

**Jorgensen, Kristi**

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**From:** McEvoy, Justin  
**Sent:** Tuesday, 10 December 2013 3:53 PM  
**To:** Rebecca Sorensen  
**Cc:** Jorgensen, Kristi; Gary Prattley - Macroplan Dimasi  
**Subject:** Revised meeting notes on NCA-LDA meeting 3 December  
**Attachments:** LDA NCA meeting 3 Dec\_NCA comments.docx


Hi Rebecca

Updated notes from the LDA-NCA meeting of 3 December 2013 is attached FYI.

Kind regards

**Justin McEvoy | Senior Project Manager**  
**Land Development Agency**

TransACT House, 470 Northbourne Avenue, Dickson ACT 2602  
☎ 02 6207 5195 | 📠 02 6207 6110 | [www.lda.act.gov.au](http://www.lda.act.gov.au)

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0060

## Canberra Brickworks and Environs Project

## Meeting notes

Time / date 2PM / Tuesday 3 December 2013

Subject National Capital Plan matters requiring consideration in the planning report

## Attendees:

Andrew Smith Acting Chief Executive, National Capital Authority  
 Rebecca Sorensen Acting Director Strategic Planning, National Capital Authority  
 Karen Wright Manager National Capital Plan Review, National Capital Authority  
 Paul Lewis Director Urban Renewal, Land Development Agency  
 Kristi Jorgensen Assistant Project Director, Land Development Agency  
 Justin McEvoy Senior Project Manager, Land Development Agency  
 Gary Prattley Gary Prattley Consulting, MacroPlan DImasi (Australia)

Item	
1	<p><b>Project timeline for submission of planning report for National Capital Plan amendment/Territory Plan variation</b></p> <ul style="list-style-type: none"> <li>• Gary Prattley Consulting and CBRE have been engaged by the Land Development Agency (LDA) to prepare a planning report to assess the statutory planning changes required to support the Canberra Brickworks and Environs proposal.</li> <li>• The National Capital Authority (NCA) confirmed it would accept a single report that responded to the scope for a planning report issued by the Environment and Sustainable Development Directorate (ESDD) in consultation. Cognisant of statutory (consultation) requirements for a National Capital Plan amendment and a Territory Plan variation, the LDA would seek to have the brickworks proposal considered at the same time by both statutory planning authorities.</li> <li>• Subject to Government endorsement of the proposal in February 2014, the LDA would commence community engagement and consultation on the current planning strategy and revised master plan. It was confirmed that a consultation report would be prepared and submitted with the planning report. The LDA would officially write to the NCA to request consideration of an amendment during this period.</li> <li>• <u>[updated in response to NCA comment]</u> A proposal to amend the National Capital Plan would need to be agreed to by the NCA Board prior to an amendment undergoing public consultation for six weeks in accordance with its Community Engagement policy. The Board would meet six times in 2014, every two months from February 2014. Following consultation, a recommendation would be made to the Minister on endorsing a change to the Plan. It is usual practice for the NCA to offer a briefing on the draft amendment to the Joint Standing Committee (JSC) on the National Capital and External Territories when the amendment is released for public consultation. <u>[updated in response to NCA comment]</u> The JSC may choose to hold an inquiry into the amendment.</li> <li>• The LDA would work towards lodgement of the planning report to enable it to be considered by the NCA Board at its June meeting. Formal statutory processes would be progressed in the second half of 2014.</li> </ul>

