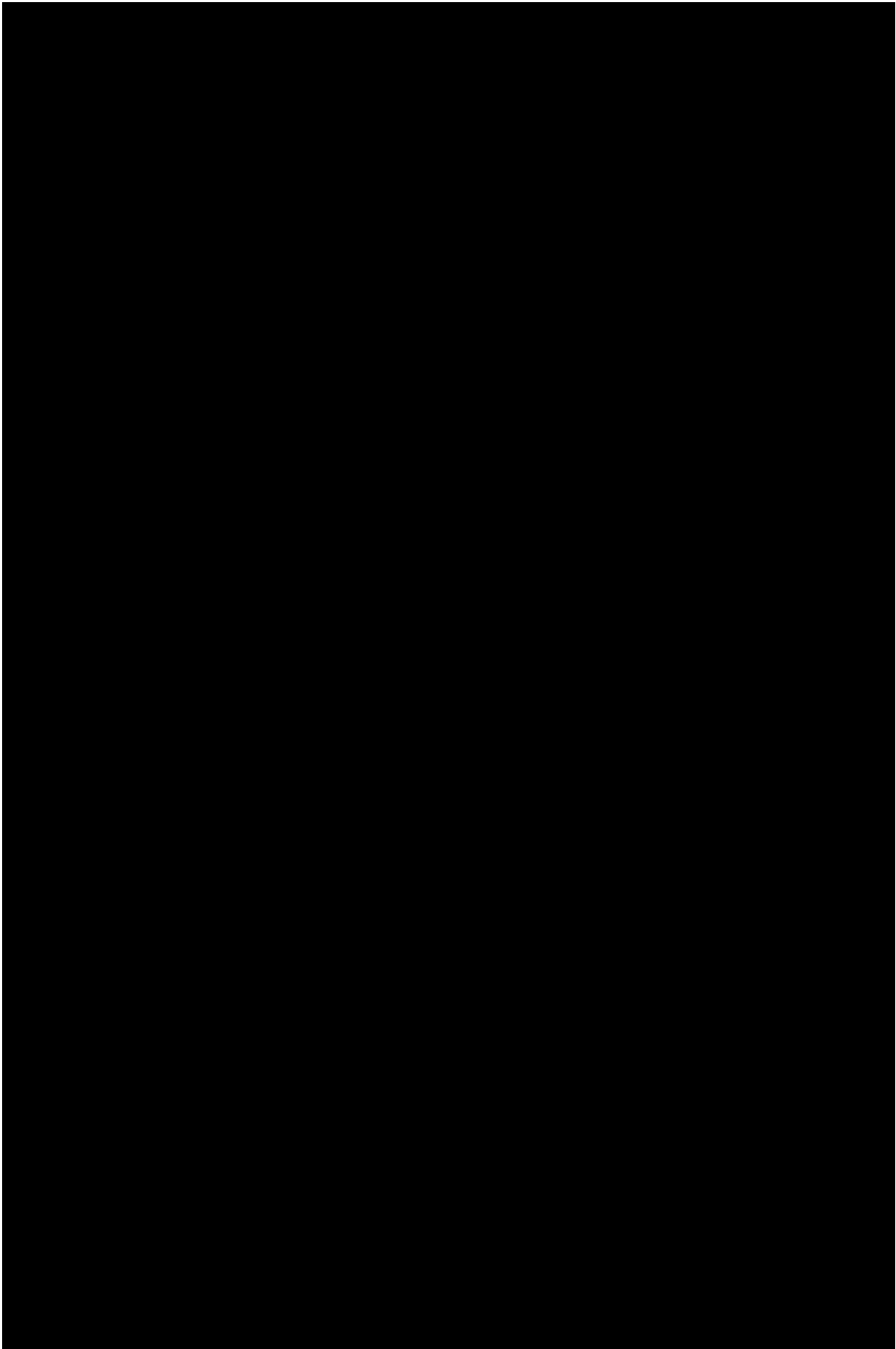
A/g Secretary: Ms Anna Gurnhill

In Attendance: Minister Mick Gentleman MLA (part), Ms Adina Cirson (part),
Mr Ben Ponton (part), Ms Pamela Hubert, Ms Fiona Moore,
Ms Meaghan Russell (part), Ms Mary Gleeson (part),
Mr Richard Hekimian (part).

