

From: [Kaucz, Alix](#)
To: [Vetsavong, Phab](#); [Jamaly, Rumana](#)
Cc: [Wei, Yuyan](#)
Subject: Building height requirements in the Forrest Precinct Code - C15
Date: Wednesday, 23 April 2014 2:54:46 PM

Phab/Rumana

Are you happy with this response to Tomislav in regards to his block in section 35 Forrest?
~~~~~

Dear Tom,

Sorry for the delay in providing a response to you regarding the height requirements that apply to block 8 section 35 Forrest.

The criterion in question from the Forrest Precinct Code is C15:

**C15**

This criterion applies to area c shown in figure 2. [i.e. section 35]

Buildings achieve all of the following:

- a) consistency with the *desired character*
- b) reasonable solar access to dwellings on adjoining *residential blocks* and their associated *private open space*

The maximum height of buildings does not exceed the existing building height.

As discussed on the phone, and consistent with the wording and application of the Territory Plan as a whole, I would like to confirm that:

- a) the building height refers to the number of storeys; and
- b) existing building height refers to the subject block, not the section as a whole.

Rules and criteria in the various codes in the Territory Plan are written to apply to the block of land (or blocks of land if consolidation is proposed) subject to the application. It is also common practice to refer to 'buildings' when referring to a specific site to ensure it applies to all buildings on the block (e.g a house and a detached garage). This drafting protocol is used in the writing of the codes in the Territory Plan and is taken into consideration in the application of code provisions.

Given the above, even if another block in the section had an additional storey to your block, your block would not be able to have an additional storey. It also means that an additional storey is not permitted on your block, irrespective of the height to the parapet of the existing building (in metres).

I trust that this information is of assistance. Please do not hesitate to call me if you require any further clarification.

Kind regards

Alix Kaucz | Manager - Territory Plan Section

**Phone 02 6205 0864**

**Planning Delivery Branch** | Environment and Sustainable Development | **ACT Government**

Dame Pattie Menzies House, Challis Street, Dickson | PO Box 158 Canberra ACT 2601 | [www.environment.act.gov.au](http://www.environment.act.gov.au)

**From:** Vetsavong, Phab  
**To:** "tomislav"  
**Subject:** C15 Forrest Precinct Map & Code RE: Record of Conversation - Pre-Application Meeting-Block 8 section 35 FORREST  
**Date:** Monday, 7 April 2014 8:27:00 AM  
**Attachments:** [image001.jpg](#)

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Hi Tomislav

C15 of the Forrest Precinct Map and Code is not a generalisation. The maximum height would be the existing height on the subject block; not the tallest building in area 'c' shown in figure 2 (ie section 35).

In the case of the subject block (block 8 section 35 Forrest), the existing height is currently two storey. Sub-element '6.1 Number of Storeys' also re-iterates that it is in reference to the number of storeys. Although it is a criteria, it clearly states 'The maximum height of buildings does not exceed the existing building height.' and as such, additional storeys are not permissible.

The planning and land authority would consider architectural building elements but not additional storeys.

This criterion applies to area c shown in figure 2.

Buildings achieve all of the following:

- a) consistency with the *desired character*
- b) reasonable solar access to dwellings on adjoining *residential blocks* and their associated *private open space*

The maximum height of buildings does not exceed the existing building height.

Regards

---

Phab Vetsavong | Senior Assessment Officer  
Merit Assessment-South

**Phone 02 6207 4588** | Fax 02 6207 1856

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---

**From:** tomislav [mailto:tomislav@kascon.com.au]  
**Sent:** Monday, 31 March 2014 10:28 AM  
**To:** Vetsavong, Phab  
**Subject:** RE: Record of Conversation - Pre-Application Meeting-Block 8 section 35 FORREST

Thanks Phab,

Wasn't aware these were all updated.....

(page 11) Element 6: C15 the maximum height of buildings does not exceed the existing building height.

My assessment is that this section talks about buildings in general rather than a building on one site. Can you define existing building height? Is this the height of the highest most point in the precinct/section 35?

Also given that this is a criteria rather than a rule, provided one can obtain heritage support is there scope for the height to be greater than existing? Is there ability to breach criteria where there is a strong argument?

Your advice would be appreciated.

Regards,

**Tomislav Kasunic** |

Senior Project Manager



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**From:** Vetsavong, Phab [<mailto:Phab.Vetsavong@act.gov.au>]  
**Sent:** Monday, 31 March 2014 10:03 AM  
**To:** tomislav  
**Subject:** RE: Record of Conversation - Pre-Application Meeting-Block 8 section 35 FORREST

Hi Tomislav

Please refer to the current Territory Plan.

<http://www.legislation.act.gov.au/ni/2008-27/current/default.asp>

Regards

---

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Merit Assessment-South  
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---

**From:** tomislav [<mailto:tomislav@kascon.com.au>]  
**Sent:** Monday, 31 March 2014 9:59 AM  
**To:** Vetsavong, Phab  
**Subject:** RE: Record of Conversation - Pre-Application Meeting-Block 8 section 35 FORREST

Please see attached? Or has this been superseded?

**Tomislav Kasunic** |

Senior Project Manager



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**From:** Vetsavong, Phab [<mailto:Phab.Vetsavong@act.gov.au>]  
**Sent:** Monday, 31 March 2014 9:56 AM  
**To:** tomislav  
**Subject:** RE: Record of Conversation - Pre-Application Meeting-Block 8 section 35 FORREST

Hi Tomislav

There is no mixed use zone development code.

Which Code are you referring to?

Regards

---

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---

**From:** tomislav [<mailto:tomislav@kascon.com.au>]  
**Sent:** Sunday, 30 March 2014 10:35 AM  
**To:** Vetsavong, Phab  
**Subject:** RE: Record of Conversation - Pre-Application Meeting-Block 8 section 35 FORREST

Hi Phab,

Can you please advise the following:

Under the CZ5 mixed Use Zone development Code Criteria C79 (b)(ii) it state that Forrest Section 35 Existing Height.

Are you able to confirm the definition of existing height?

Given that the guideline is for the entire section 35 rather than individual blocks would existing height be the RL of the highest most point in the section?

Confirmation of this would help me a lot. Thanks.

Regards,

**Tomislav Kasunic** |

Senior Project Manager



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---

**From:** Vetsavong, Phab [<mailto:Phab.Vetsavong@act.gov.au>]  
**Sent:** Wednesday, 26 March 2014 9:44 AM  
**To:** tomislav  
**Subject:** RE: Record of Conversation - Pre-Application Meeting-Block 8 section 35 FORREST

Hi Tomislav

In regard to any proposed development you will need to seek the services of a Private Certifier to determine if the proposed development is Code Track compliant or not. I cannot determine this for you.

If it is not Code Track compliant, it is therefore a Merit Track development and a Development Application is required to

be lodged.

Regards

---

Phab Vetsavong | Senior Assessment Officer  
Merit Assessment-South  
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---

**From:** tomlav [<mailto:tomislav@kascon.com.au>]  
**Sent:** Tuesday, 25 March 2014 5:07 PM  
**To:** Vetsavong, Phab  
**Subject:** RE: Record of Conversation - Pre-Application Meeting-Block 8 section 35 FORREST

Hi Phab,

I'm scrapping all current concepts for the site so what you have seen to date is no longer relevant.

I'm thinking of adding a garage to the rear of the site compliant with the heritage guidelines would this then be code track?

**Tomislav Kasunic** |

Senior Project Manager



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---

**From:** Vetsavong, Phab [<mailto:Phab.Vetsavong@act.gov.au>]  
**Sent:** Tuesday, 25 March 2014 5:00 PM  
**To:** tomlav  
**Subject:** RE: Record of Conversation - Pre-Application Meeting-Block 8 section 35 FORREST

Hi Tomislav

The issue is not just with the relevant rules of the Code.