### National Capital Authority matters to be addressed in the planning report

- The three options for addressing the proposed extension of the Dunrossil Drive axis as part of the current master plan were outlined. An indicative streetscape cross section of the extension to the Dunrossil Drive axis through the estate was distributed.
- The following matters were nominated as key considerations for the NCA:
  - a) Outline the elements of national significance at the estate and how the proposal responds to these elements.
    - A study of the future realigned Cotter Road and proposed Mint Interchange at Yarra Glen has been prepared for the ACT Government. A commitment to funding the roadwork has not been made, at this time. Due to the time and works required to achieve changes to the dual statutory planning framework in the ACT, it is proposed to have the National Capital Plan amendment reflect the full extent of the proposal by retracting the Designated area to the new alignment of Cotter Road.
    - The Government response to the Joint Standing Committee's report on planning for diplomatic estates in the ACT was expected to be finalised in early 2014. The NCA confirmed that it would not expect any consideration of opportunities for development of chancelleries and residences within the Canberra Brickworks and Environs study area to involve provision of large scale land parcels.
  - b) Provision of a ceremonial entrance to Government House.
    - The NCA noted a principle consideration of the proposal would be the new connection from Cotter Road to Dunrossil Drive. The connection forms part of Brickworks Road on the current master plan. It was agreed that landscaping treatment and cross sections for this section of road would be included in the planning report.
  - c) The view corridor extending from Dunrossil Drive into the proposed estate.
    - Three master plan options for proposed extension of Dunrossil Drive axis through the estate were outlined.
      - Option 1 showed a park on the estate side of Brickworks Road at the intersection of Dunrossil Drive with the future treatment of the landscape axis to be developed at a later time.
      - Option 2 showed an extension of Dunrossil drive through the estate with landscape treatment across a 30m road reserve, which would include traffic controls to minimise traffic at the proposed intersection.
      - Options 3 showed a combination of a park at the end of Dunrossil Drive plus the development of a road extension with landscaping in 30m road reserve.
- NCA supported the provision of the continuation of landscaping along the axis. While it did not have a view on the development of a road along this axis, the NCA nominated the visual experience of visiting dignitaries and the Governor-General as its main concern. This aspect of the proposal would be addressed in the planning report.

	<ul style="list-style-type: none"> <li>• To reinforce the landscaped corridor along the Dunrossil Drive axis, the NCA raised the possibility of limiting building heights adjoining the proposed view corridor and across the broader estate. The LDA explained the proposed massing of buildings across the estate represented consideration of the interface with existing residential areas and the opportunities provided by the topography of the site. These matters would be outlined in planning report.</li> </ul> <p>d) <u>High quality design standard of buildings in the estate.</u></p> <ul style="list-style-type: none"> <li>• The NCA restated its intent for buildings in the estate to achieve high quality design standards. It was agreed to explore alternative options to prescriptive controls in either statutory plan. Discussions between the NCA and the LDA on establishing under the National Capital Plan a design review panel to examine proposals on nominated sites. It was agreed to further explore the inclusion of part of this estate as a nominated site. The LDA indicated it would discuss the implications of this proposal with the ACT Planning and Land Authority.</li> </ul>
3	<p><b>Other matters</b></p> <ul style="list-style-type: none"> <li>• LDA agreed to provide the NCA with electronic copies of the three master plan options discussed at the meeting, plus the report on the realignment of Cotter Road as part of the Mint Interchange capital works proposal.</li> <li>• <u>[additional dot point in response to NCA comment]</u> LDA agreed to review the tenure of parcels within the study area, particularly within the vicinity of Dunrossil Drive and the proposed development of Brickworks Road. The LDA would write to the agency with responsibility for any National Land at the time of formally requesting a National Capital Plan amendment.</li> <li>• <u>[additional dot point in response to NCA comment]</u> NCA comments regarding the potential for parliamentary scrutiny and public opposition to elements of the proposal, including the location of taller building elements, to delay progress of the proposed development were noted. LDA advised it would be engaging a community engagement consultant to undertake public consultation on the proposal, which would involve the preparation of a consultation report and inform the final proposal submitted for consideration by the National Capital Authority and the ACT Planning and Land Authority.</li> </ul>

**Jorgensen, Kristi**

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**From:** McEvoy, Justin  
**Sent:** Monday, 2 December 2013 2:34 PM  
**To:** Gary Prattley s41 ); Rebecca Sorensen; Andrew Smith - National Capital Authority s41  
**Cc:** Gary Prattley s41 ); Lewis, Paul; Jorgensen, Kristi  
**Subject:** Confirmation of Brickworks meeting with NCA tomorrow

Hi Andrew, Rebecca and Gary

Following-up on my telephone calls this morning. I am able to confirm our meeting with the National Capital Authority staff on the Canberra Brickworks project at level 7, 470 Northbourne Avenue Dickson from 2pm. Upon your arrival, please call Kelly on #76633 or myself on #75195 for access.

Regards

**Justin McEvoy | Senior Project Manager**  
**Land Development Agency**

TransACT House, 470 Northbourne Avenue, Dickson ACT 2602  
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0057

## Out of Scope

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> From: McEvoy, Justin  
> Sent: Wednesday 20 November 2013 11:56  
> To: Kaucz, Alix; Rebecca Sorensen  
> Cc: Hai, Helen  
> Subject: changes to Brickworks' planning report scope  
>  
> Hi Alix and Rebecca  
>  
> From a quick comparison of scopes (attached) there are a few changes to the scope. While confirmation of expectations for some matters (NTG and GSM are 'national matters of environmental significance') is noted, could we have a quick meeting to discuss the requests for the landscape management/protection plan and the master plan H2O and sewer supply networks. On face value, these matters may be best addressed at the EDP stage.  
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> The agencies' comments (including NCA's comments of 17 October 2013 and advice provided by Yuyan) have been reviewed by the LDA and various matters will be clarified, where required, with agencies directly to ensure the endorsement of mandatory agencies. This would also minimise any review time required by ACTPLA and the NCA of the planning report.  
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> Given the work done by all agencies to prepare a comprehensive scope for both NCA and ACTPLA matters, could you both confirm a single report that addresses all matters under both plans is acceptable.