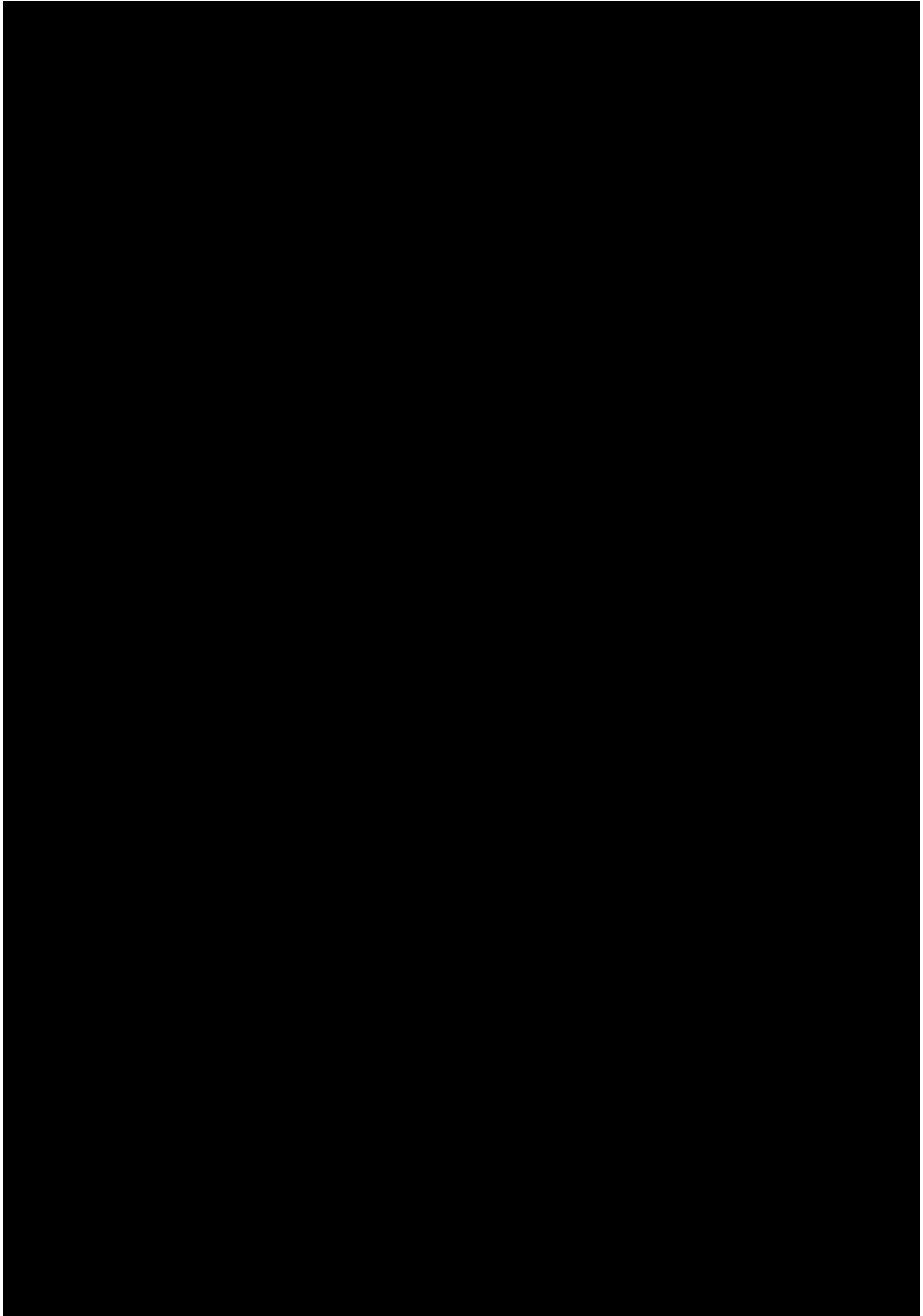
Minutes: Ms Adriana Lulic