It also relates to compliance with Heritage guidelines, which from the pre-application meeting, any additions located forward of the building line was not permitted.

Regards

---

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---

**From:** tomlav [<mailto:tomislav@kascon.com.au>]  
**Sent:** Tuesday, 25 March 2014 4:57 PM  
**To:** Vetsavong, Phab  
**Subject:** RE: Record of Conversation - Pre-Application Meeting-Block 8 section 35 FORREST

Thanks Phab,

I though single dwelling housing that complied with relevant rules was code track?

**Tomislav Kasunic** |

Senior Project Manager



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---

**From:** Vetsavong, Phab [<mailto:Phab.Vetsavong@act.gov.au>]  
**Sent:** Tuesday, 25 March 2014 4:51 PM  
**To:** tomlav  
**Subject:** RE: Record of Conversation - Pre-Application Meeting-Block 8 section 35 FORREST

Hi Tomislav

No it wouldn't be.  
The garage would still be a Merit track DA.

Regards

---

Phab Vetsavong | Senior Assessment Officer  
Merit Assessment-South  
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---

**From:** tomlav [<mailto:tomislav@kascon.com.au>]  
**Sent:** Tuesday, 25 March 2014 3:54 PM  
**To:** Vetsavong, Phab  
**Subject:** RE: Record of Conversation - Pre-Application Meeting-Block 8 section 35 FORREST

Hi Phab,

I'm thinking of putting the "whole" concept on hold and only adding a 6x4 garage for the time being to make the place liveable.

Would a minor addition like this be code track?

**Tomislav Kasunic** |

Senior Project Manager



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---

**From:** Vetsavong, Phab [<mailto:Phab.Vetsavong@act.gov.au>]  
**Sent:** Tuesday, 25 March 2014 3:51 PM  
**To:** tomislav  
**Subject:** RE: Record of Conversation - Pre-Application Meeting-Block 8 section 35 FORREST

Hi Tomislav

You will need to determine that yourself.

However, from having seen the concept proposal, your development is **not** considered to be Code Track.  
A Development Application is required for Merit Track.

Regards

---

Phab Vetsavong | Senior Assessment Officer  
Merit Assessment-South  
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---

**From:** tomislav [<mailto:tomislav@kascon.com.au>]  
**Sent:** Tuesday, 25 March 2014 3:45 PM  
**To:** Vetsavong, Phab  
**Subject:** RE: Record of Conversation - Pre-Application Meeting-Block 8 section 35 FORREST

Hi Phab,

In relation to the above said address to fast track part of my planning to allow me to build a garage and occupy would it be possible to submit plans for a garage under the code track system thereby alleviating the requirement under *the planning and development Act 2007*.

Your advice would be appreciated.

**Tomislav Kasunic** |

Senior Project Manager



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---

**From:** Vetsavong, Phab [<mailto:Phab.Vetsavong@act.gov.au>]  
**Sent:** Monday, 17 March 2014 4:08 PM  
**To:** tomlav  
**Subject:** Record of Conversation - Pre-Application Meeting-Block 8 section 35 FORREST

hello Tomi

Sorry about the delay in sending the minutes to you. I have just outlined the main matters that were discussed.

Once you have progressed further in regard to the Heritage requirements and had another look at the matters discussed in the pre-application meeting, I highly recommend that we have another pre-application meeting.

Regards

---

Phab Vetsavong | Senior Assessment Officer  
Merit Assessment-South  
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**ACT**

Government

Environment and Sustainable Development

# Pre-Application Meeting Record of Conversation

|                   |                    |                        |
|-------------------|--------------------|------------------------|
| <b>BLOCK/S: 8</b> | <b>SECTION: 35</b> | <b>SUBURB: FORREST</b> |
|-------------------|--------------------|------------------------|

|                                   |                                   |
|-----------------------------------|-----------------------------------|
| <b>DATE OF MEETING: 24/2/2014</b> | <b>PROPOSAL NUMBER: 201400037</b> |
|-----------------------------------|-----------------------------------|

|                                     |
|-------------------------------------|
| <b>CASE OFFICER: Phab Vetsavong</b> |
|-------------------------------------|

### PROPONENT DETAILS:

|                                                       |                                    |
|-------------------------------------------------------|------------------------------------|
| <b>CONTACT NAME:</b> Tomislav Kasunic / Jennifer Hill | <b>PHONE NO./MOBILE:</b> 6232 7633 |
| <b>EMAIL:</b> tomislav@kascon.com.au                  |                                    |

### LESSEES AUTHORITY PROVIDED?

Yes

No

Lessees attended meeting

### Meeting Participants:

| ESDD                            | Agencies                        | Proponent                 |
|---------------------------------|---------------------------------|---------------------------|
| Rachel Dang (DA Merit South)    | Pamela Hubert (Heritage)        | Tomislav Kasunic (Lessee) |
| Phab Vetsavong (DA Merit South) | Jose Henriquez (TAMSD)          | Jennifer Hill             |
|                                 | Chris Corsini (Tree Protection) |                           |
|                                 | Eddie Gonzalez (ActewAGL)       |                           |

### Details of Proposal & Land Use Policy

- Heritage block
- Regulated Tree(s)
- Block 608 m2
- CZ5 Mixed Use
- Existing two storey single dwelling house. The ground floor is currently being used as a home business by Tomislav Kasunic.
- There is an existing illegal Colorbond fence located forward of the building line.
- Forrest Precinct Map and Code:

Additional prohibited development:

*financial establishment*  
*indoor recreation facility*  
*public agency*  
*restaurant*  
**SHOP**

*hotel*  
*motel*

Proposed development:

- New building attached consisting of UFL dining room, terraces, and garage.
- UFL additions consisting of bedroom, ensuite and bathroom.
- Two storey office building.
- Side entry tandem garage using new driveway crossing along Manuka Circle.
- Car park stacking system in front landscape area with driveway crossing along Manuka Circle.
- Development will provide 11 parking spaces via car park stacking system, garage and open parking area.

**Summary of items and issues discussed**

**Lease variation**

A lease variation is required for 'Non Retail Commercial use restricted to office'.

**Actew**

- Hydraulic plan is required.
- Remove existing sewer tie at the front.
- Retention of the existing stormwater tie at the rear.

**TAMSD**

- Cross section and details regarding the proposal and impact with respect on the existing stormwater/drainage easement on the block along the Manuka Circle frontage.
- Construction Management Plan and Verge Management Plan are required.

**Tree Protection Unit**

- Removal of the tree at the rear (height less than 12metres) is not the original planting under the Heritage guideline for Forrest Fire Station Precinct.
- Arborist report is required in relation to the front Regulated tree (eastern corner of the block).

**Heritage**

- Proposed new building attached consisting of UFL dining room, terraces, and garage is located forward of the building line is considered to be inconsistent with the Heritage guideline.
- Heritage will also need to review the UFL bedroom addition.
- The proponent will provide further information to Pamela Hubert to assist with discussions with the Heritage DA Task Force. Pamela Hubert will then provide advice to the proponent.

**Existing fence**

Existing illegal Colorbond fence located forward of the building line can remain in place temporarily during construction work and is to be removed afterwards.