>  
> Feel free to give me a call, if you have any questions.

>  
> Justin McEvoy | Senior Project Manager Land Development Agency  
> TransACT House, 470 Northbourne Avenue, Dickson ACT 2602 • 02 6207  
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## Scope for a Planning Report

To inform a proposed Territory Plan variation for Yarralumla section 102 blocks 1, 7 and 20, section 94 block 3, section 103 block 2, section 121 part block 7, section 113 and section-127, Dudley Street, Cotter Road, Curtin section 123 and Deakin sections 75, part 76 and part block 4 section 65 involving both the removal of relevant provisions of the National Capital Plan relating to land in the designated area and the rezoning of land in the Territory Plan to allow residential development.

~~11 October~~ Revised 14 November 2013

A planning report is to be prepared to provide the information necessary to inform consideration by the planning and land authority, within the Environment and Sustainable Development Directorate, on preparing a Territory Plan variation (refer to Part 5.6 of the *Planning and Development Act 2007*).

The planning report is to respond to each of the following parts:

- A. Executive summary
- B. Description of the proposed Territory Plan variation  
(*A comprehensive description of the site and the proposal, current planning policy, the intended development and use, and all proposed changes to the Territory Plan.*)
- C. Justification for the planning policy changes  
(*An assessment of the opportunity cost of the proposed change, and discussion of changes in the economic, social, natural and physical environment that necessitate the change.*)  
Implications for the loss of commercial CZ6 leisure and accommodation zone, and parks and recreation PR22 restricted access recreation zone at the site.
- D. Strategic planning policy context  
(*A discussion of proposed planning policy change and proposed use/development in the context of the ACT's planning framework and strategic planning policy. Identification of any associated changes, e.g. an amendment to the National Capital Plan or public land register.*)  
Opportunities achieved by the proposed closure of Dudley Street Yarralumla and future realignment of the Cotter Road and Adelaide Avenue intersection.
- E. National Capital Plan  
(*An assessment of relevant principles and policies of urban development in the National Capital Plan. A master plan that addresses lands that have a special characteristics of the National Capital and the factors relevant to the determining the extent of designated areas.*)
  - how design quality of future development in the vicinity of Dunrossil Drive and its extension can be addressed/ensured;
  - the impact of proposed building heights on the extension of Dunrossil Drive; and
  - the delineation of Designated Area boundaries, as well as the extent of land that may be subject to Special Requirements (for example, land either side of the Dunrossil Drive extension)
- F. Preliminary consultation  
Community consultation with affected communities and interested members of the general public on the proposal is required. At a minimum, consultation should include holding at least one (1) public meeting/public discussion session that is widely advertised including The Canberra Times and The Chronicle. This part is to include a report on consultation that
  - provide details of consultation undertaken e.g. notifications, formal presentations, sessions, number of attendees and copies of relevant correspondence;
  - list of all issues raised in consultation, outcomes, etc; and
  - responds to issues raised, including any changes to the proposal as a result of consultation

Provide evidence of community consultation in the proposal's development that adequately addresses this part.

G. Impact assessment

*(A discussion of both the suitability and capability of the land for the proposed use/development with a clear conclusion, plus discussion of potential (positive and negative) impacts on the social, physical and natural environment if the land is developed to its full capacity as proposed.)*

An assessment of potential impacts of the proposal must address all of the following matters:

- environmental values, including an ecological assessment of all matters of national environmental significance and subject of ACT environmental legislation
- addressing impacts on existing trees on leased and unleased land, Natural Temperate Grassland and

Golden Sun Moth and including a landscape management and protection plan

- existing site contamination, including further assessment, remediation and validation
- heritage values including but not limited to specific heritage places/objects listed under the ACT and Commonwealth Heritage legislation, like impacts on values on the Dwindraft Kilns, the Hardy Patent Kiln and the former Brickworks Accommodation Village etc.
- proposed vehicle access and traffic impact assessment, if development of the site was to achieve full capacity under the proposal
- transport studies, including access to current and future stops/nodes on the high frequency public transport network
- bushfire risk analysis and management
- accessibility to services and utilities
- interface with areas of existing residential development