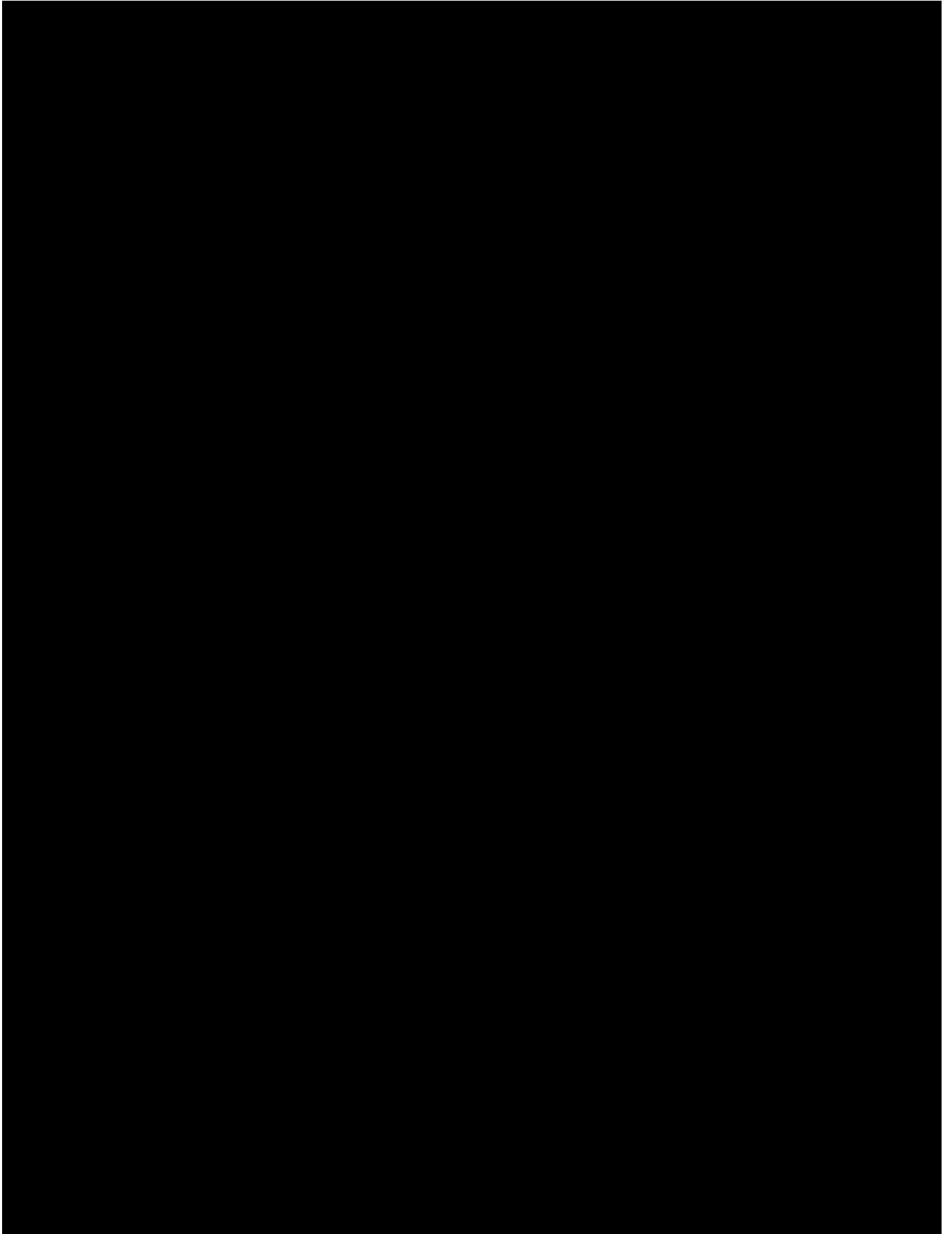
**MINUTES OF ACT HERITAGE COUNCIL MEETING 67
13 NOVEMBER 2014**