**Planning and land authority**

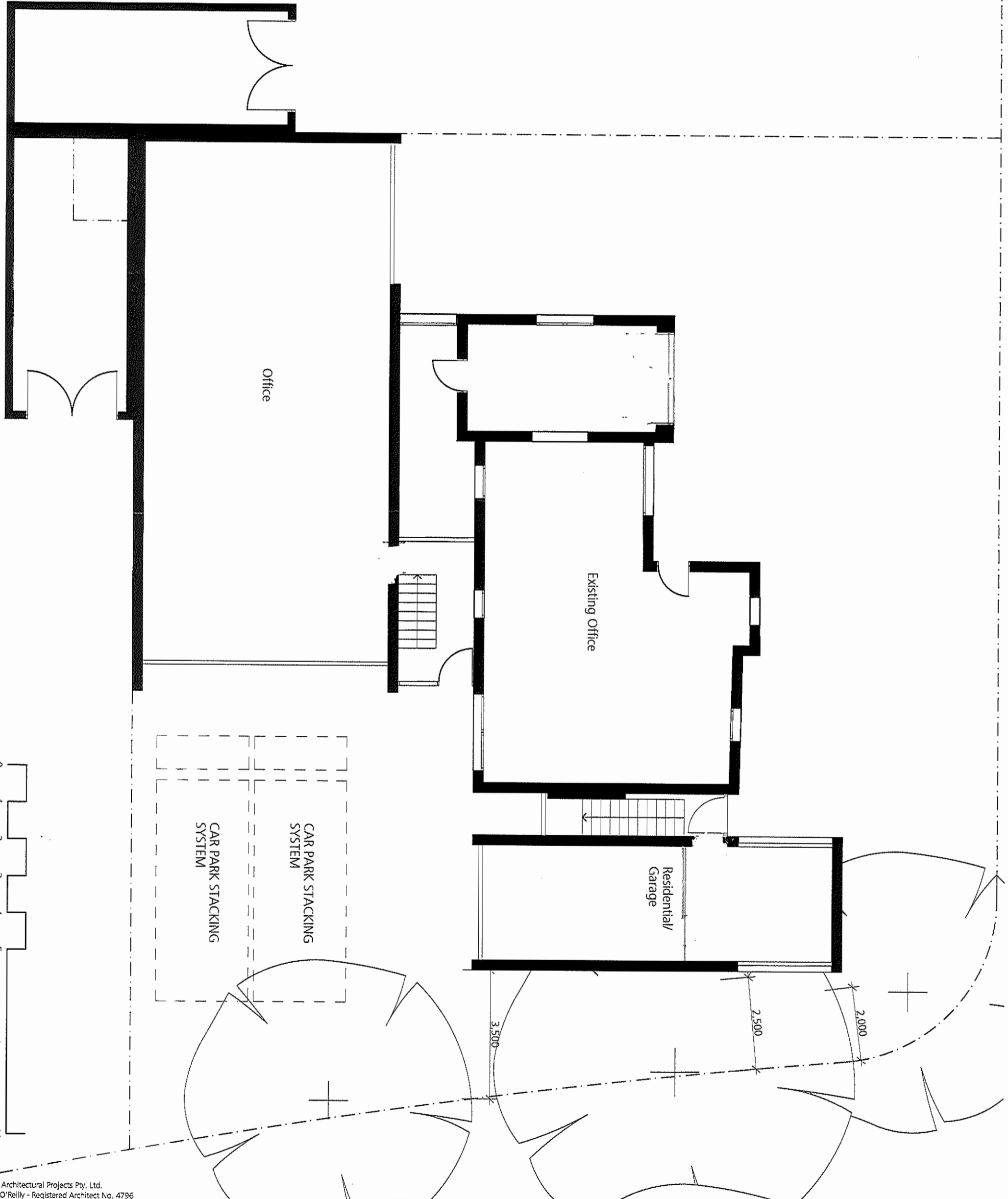
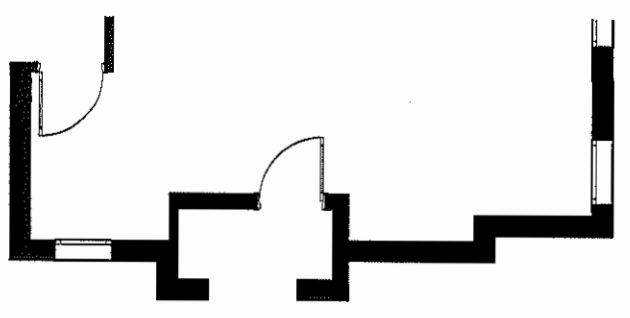
- Development needs to address all relevant Codes of the Territory Plan.
- Tree assessment report is required.
- If the Conservator does not support the removal/pruning of the Regulated tree(s). The Conservator may refer it to the planning and land authority to make the decision on the removal/pruning of Regulated tree(s) under the *Planning and Development Act 2007*.
- In relation to the car park stacking system the proposal needs to include details on how this area will function safely in relation to employee parking, visitor parking, and vehicles accessing the garage.
- Details are required in regard to pedestrian paths (residents, office building employees, visitors) and safety when the car park stacking system is operating including when vehicles access the garage.
- Turning templates are required for car parking and waste collection.
- Follow up pre-application meeting is recommended.

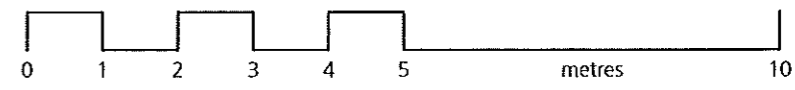
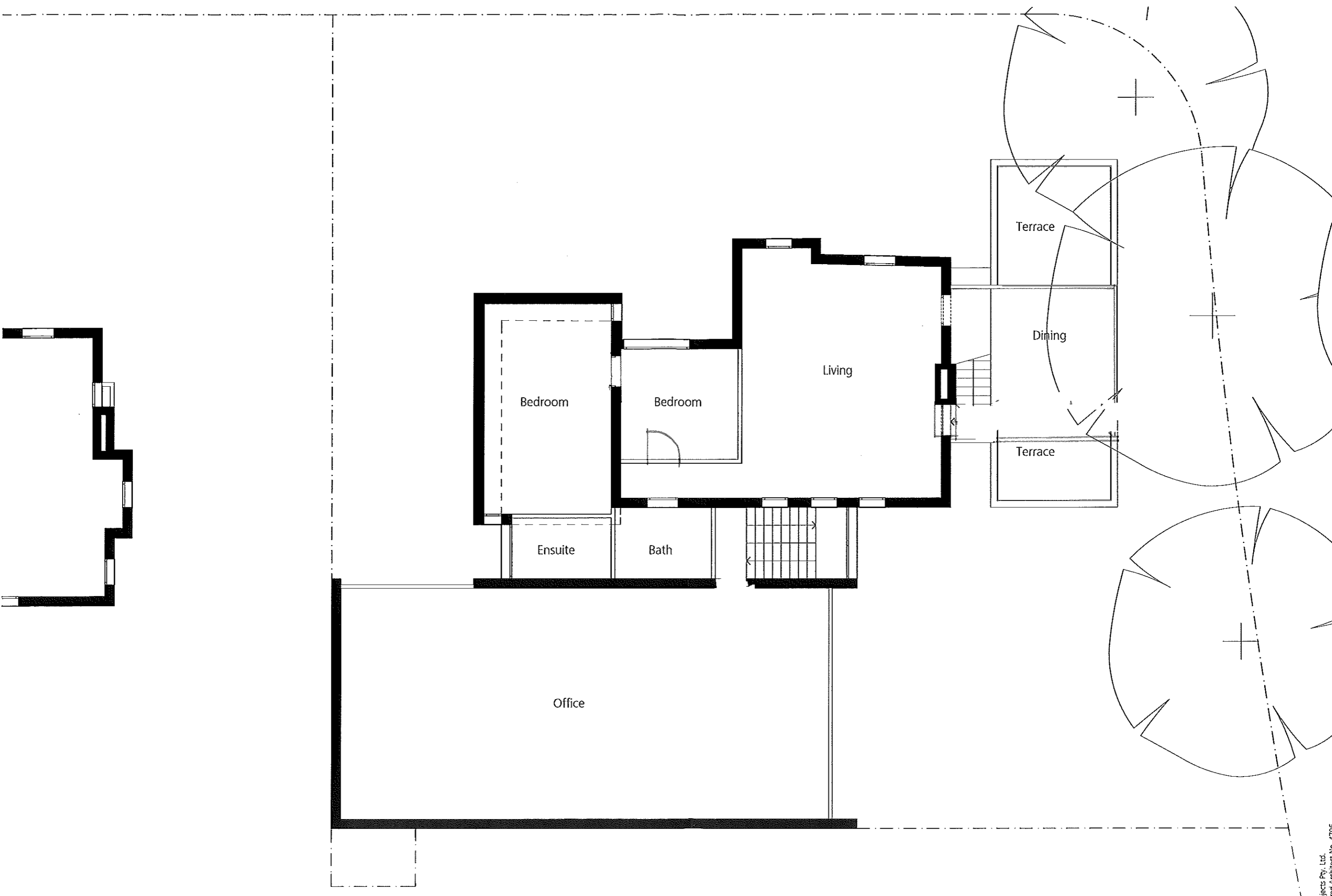
This Record of Conversation (ROC) shall not be taken to be pre-application advice for the purposes of s138 of the

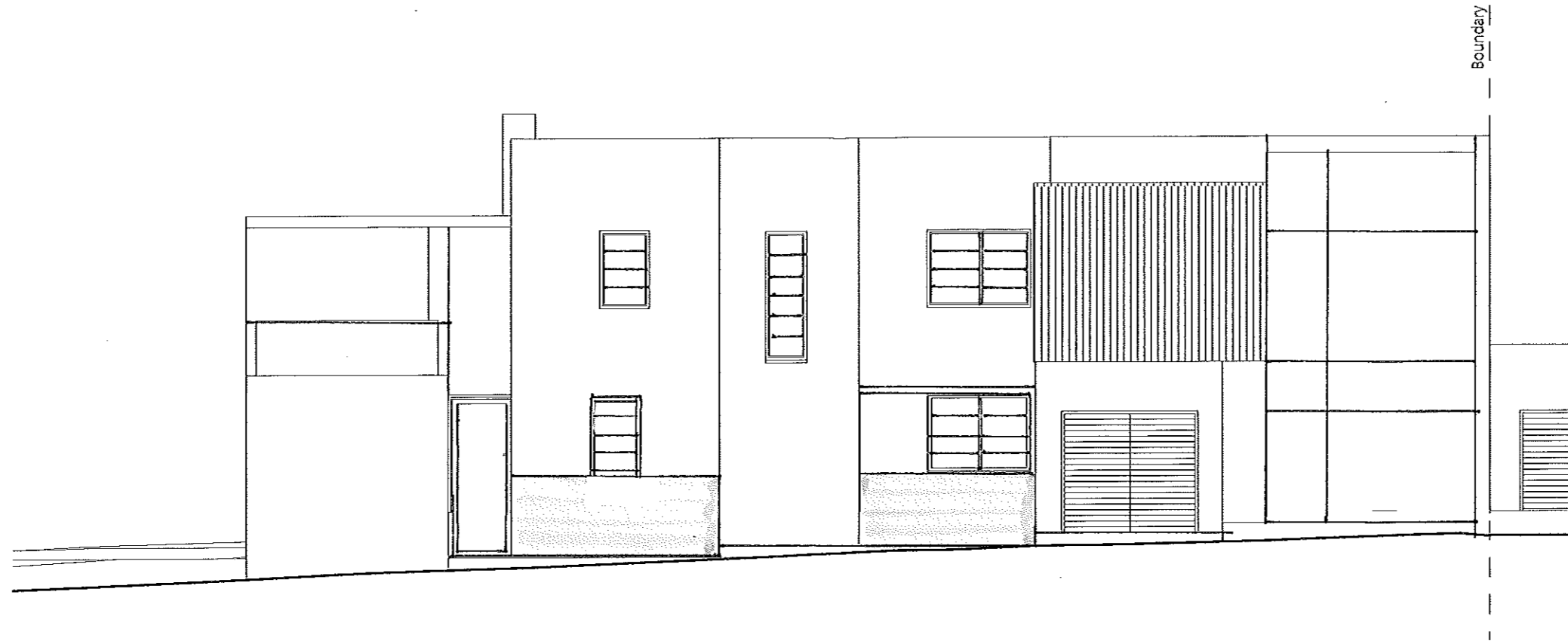
*Planning and Development Act 2007.* The proponent acknowledges that this ROC reflects preliminary information and/or concept sketches submitted to the planning and land authority, that the submitted information was not subjected to a formal assessment, and that this ROC will not be binding on the determination of any future development application that may be lodged. It is advised that relevant policies may alter between the time the information on this form is provided and the lodgement of the development application.

Proponent's Signature\_\_\_\_\_