• existing water supply network and sewer network assessments, including master plan for the precinct

## Out of Scope

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Out of Scope

11/20

**Walters, Michele**

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**From:** Rebecca Sorensen [mailto:rs41@act.gov.au]  
**Sent:** Thursday, 17 October 2013 2:06 PM  
**To:** McEvoy, Justin  
**Subject:** RE: Canberra Brickworks and Environs - scope for planning study [SEC=UNOFFICIAL]

**Security: UNOFFICIAL**

Afternoon Justin

We're largely happy with the scope for the planning report. One of the issues I mentioned to you in our previous response was the suggestion that LDA consider alternative permitted land uses, such as 'diplomatic mission'. The new project officer at ESDD advised me a couple of days back that this hadn't been included in the scope as 'diplomatic residence' is permitted in residential zones under the Territory Plan (and would therefore be permitted with any variation of the Brickworks site to residential zones). I explained the difference between 'diplomatic residence' (as defined in the Territory Plan) and the broader functions of a 'diplomatic mission'. The project officer advised me they would pass on my advice to you, however I'm not sure if this has occurred.

We'd be happy to meet with you and your consultant to discuss our requirements.

A preliminary bushfire risk assessment was completed for the Brickworks site as part of diplomatic sites investigation. The assessment is contained within the SGS report 'Assessment of Three Sites for Diplomatic Use', available on our Have Your Say website at <http://www.nationalcapital.gov.au/haveyoursay/index.php/previous-discussions/217-new-diplomatic-estate>. The bushfire assessment methodology is also available at this link.

Please let me know if you need anything further. I don't suppose there is any chance of getting the revised plans for the site that we've discussed on a couple of occasions?

Many thanks

**Rebecca Sorensen** | Acting Director Strategic Planning  
 National Capital Authority

 s41 |  s41

**National Capital Authority** | Treasury Building, King Edward Terrace, PARKES ACT 2600  
 GPO Box 373, CANBERRA ACT 2601 |  [www.nationalcapital.gov.au](http://www.nationalcapital.gov.au) | Twitter: @NCA\_Media

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**From:** McEvoy, Justin [mailto:Justin.McEvoy@act.gov.au]  
**Sent:** Thursday, 17 October 2013 1:43 PM  
**To:** Rebecca Sorensen  
**Subject:** Canberra Brickworks and Environs - scope for planning study

Hi Rebecca

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We should be able to make quick progress with the planning studies as work has commenced on most elements of the impact assessment. I note the scope includes the requirement for a bushfire assessment, which I recall you identified as a key issue for the site in the NCA's assessment of the site for diplomatic use. Was a bushfire assessment report produced separately from the SGS report? If so, could it be provided to the LDA for review.

Regards

**Justin McEvoy** | Senior Project Manager  
**Land Development Agency**

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## Jorgensen, Kristi

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**From:** Chaston, Daisy  
**Sent:** Tuesday, 29 October 2013 1:26 PM  
**To:** McEvoy, Justin  
**Cc:** Hubert, Pamela  
**Subject:** Indigenous heritage on brickworks site  
**Attachments:** P00189 - Yarralumla - Brickworks & Dunrossil Estate -Staging Area bdys S....pdf  
  
**Expires:** Wednesday, 23 April 2014 12:00 AM

Hi Justin,

There are no recorded Aboriginal heritage places or objects within the Canberra Brickworks study area, although a cultural heritage assessment would be required to determine extant heritage values. The CHA may not be relevant for the EPBC referral, however, but certainly for any ACT processes.

Thanks,

Daisy.

**Daisy Chaston | Heritage Archaeologist | Advice Team | Council Business**  
 Phone: s4 777 | Fax: s41 | Email: s41  
**ACT Heritage Unit | Environment and Sustainable Development | ACT Government**  
 Dame Pattie Menzies House 16 Challis Street Dickson | GPO Box 158 Canberra ACT 2601  
[www.environment.act.gov.au](http://www.environment.act.gov.au)




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**From:** McEvoy, Justin  
**Sent:** Friday, 25 October 2013 4:47 PM  
**To:** Hubert, Pamela  
**Subject:** indigenous heritage on brickworks site

Pamela

I am in the process of gathering information for our environmental consultant who is preparing the EPBC referral. Would the Heritage Unit know if there is any indigenous heritage within the entire site area (see attachment)? I have not found any evidence in the heritage and environmental documentation we have.