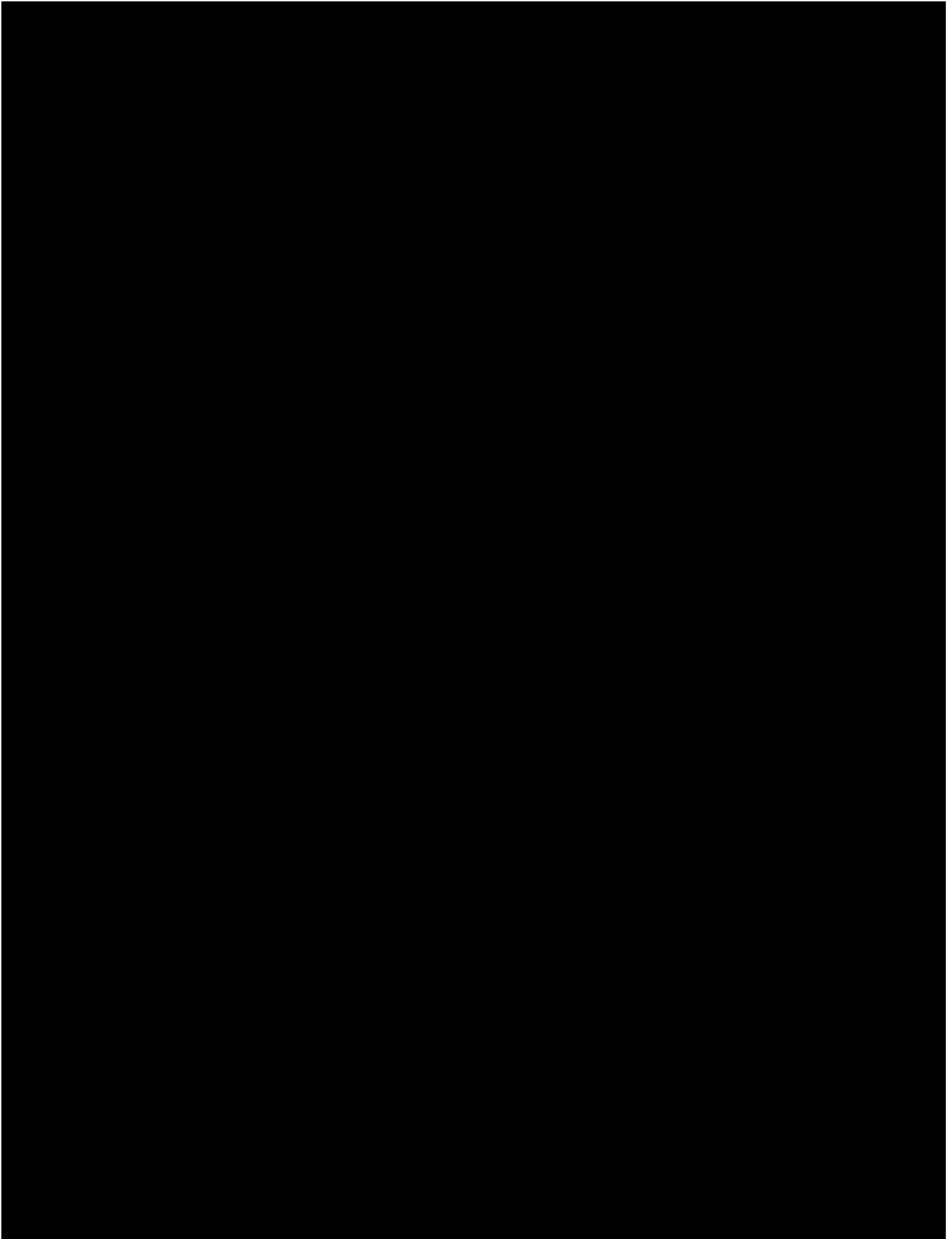
**MINUTES OF ACT HERITAGE COUNCIL MEETING 67
13 NOVEMBER 2014**