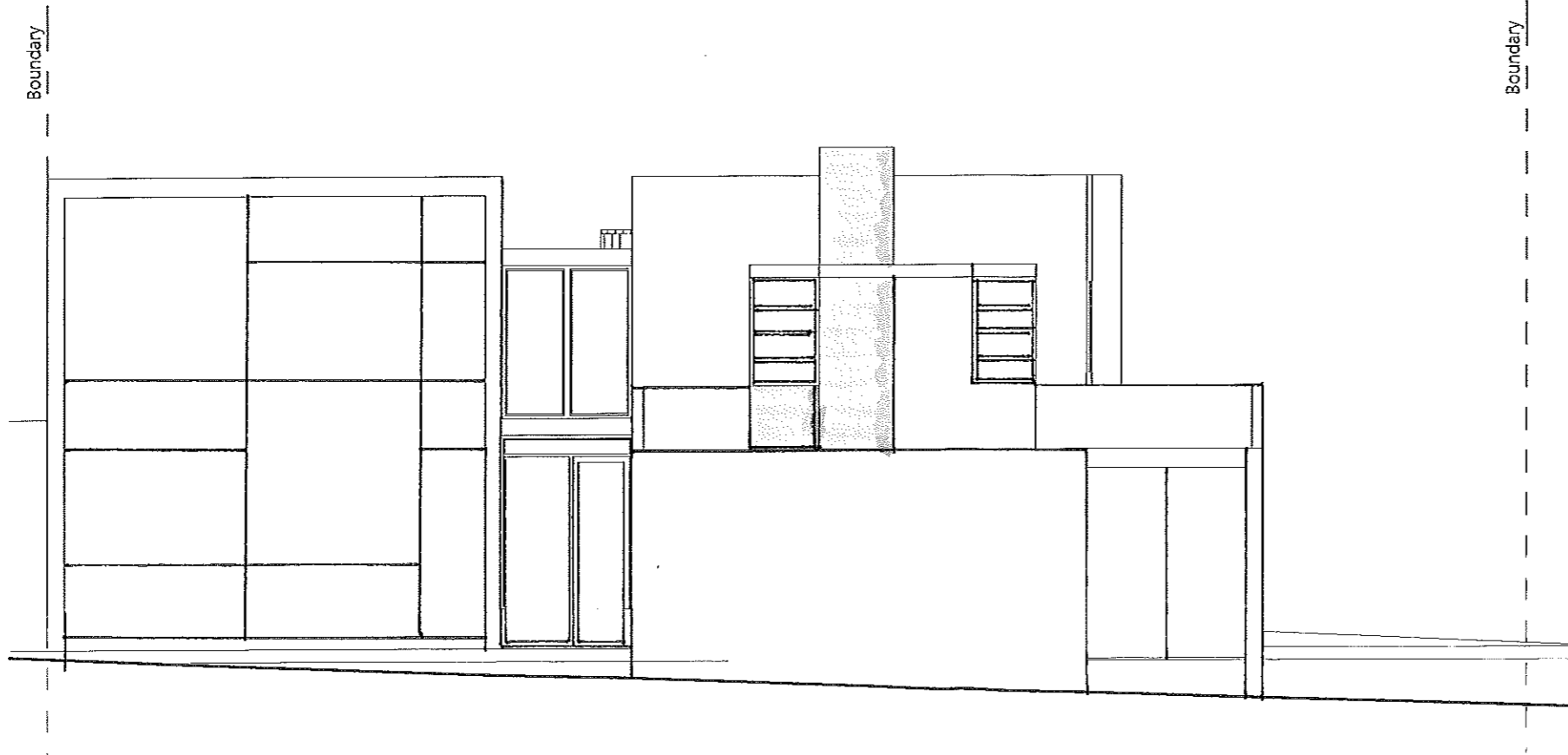
Attending Officer\_\_\_\_\_



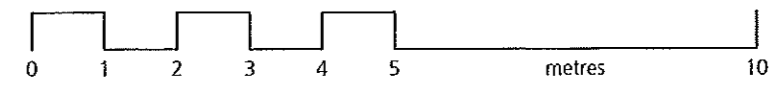


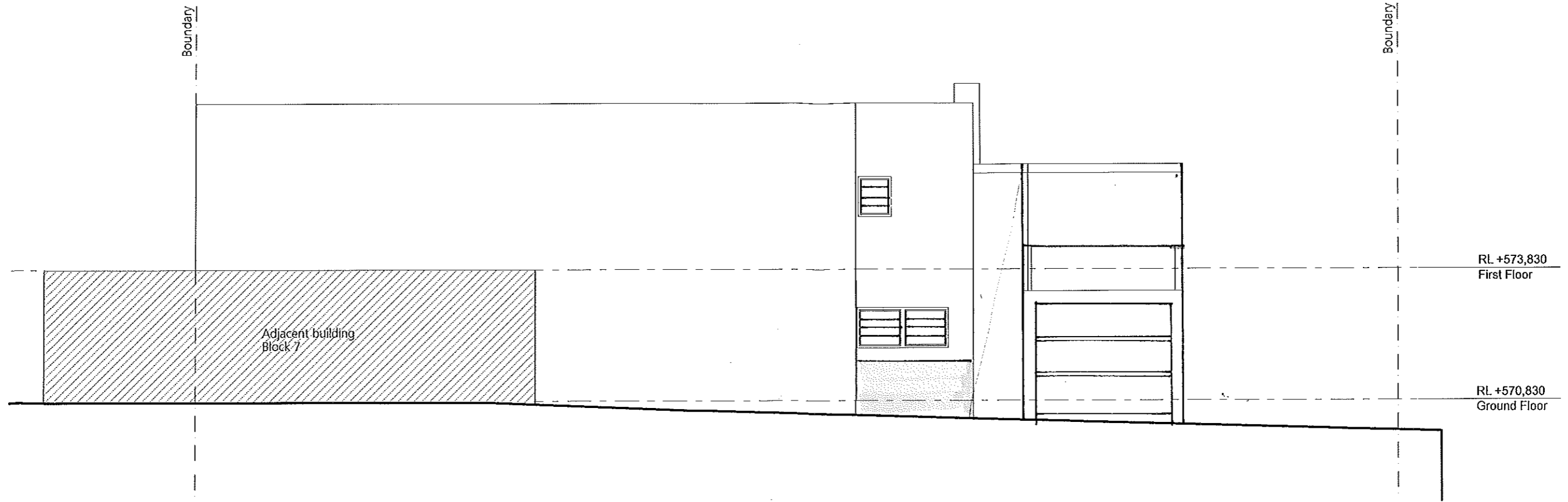


01 Lot 8 - North-East elevation

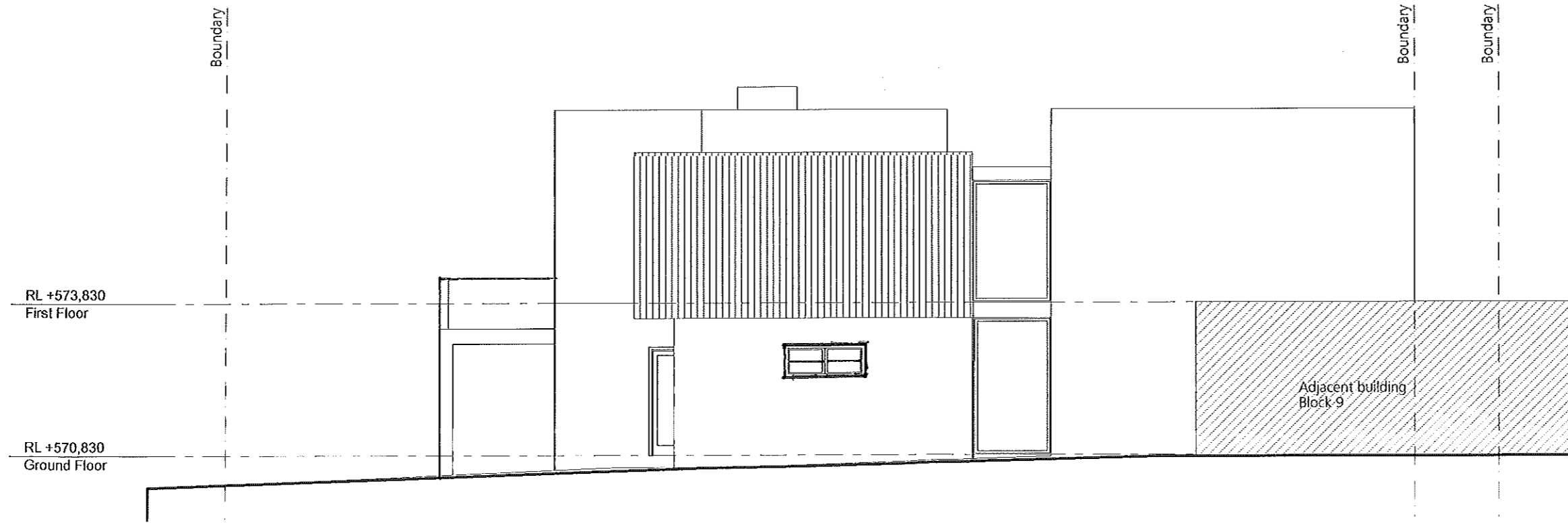


02 Lot 8 - South-East Elevation

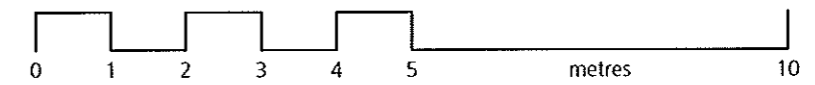




03 Lot 8 - South-West Elevation



04 Lot 8 - North-West Elevation







# Architectural Projects <sup>1</sup>

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

## Document

Project: Block 8, Section 35 Fitzroy Street, Forrest, Canberra - Fire Station House

Project No: 1514

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### Document Control

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| Version | Date | Document                                                      |
|---------|------|---------------------------------------------------------------|
| 1       |      | Status DRAFT Heritage Impact Statement                        |
|         |      | Author Jennifer Hill<br>Director, Registered Architect 4811   |
|         |      | Verification Elizabeth Gibson<br>Associate, Senior Consultant |

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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 (6<sup>th</sup> 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"> <li>• Activities associated with creating,</li> </ul> |       |

| 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 |
|--------------------------------------------------------|---------|
| <b>IX (Corner of Fitzroy Street and Manuka Circle)</b> |         |
| The Site                                               | C       |
| The Exterior                                           |         |
| North Façade                                           | B       |