Regards

**Justin McEvoy | Senior Project Manager**  
**Land Development Agency**  
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CANBERRA  
BRICKWORKS

DUNROSSIL  
ESTATE

- CANBERRA  
BRICKWORKS  
BOUNDARY
- STAGE 1
- - - STAGE 2

N

# CANBERRA BRICKWORKS AND ENVIRONS DEVELOPMENT STAGING

September 2013

Project No. P00182



**Jorgensen, Kristi**

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**From:** Rebecca Sorensen [mailto:rs41@act.gov.au]  
**Sent:** Thursday, 17 October 2013 2:00 PM  
**To:** McEvoy, Justin  
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0046

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**ACT**  
Government

Environment and  
Sustainable Development

Objective Ref: A8170018

## Information sheet Scope for a Planning Report

### Introduction

The planning report is to provide evidence that the proposed change to the Territory Plan would result in net positive outcome for the ACT and the subject land is both capable and suitable for development in the form proposed. The level and nature of investigations should be relevant to the potential extent and scale of issues and impacts.

From a statutory perspective, a planning report is prepared to inform the decision of the planning and land authority on a draft variation to the Territory Plan (Part 5.6 of the *Planning and Development Act 2007* (the P&D Act)). It is the planning investigation into the proposed change to planning policy and its impacts. If the proposal progresses to a Territory Plan variation, the planning report becomes a background paper under section 58 of the P&D Act which will be exhibited publicly and eventually given to the Minister at the approval stage of the process.

The scope may have been prepared in consultation with relevant ACT Government agencies and the National Capital Authority (NCA), which administers the National Capital Plan to ensure the planning of the ACT accords with its significance as the national capital. In responding to the scope for a planning report, the proponent is required to address the impacts of the proposal to the degree sufficient for ACT agencies to make an informed decision on the proposed variation. At a minimum, the P&D Act requires consultation on a Territory Plan variation with the NCA, the Conservator of Flora and Fauna, the Environment Protection Authority, the Heritage Council and the land custodian, where the variation would affect unleased land or leased public land. A proponent is encouraged to consult all relevant ACT agencies on the proposal during the preparation of the planning report.

### Term of the scope document

The scope document is valid for 12 months from the date shown on the scope.

If a planning report has not been submitted to the planning and land authority within this period, the scope will lapse. A written request for extension of this scope and information on work undertaken is required to be received within one year of the above date.

### Submission of the planning report

A minimum of three printed copies and one CD copy of the report, with appendices in separate, clearly labelled folders, is required to be lodged. Where possible, each document should be no more than 20MB in size.

8545

Upon finalisation of the planning report and the confirmation of agreement to prepare a draft variation, a minimum of 25 copies of the final version of the report (in the format specified at that time) is required to be submitted.

## **Fees**

All relevant charges are required to be paid upon lodgement of the report. Fees information is available at [www.actpla.act.gov.au/topics/design\\_build/finances/fees](http://www.actpla.act.gov.au/topics/design_build/finances/fees).

## **Web accessibility**

Web accessibility is the practice of making website content available to all users, particularly those with disabilities, including visual, auditory, physical, speech, cognitive and neurological disabilities. It includes making content released via a website as accessible as possible regardless of technology, such as for people with text-only web browsers and old browser versions.

The ACT Government is committed to making its website content accessible to as many people as possible. To this end, documents prepared with the intent of being released to the public, particularly via an ACT Government website, are required to comply with W3C Web Content Accessibility Guidelines (WCAG) 2.0. A planning report is required to comply with this standard. A statement of compliance is required to be provided with the planning report.

## **Guidance on content**

The planning report is required to address each part outlined in the scope for a planning report. A description of the minimum information considered a suitable response to each part of a scope.

### Part A – Executive summary

The part of the report would generally include:

- Brief description of intended purpose, type and form of development;
- The need for the proposed policy change;
- The key implications of the policy change;
- Justification for the change and response to the strategic planning policy context; and
- A balanced assessment of the net impacts of the proposed plan variation.

### Part B – Description of the proposed plan variation

Background information

- Name, address and consent of lessee and name and address of the proponent. Consultant authorisations. Declarations of compliance with any nominated standards (e.g. WCAG 2.0).
- Location (precise description of subject site including map)

#### Description of the proposed Territory Plan variation including

- current and proposed land tenure arrangements and administrative responsibilities (e.g. National Land, unleased Territory land or leased land) including the existing and proposed lease arrangements, details of any direct grants, anticipated implementation timeframes (including consideration of all statutory timeframes) for the proposed plan variation;
- the type of intended future development/use of the land, including the type and form of development, land uses, building form, bulk, urban design, landscaping, site layout access
- the form of the required variation, including any changes to zoning, any new or additional planning provisions and any changes to provisions in existing codes

#### Part C – Need for the proposed policy change via a plan variation

State the objectives of the proposed plan variation and why it is needed.