**MINUTES OF ACT HERITAGE COUNCIL MEETING 67
13 NOVEMBER 2014**



**MINUTES OF ACT HERITAGE COUNCIL MEETING 67
13 NOVEMBER 2014**



**MINUTES OF ACT HERITAGE COUNCIL MEETING 67
13 NOVEMBER 2014**

5.9 Roof structure, 2 Fitzroy Street, Forrest – Ms Hubert

Council considered the roof structure at 2 Fitzroy Street, Forrest.

DECISION:

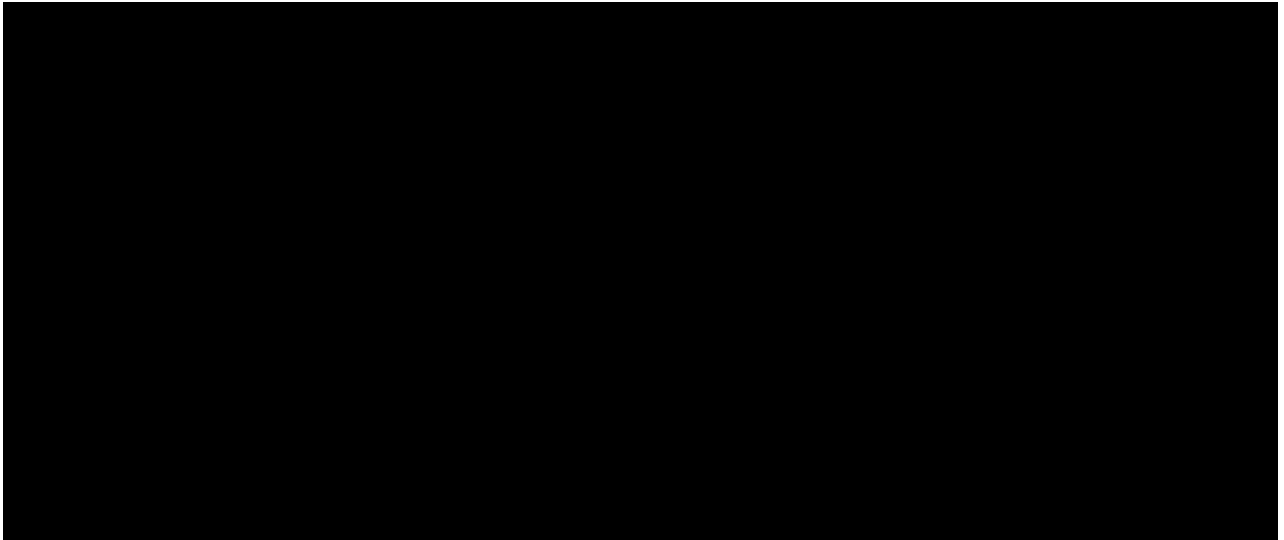
Council agreed to:

- * make a heritage direction under section 62 of the Heritage Act 2004 to the owners to: immediately cease construction of the new structure on the roof of the existing building; and submit documents within three weeks of the date of the heritage direction for the consideration of the Council showing the proposed addition for which the structure is being erected; and**

- * delegate to the DA Taskforce to decide on behalf of the Council whether the proposed addition will harmfully affect the heritage significance of the place.**

If the DA Taskforce determines that the proposed addition will harmfully affect the heritage significance of the place, that the Council agreed that an additional heritage direction under section 65 of the Act be made to the owners of 2 Fitzroy, Street Forrest to remove the new structure on the roof of the existing building within six weeks of the date of the heritage direction.