| South Façade                                           | D       |
| <b>East</b> Façade                                     | B       |
| <b>West</b> Façade                                     | C       |
| <b>The Interior</b>                                    | C       |

| ELEMENT                                                          | GRADING |
|------------------------------------------------------------------|---------|
| <b>IX reversed (Corner of Canberra Avenue and Manuka Circle)</b> |         |
| 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 |
|-----------------------------------------------|---------|
| <b>1W Fire Station House (Fitzroy Street)</b> |         |
| The Site                                      | C       |
| The Exterior                                  |         |
| North Façade (modified)                       | C       |
| South Façade                                  | D       |
| <b>East</b> Façade                            | C       |
| <b>West</b> Façade                            | C       |
| <b>The Interior</b>                           | C       |
| <b>North Additions</b>                        | D       |

| ELEMENT                                        | GRADING |
|------------------------------------------------|---------|
| <b>1W Fire Station House (Canberra Avenue)</b> |         |
| The Site                                       | C       |
| The Exterior                                   |         |
| North Façade                                   | C       |
| South Façade (modified)                        | C       |
| <b>East</b> Façade                             | C       |
| <b>West</b> Façade                             | C       |

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

Metcalf 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<br>Manaka Circle looking North East  | Architectural Projects |
| Figure 3.1.3 | 1X Fire Station House<br>Fitzroy Street looking South East | Architectural Projects |
| Figure 3.1.4 | 1X Fire Station House<br>North Elevation                   | Architectural Projects |
| Figure 3.1.5 | 1X Fire Station House<br>East Elevation                    | Architectural Projects |
| Figure 3.1.6 | 1X Fire Station House<br>South Elevation                   | Architectural Projects |
| Figure 3.1.7 | 1X Fire Station House<br>West Elevation                    | Architectural Projects |

Figure 3.1.1

Fitzroy Street streetscape

Architectural Projects



Figure 3.1.2

1X Fire Station House  
Manaka Circle looking North East

Architectural Projects

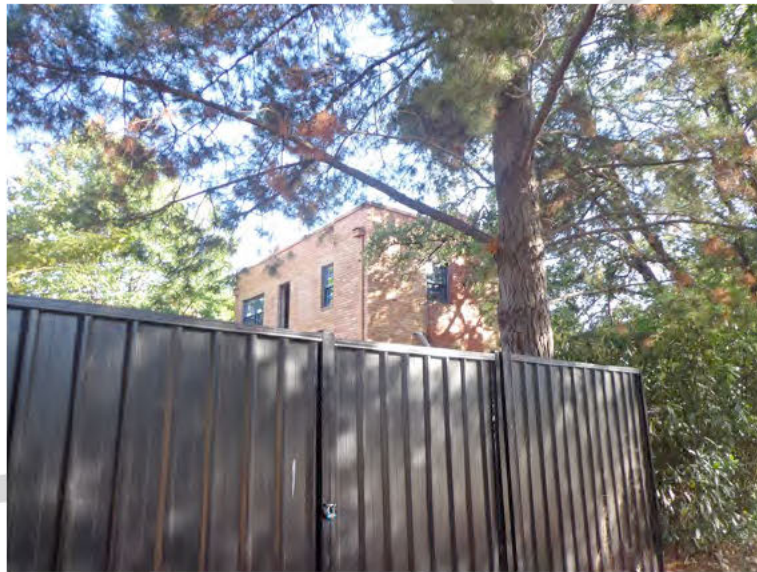


Figure 3.1.3

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

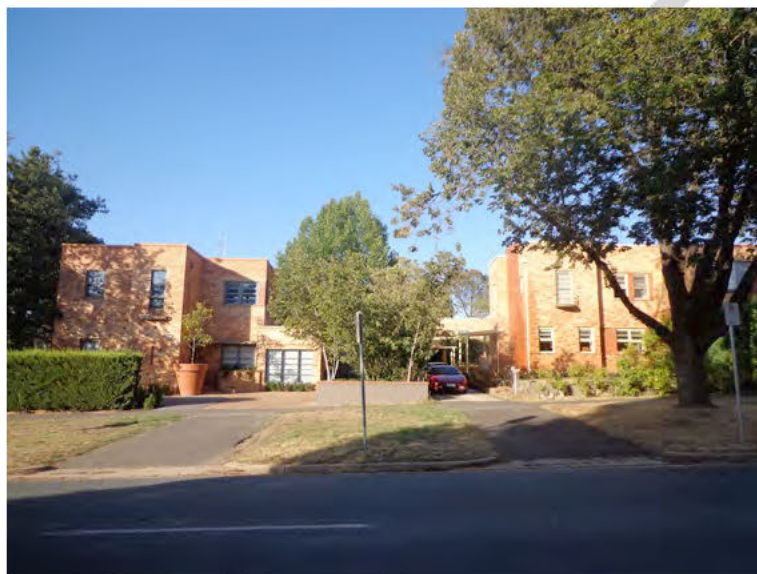


Figure 3.1.6

1X Fire Station House  
South Elevation

Architectural Projects

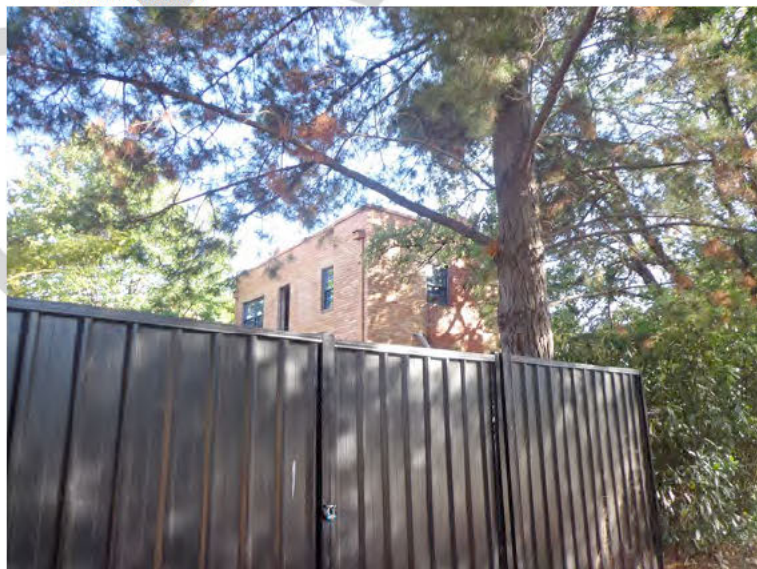




Figure 3.1.7

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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**From:** [tomislav](#)  
**To:** [Shoilee, Rumana](#)  
**Cc:** [Jennifer Hill](#)  
**Subject:** Pre application meeting 8/35 Forrest  
**Date:** Tuesday, 18 February 2014 3:32:41 PM  
**Attachments:** [image001.jpg](#)  
[SK 16 Lot 8 - Ground Floor Plan - Option 3.pdf](#)  
[SK 17 Lot 8 - First Floor Plan - Option 3.pdf](#)  
[SK 18 3d views- Option 3.pdf](#)  
[SK 19 3d views - Option 3.pdf](#)

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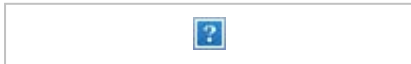
Hi Rumana,

Please see attached plans. If there are any issues please let me know.

I can confirm that Jennifer Hill and myself will be attending the pre application meeting this coming Monday.