Describe what has changed in the economic, social, natural or physical environment to necessitate a policy change. This part is to include discussion of the advantages and disadvantages of all alternative development options including the following:

- development demands/trends
- estimated catchments/ Distribution analysis
- demographic change/ trends
- employment distribution/ opportunities
- viability of existing use
- demand for alternative uses permitted under existing zone
- other potential uses of the site
- alternative sites considered and reasons why they were discounted.

#### Part D – Strategic planning policy context

This part is to include detailed discussion of the proposed variation and development's consistency with each of the following elements

- its consistency with the Statement of Strategic Directions Statement in the Territory Plan. Where relevant, addresses consistency with relevant planning policy documents and associated strategic policy documents of government and relevant cross border studies/ agreements with state and local government. A response to any applicable structure plans, concept plans, precinct codes, overlays, site specific provisions, master plans or neighbourhood plans are to be discussed.
- show it is not inconsistent with relevant policies and control plans in the National Capital Plan or, if an amendment to the National Capital Plan would also be required, provide evidence of support from the National Capital Authority for the proposed change and an indicative implementation plan. Any changes to development control plans or other instruments under the National Capital Plan are to be discussed.
- any existing plans of management or action plans for public land and heritage citations.

List any likely extra approvals or processes necessary to achieve the desired outcome for the site

- any referrals required under commonwealth legislation including the *Environment Protection Biodiversity Conservation Act*
- any separate and additional approvals including future development applications required under the Territory Plan including lease variations, environmental impact statements (EIS), merit assessment, etc.
- any other ACT Government approvals including tree protection, heritage, site contamination investigations, etc.

#### Part E – Preliminary consultation

The manager of the Territory Plan Variation Section in the Environment and Sustainable Development Directorate can be contacted for further information via Canberra Connect 132281.

#### Part F – Potential impacts

Considering all the identified potential impacts and mitigation measures, present a balanced overview of the net impact of the proposed plan variation. Include details of any measures which would mitigate or minimise the negative impacts.

Provide a description of the existing physical, natural and social environment and built form of the site and surrounds including identifying any opportunities and constraints on development.

Under each of the following three headings provide information/an assessment of all potential impacts.

##### 1. Physical features, infrastructure and built form

An assessment of impacts should include, but not necessarily be limited to, the following:

- Topography – include a contour map at an appropriate scale
- Soils and geology
- Hydrology
- Physical infrastructure - roads and traffic conditions, car parking, other modes of transport, sewerage, water, gas, electricity, stormwater, telecommunications
- Relevant hazards - bushfire, flooding, site contamination
- Built form
- Amenity of the area - noise, odour, light spill impacts, safety

##### 2. Natural features and values

An assessment of impacts should include, but not necessarily be limited to, the following:

- Ecological values including flora and fauna - vegetation/tree survey and significance in terms of aesthetics, conservation and environmental values
- Air, soil and water quality (as relevant)

### 3. Social and cultural context

An assessment of impacts should include, but not necessarily be limited to, the following:

- Communities of interest
- Social infrastructure either - including community, shopping and recreation facilities
- Existing character and of the site and surrounds - urban design streetscape character
- Cultural & heritage environment – natural, Aboriginal and European
- Economic environment , where relevant

## Jorgensen, Kristi

---

**From:** Rootes, Grant  
**Sent:** Monday, 16 September 2013 11:40 AM  
**To:** Gurnhill, Anna  
**Cc:** Jorgensen, Kristi  
**Subject:** RE: Yarralumla Railway Remnants  
**Attachments:** P00295 Brickworks - Easement Sketch with MGA94 Z55 coordinates.pdf

Morning Anna,

See attached. Is this ok?

Grant

---

**From:** Gurnhill, Anna  
**Sent:** Monday, 16 September 2013 9:51 AM  
**To:** Rootes, Grant  
**Subject:** RE: Yarralumla Railway Remnants

Hi Grant,

The MGA coordinates would be great. Thanks!