**MINUTES OF ACT HERITAGE COUNCIL MEETING 67
13 NOVEMBER 2014**



Meeting concluded at 12.40pm.



ACT Heritage Council

Heritage Direction

Under Section 62 of the *Heritage Act 2004*

TO: Natasia Eleni George and Tomislav Ivan Kasunic
C/- 2 Fitzroy Street, Forrest

Heritage Reference:

Forrest 8-35

Contact Officer:

Pamela Hubert

Block:	Section:	Division / District:	Heritage Place:
8	35	Forrest	Forrest Fire Station Precinct

Status of Place: Registered Heritage Place

Description of Works: New steel structure on the roof of the existing building

Pursuant to section 62 of the *Heritage Act 2004* (the Act), this Heritage Direction is given by the ACT Heritage Council to conserve the significance of the Forrest Fire Station Precinct.

The owners of block 8, section 35, Forrest are directed to:

1. cease construction of the new steel structure on the roof of the existing building,
2. ensure any penetrations or openings to the first floor of the existing building are protected from the ingress of water, and
3. provide documentation to the Council by 24 November 2014 showing the proposed addition for which the structure has been commenced.

This direction shall remain in force until 28 February 2014 after which time the provisions of the Act will continue to apply.

Under section 65 of the Act, a person commits an offence if the person intentionally contravenes a requirement of a heritage direction. Maximum penalty: 1000 penalty units.

Subject to the [ACT Civil and Administrative Tribunal Act 2008](#), the owner of the place may apply to the ACT Civil and Administrative Tribunal (ACAT) for a review of the above decision to issue a Heritage Direction under section 62 of the *Heritage Act 2004*.

An application for a review of the decision can be made directly to ACAT at Level 4, 1 Moore Street, Canberra City, (02) 62071740, www.acat.act.gov.au

Duncan Marshall
Chair,
ACT Heritage Council

November 2014

Heritage Direction for lessees of 2 Fitzroy Street, Forrest was served at 11.30am, Monday 17 November 2014 to Dane Kasunic, by Fiona Moore and Jennifer Dunn (ACT Heritage)



ACT Heritage Council

Heritage Direction Under Section 62 of the *Heritage Act 2004*

Heritage Reference:
Contact Officer:

Forrest 8-35
Pamela Hubert

TO: Natasia Eleni George and Tomislav Ivan Kasunic
C/- 2 Fitzroy Street, Forrest

Block:	Section:	Division / District:	Heritage Place:
8	35	Forrest	Forrest Fire Station Precinct

Status of Place: Registered Heritage Place

Description of Works: New steel structure on the roof of the existing building

Pursuant to section 62 of the *Heritage Act 2004* (the Act), this Heritage Direction is given by the ACT Heritage Council to conserve the significance of the Forrest Fire Station Precinct.

The owners of block 8, section 35, Forrest are directed to:

1. cease construction of the new steel structure on the roof of the existing building,
2. ensure any penetrations or openings to the first floor of the existing building are protected from the ingress of water, and
3. provide documentation to the Council by 8 December 2014 showing the proposed addition for which the structure has been commenced.

It is noted a meeting is scheduled for 27 November and it is hoped documentation will actually be provided prior to this date.

This direction shall remain in force until 28 February 2014 after which time the provisions of the Act will continue to apply.