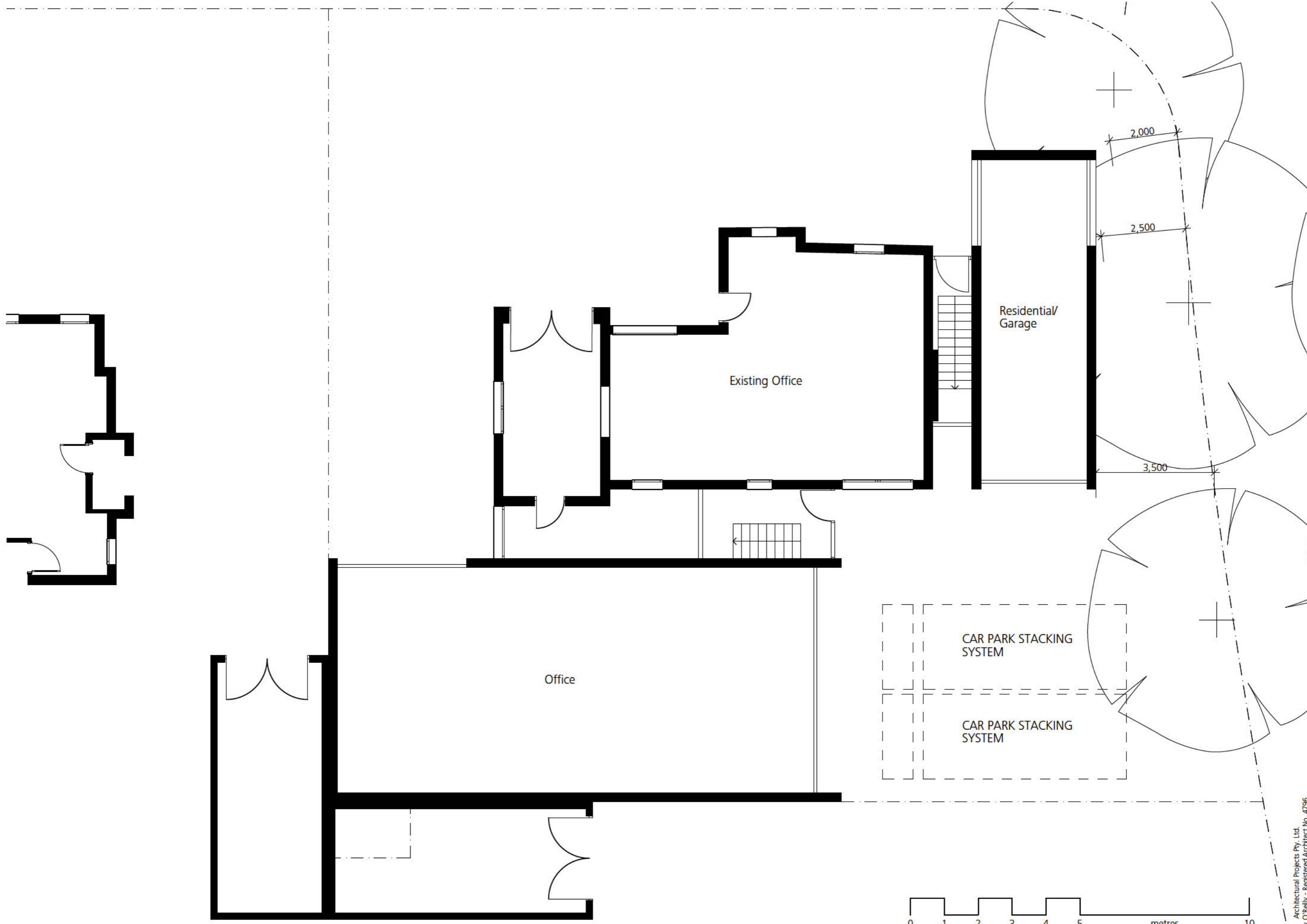
**Tomislav Kasunic** |

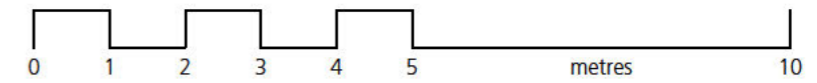
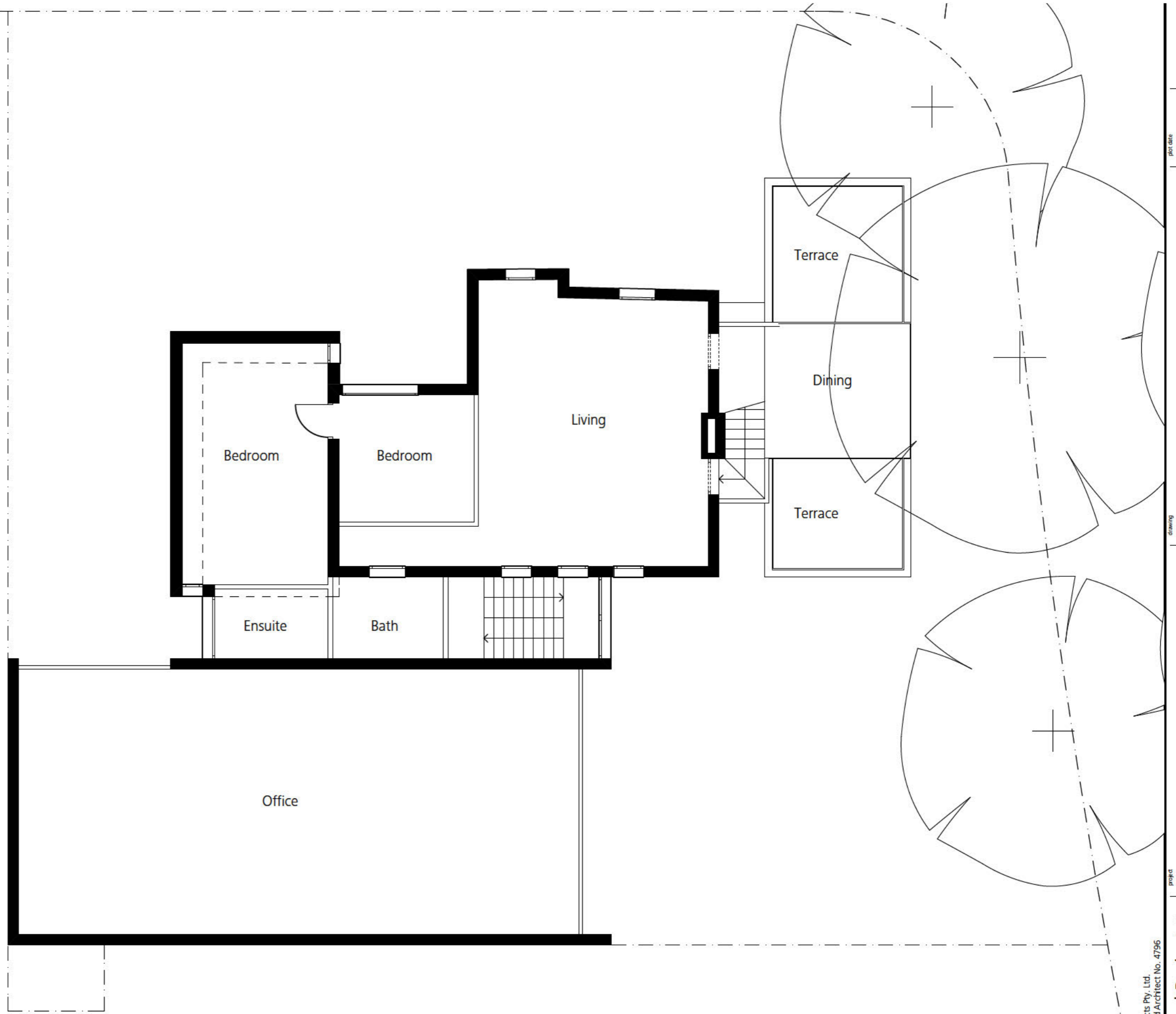
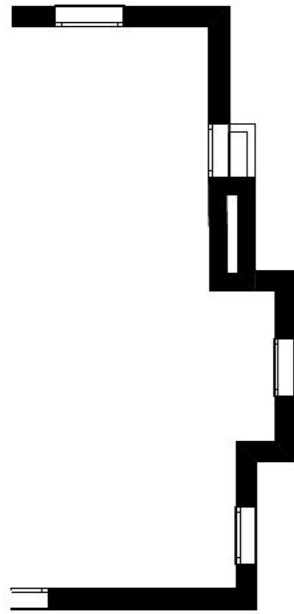
Senior Project Manager