Regards,  
Anna

---

**From:** Rootes, Grant  
**Sent:** Monday, 16 September 2013 9:27 AM  
**To:** Gurnhill, Anna  
**Subject:** RE: Yarralumla Railway Remnants

Morning Anna,

Our GIS guy has asked whether you want the GPS co-ordinates in Canberra Coordinates or MGA?

Cheers,

Grant

---

**From:** Jorgensen, Kristi  
**Sent:** Friday, 13 September 2013 4:10 PM  
**To:** Gurnhill, Anna  
**Cc:** Rootes, Grant  
**Subject:** RE: Yarralumla Railway Remnants

Hi Anna,

Certainly – Grant will be in touch on Monday to assist in your request.

Look forward to hearing further from you in relation to the process from here on in.

Kristi

**Kristi Jørgensen** | Assistant Project Director

**Land Development Agency**

Ground Floor TransACT House, 470 Northbourne Avenue, Dickson ACT 2602

☎ 02 6207 7316 | 📠 02 6207 6110 | [www.lda.act.gov.au](http://www.lda.act.gov.au)

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*This email is confidential and may also be privileged. If you are not the intended recipient, please notify the sender and delete all copies of this transmission along with any attachments immediately. You should not copy or use it for any purpose, not disclose its contents to any other person.*

---

**From:** Gurnhill, Anna  
**Sent:** Friday, 13 September 2013 10:59 AM  
**To:** Jorgensen, Kristi  
**Subject:** Yarralumla Railway Remnants

Hi Kristi,

Just wondering if it's possible to obtain the GPS coordinates for each of the corners of the survey for the new registration area for the Railway Remnants please?

We're confirming the process we need to undertake to replace our online registration details with the revised registration as agreed, and will update our website with the revised citation as soon as possible.

I'll keep you in the loop and we'll formally notify LDA once the update has occurred.

Regards,  
Anna

**Anna Gurnhill | A/g Policy Officer**

Phone: s41 7 | Fax: s41 | Email: s41 ↓

**ACT Heritage Unit** | Environment and Sustainable Development | ACT Government  
Dame Pattie Menzies House 16 Challis Street Dickson | GPO Box 158 Canberra ACT 2601  
[www.environment.act.gov.au](http://www.environment.act.gov.au)

E689920.46  
N6090707.21

MGA94  
ZONE 55  
COORDINATES

E689964.68  
N6090680.43

E689911.21  
N6090639.71

E689941.02  
N6090602.71

E689953.049  
N6090576.672

E689944.61  
N6090567.43

MGA94 Zone 55 coordinates shown are only  
indicative and are subject to survey.

**Jorgensen, Kristi**

---

**From:** Gurnhill, Anna  
**Sent:** Friday, 13 September 2013 10:59 AM  
**To:** Jorgensen, Kristi  
**Subject:** Yarralumla Railway Remnants

Hi Kristi,

Just wondering if it's possible to obtain the GPS coordinates for each of the corners of the survey for the new registration area for the Railway Remnants please?

We're confirming the process we need to undertake to replace our online registration details with the revised registration as agreed, and will update our website with the revised citation as soon as possible.

I'll keep you in the loop and we'll formally notify LDA once the update has occurred.

Regards,  
Anna

**Anna Gurnhill | A/g Policy Officer**

Phone: s41 | Fax: s41 | Email: s41  
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[www.environment.act.gov.au](http://www.environment.act.gov.au)

Out of Scope

Out of Scope

---

**From:** Lulic, Adriana  
**Sent:** Tuesday, 20 November 2012 2:26 PM  
**Subject:** Provisional Registration of Yarralumla Brickworks Railway Remnants

Dear agency contacts

As per reporting requirements, the ACT Heritage Unit seeks your comment on the provisional registration of the Yarralumla Brickworks Railway Remnants.

To view the provisional registration, please visit  
[http://client14.matrix01.act.gov.au/\\_data/assets/pdf\\_file/0011/348680/249.pdf](http://client14.matrix01.act.gov.au/_data/assets/pdf_file/0011/348680/249.pdf)

Your comment is required by **COB Monday 26 November 2012**.

If no comment is received by this date, it will be presumed that you have no issues to report on.

Should you have any queries, please contact Fiona Kane at [fiona.kane@act.gov.au](mailto:fiona.kane@act.gov.au).

Regards

**Adriana Lulic | Registrar & Council Secretariat**

**Hours: Mon Tue Wed Fri 9.30 to 2.30**

Phone: s41 Fax: s41

ACT Heritage | Environment and Sustainable Development | ACT Government  
Level 2 Telstra House | GPO Box 158 Canberra ACT 2601

**ACT Heritage –  
Provisional Registration for the Yarralumla Brickworks Railway Remnants**

Thank you for the opportunity to comment on the Provisional Registration for the Yarralumla Brickworks Railway Remnants. The Land Development Agency's comments are below.