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Duncan Marshall
Chair
ACT Heritage Council

17 November 2014



ACT Heritage Council

DEVELOPMENT APPLICATION TASKFORCE MINUTES

Date: 27 November 2014
Venue: Level 1, North Building, Dame Pattie Menzies House

Meeting Commenced: 12.30pm

1. Attendance and Apologies

Duncan Marshall, Heritage Council (DM)
Dr Dianne Firth, Heritage Council (DF)
Mr Doug Williams, Heritage Council (DW)
Mr John Kenworthy, Heritage Council (JK)

Dane Kasunic (DK) – part of time

Anna Gurnhill, Heritage Unit (AG), part of time
Jennifer Dunn, Heritage Unit (JD)

1. 2 Fitzroy Street, Forrest (Forrest 8-35)

DK presented plans regarding proposed development on the block for Taskforce consideration.

DK confirmed that works to property have been completed in the absence of a DA or a BA as he was of the impression that the works were exempt.

JD advised that as proposed works to a heritage listed place, development approval was required.

DK advised that steel structure on roof was to screen roof top plant for the residential unit. Steel structure was to be support/framing for steel louvres.

DF queried whether the roof top plant could be relocated elsewhere as it will be highly visible from the street.

DK advised that the proposed carport and laundry would require the removal of a large tree in the rear yard. JD advised that DK should seek advice from the Tree Protection in relation to seeking approval for removal of the tree.

DK advised that the carport roof was to be cantilevered.

DM advised that as plans had only been provided shortly before the meeting, more detailed advice would be provided once ACT Heritage and Taskforce had further

considered the proposal. Carport should atleast be set back 0.5m behind original attached garage.

Proposal includes ground floor office space and first floor residential unit with external access and attached carport. Brick courtyard wall and other wall proposed to rear of charcoal colour.

DF queried the height of the proposed screen and why beams rather than columns had been constructed to support the screen/louvers. Suggested that a shadow diagram would be useful as louvers/screen would impact upon solar panels.

Other suggestions raised included:

- relocating the HWS to another location to reduce the area required for screening, eg. under the new stairs;
- accurately sizing the plant required, to size the screening accordingly;
- reducing the elevation of the PV array;
- relocating the PV array to the roof of the existing rear shed; and
- installing a lightweight timber screen to the new courtyard rather than a masonry wall.

Meeting closed at 1.45pm.



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Meeting closed at 1.45pm.



ACT Heritage Heritage Advice

Date: 4 December 2014

Suburb/District	Forrest	Block	8	Section	35
Heritage Place	Forrest Fire Station Precinct				

Customers: N George & T Kasunic

Documentation Provided:

Advice Provided by: ACT Heritage

Please note that this advice is preliminary advice only and relates only to heritage issues. Other heritage issues may be raised on submission of a development application or more detailed documentation. Advice was based upon documentation provided by the customers architects (Kasunic & Co) and discussions with the DA Taskforce of the ACT Heritage Council.

The customer should contact the Planning and Land Authority in ESDD for advice on any other planning issues in relation to the proposal.

Advice:

Block 8 Section 35 Forrest (2 Fitzroy Street) is located within the Forrest Fire Station precinct which is entered to the ACT Heritage Register.

The proposal includes retention of the existing ground floor home office and refurbishment of the first floor as a residential unit with detached laundry to the ground floor and new cantilevered carport to the side of the existing (original) garage. The customer also proposes removal of an existing deck and large tree in the rear yard. A roof top plant area is also proposed and steel framing for solar panels is already constructed on the roof.

The intention to use a charcoal coloured brick to the proposed courtyard area to the rear of the existing home office, the laundry and screen wall to the roof top terrace is noted. Attention is drawn to Requirement iiif) of the Register Entry for the Fire

Station Precinct which states '*The roof pitch, walls, materials, window types and materials, shall be as similar to the existing dwelling as is feasible*'.

Charcoal coloured bricks are not considered to be with consistent with this requirement. Attention is drawn to examples of contrasting red bricks evident as banding and in the low brick wall at 8 Fitzroy Street, the wall recently having been rebuilt. The use of red bricks would be considered more appropriate in this instance.