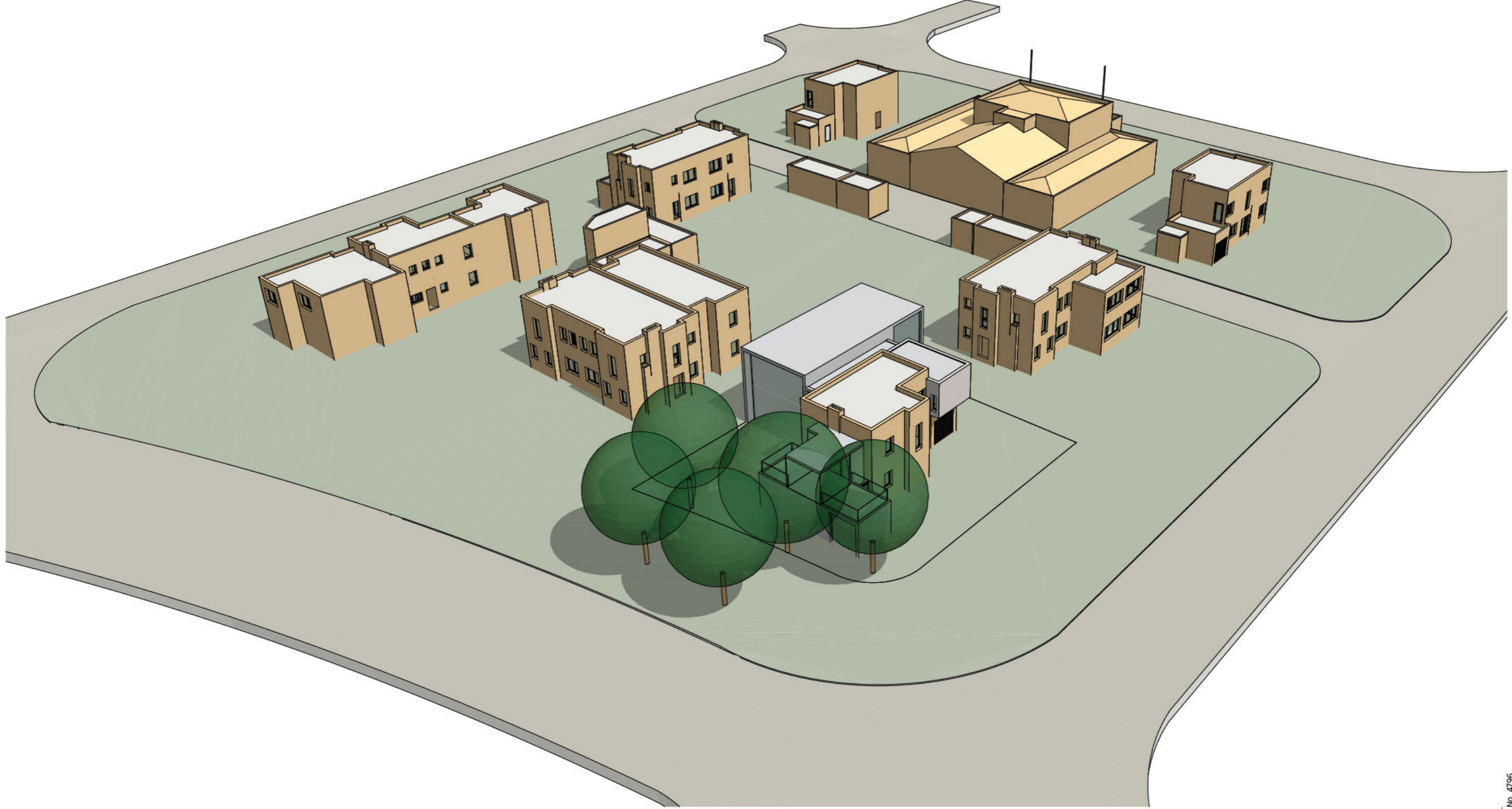


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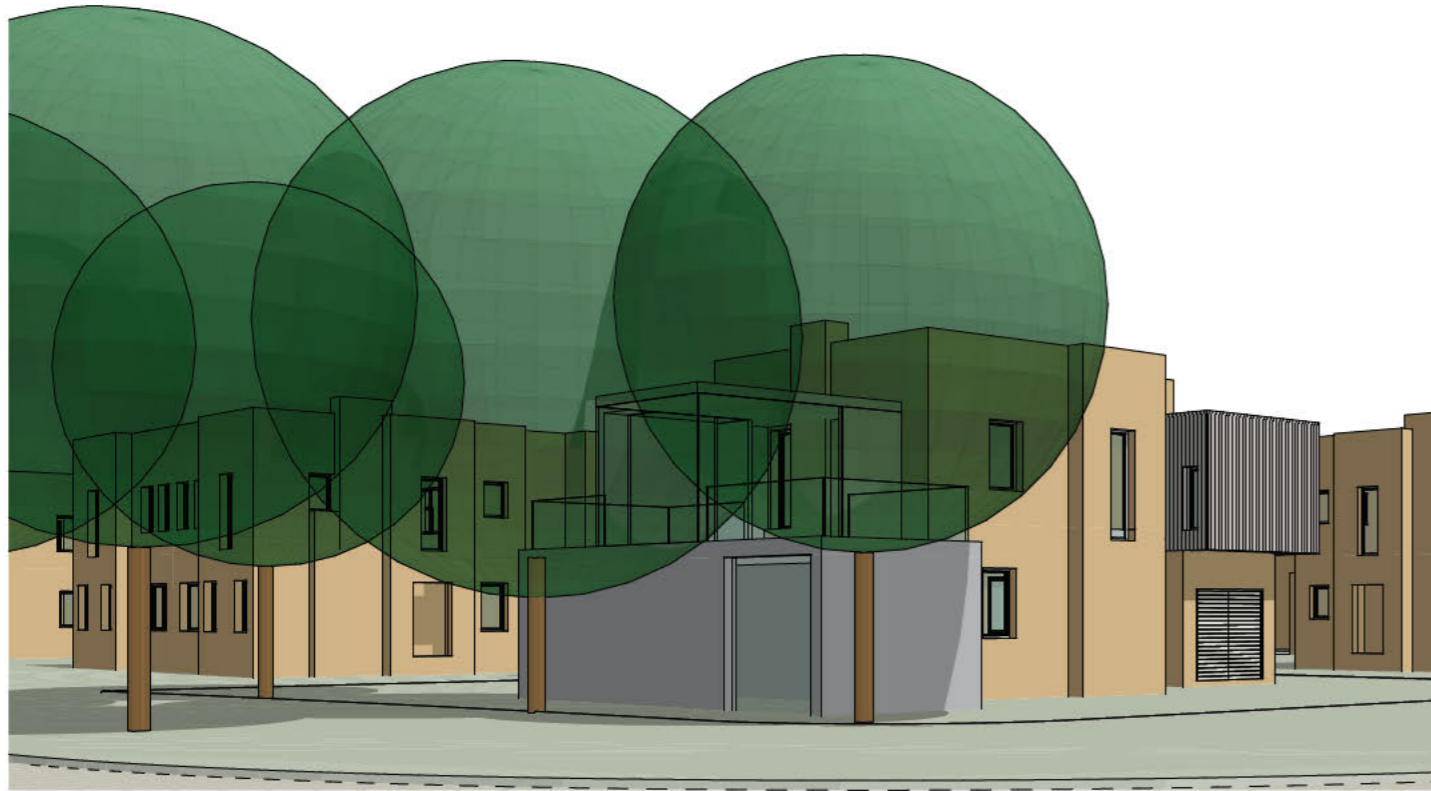






1 Aerial view - After new additions





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 -