ACT

Government

Environment and Planning

Phone: 6205 3195

File ref: Forrest 8-35

Contact Officer: Pamela Hubert

Mr Tomislav Kasunic
2 Fitzroy St
FORREST ACT 2603

Dear Mr Kasunic

Roof structure and proposed addition – 2 Fitzroy Street, Forrest

I refer to the drawings provided to a meeting of the DA Taskforce of the ACT Heritage Council (the Council) on 27 November 2014 in relation to the roof structure and proposed addition to the above dwelling.

Block 8 Section 35 Forrest (2 Fitzroy Street) is located within the Forrest Fire Station Precinct (the Precinct) which is entered to the ACT Heritage Register.

Roof Structure

You have advised the DA Taskforce that the existing roof structure is to provide support and framing for louvres to screen the proposed roof top plant comprising a solar panel array, hot water system and evaporative cooler. It is understood that this plant will service a residential unit to the first floor of the dwelling. As discussed at the meeting, the DA Taskforce believe the proposed screening will be highly visible from the adjacent streets. The presence of other roof top plant is noted throughout the Precinct, however such plant is located in less visible positions on roof tops and is not screened.

In this instance, the DA Taskforce believe the proposed screening of the roof top plant will draw attention to the plant. It is unclear why the proposed roof top plant and roof structure should be retained at its proposed location when alternative, less visible locations exist. An alternate option includes the removal the current roof structure, relocation of the hot water system and evaporative cooler to the rear of the dwelling and relocation of the solar panel array to a less visible location on the roof top, such as towards the western corner of the roof.

The plans provided do not provide sufficient reason for the presence of the existing roof top structure. Justification of the need for the roof structure is required. The submission of any further information to support the presence of the roof top structure should be provided **to the DA Taskforce by 22 January 2015**, to enable the

ACT Heritage Council (the Council) to decide if a Heritage Direction may be required to remove the roof structure.

Laundry and Carport addition

The proposed laundry and carport addition would require the removal of a large tree in the rear yard of the block. As indicated at the meeting, advice should be sought from Urban Treescapes, Territory and Municipal Services (TAMS) in relation to the removal of the tree, which is visible from both Manuka Circle and Fitzroy Street and contributes to the overall landscape character of the Precinct.

Consideration should be given the relocation of the proposed carport to the southern side of the block with access from the existing Manuka Circle driveway.

Where this is not feasible, it is recommended that the proposed cantilevered carport be set back from the front corner of the existing single garage by 0.5m to enable the articulation of the front of the original dwelling to be retained, consistent with Requirement iii e) of the Heritage Guidelines for the Precinct which state “ *The original building form is to remain dominant*”. Further, the carport should be reduced in width to retain open space between the dwelling and the side boundary.

The reversibility of the proposed attached cantilevered carport should be considered, noting that there should be minimal impact upon the side wall of the existing original single garage. In any case, advice from a structural engineer will be requested by the Council to ensure the stability of the original dwelling is not compromised by the proposed carport.

A more lightweight, flat roofed carport structure with corner posts would be preferred as this would be more consistent with the architectural style of the existing original dwelling .

Requirement iii) f) states ‘ *The roof pitch, walls, materials, window types and materials , shall be as similar to the existing dwelling as is feasible*’. The intention to use charcoal coloured bricks for the proposed laundry, courtyard wall and screening wall is not consistent with this requirement. Where a contrasting brick colour is favoured over the existing sand/yellow brick, a red brick similar to Canberra Reds is

preferred. Red brick is present in decorative banding in other buildings within the Precinct, and in a low brick wall at nearby 8 Fitzroy Street.

Please contact Pamela Hubert on 6205 3195 if you would like to discuss this matter further.



Anna Gurnhill
Acting Manager
ACT Heritage

17 December 2014



ACT

Government

Environment and Planning

Phone: 6205 3195
File ref: Forrest 8-35
Contact Officer: Pamela Hubert

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Anna Gurnhill
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17 December 2014