1.	<p>Further to correspondence dated 11 October 2012 (see <a href="#">Attachment A</a>) emphasis should be placed on the importance that the Land Development Agency (LDA) places on recognising the Yarralumla Brickworks as the most significant and complete remaining complex of brick kilns and associated quarries in Australia.</p> <p>During 2010 and 2011 the LDA prepared the draft Canberra Brickworks and Environs Planning Strategy (Planning Strategy), which strongly addresses the Canberra Brickworks complex in terms of revitalisation and re-use. Fulfilling the Canberra Brickworks and Environs Planning Strategy is pivotal to ensuring Brickworks, kilns and quarry do not fall into further disrepair. As a site considered '<i>at risk</i>', the LDA recognises the necessity for a commercially viable development strategy to provide funding for this large scale project, and unlock the Brickworks for adaptive reuse.</p> <p>The draft Planning Strategy (2011) provides for approximately 900-1,100 new residential dwellings, and approximately 25,000m<sup>2</sup> of commercial floor space. The Strategy responds strongly to the provision of development within existing areas, as per ACT Government commitment through the <i>ACT Planning Strategy</i> (2012). The site also has excellent access to existing and future public transport connections, including the current Adelaide Avenue Bus Stops proposal, part of the ACT Government <i>Transport for Canberra</i> (2012) initiative. The Planning Strategy is expected to be submitted to the ACT Government for consideration in the first half of 2013.</p> <p>The LDA has also recently engaged MacroPlan Dimasi (MPD) to investigate the commercial feasibility modelling and programme of uses for the redevelopment of the complex - this work is due for completion at the end of 2012. As part of the consortium team, Lovell Chen is also engaged to ensure that the programme of uses and adaptation of the complex remains a heritage-compatible development.</p> <p>To date, the work undertaken by MPD and appointed sub-consultants indicates a strong relationship between development of the wider estate, and the feasibility development intervention at the Canberra Brickworks. As seen at <a href="#">Attachment B</a>, the area for Provisional Registration of the Yarralumla Railway Remnants significantly impacts the draft Planning Strategy, resulting in a loss of significant development, impacting on the ability to facilitate intervention in the Brickworks complex.</p>	Paul Lewis
----	---	------------

## ACT Heritage – Provisional Registration for the Yarralumla Brickworks Railway Remnants

Based on preliminary economic modelling, registration of the Yarralumla Railway Remnants would result in a loss of up to 20 development parcels currently proposed as part of the Master Plan. These developments currently equate to approximately \$4.8 to \$7.2 million in estate revenue, which could otherwise have been attributed to heritage and associated works in the Canberra Brickworks complex.

The LDA is concerned the loss of this estate development would be a poor outcome for the overall Planning Strategy. In particular, it will reduce the level of heritage intervention and restoration that the LDA is able to undertake within the Canberra Brickworks complex. Acting on behalf of the ACT Government as a whole, the LDA is only able to fund heritage works within the Canberra Brickworks complex through revenue from delivery of the wider estate. Registration of the Yarralumla Railway Remnants will result in a reduced capacity for the LDA, and hence the ACT Government, to make good on the commitment to the wider community to intervene in the further dilapidation of the Canberra Brickworks site.

Attention should be drawn to the letter sent by the LDA on 25 November 2010 in relation to the previous provisional registration of the Yarralumla Brickworks Railway Remnants (contained within [Attachment A](#)). In order to inform the LDA's position at that time, a Preliminary Assessment of the Proposed Entry to an Interim Heritage Places Register (Lovell Chen, November 2010) was commissioned, and is similarly contained within [Attachment A](#).

Highlighting relevant working from the Lovell Chen heritage assessment, states that:

*Although the Yarralumla Brickworks Railway Remnants have some significance for their association with the early development of Canberra, it is considered that this significance is not at a Territory level. The significance of the railway is most closely associated with the brickworks and to a lesser degree with the buildings that the bricks were transported to. It is insufficiently intact to be treated as a discreet heritage place.*

The LDA is committed to continuing to work with the ACT Heritage Council to find an appropriate balance that will preserve the most significant elements of the railway remnants, while collectively recognising the importance of strategic urban renewal at this location.

In conclusion, EED/LDA would like to extend an invitation to the Heritage Council to meet with the LDA project team in order to discuss this matter further.

**ACT Heritage –  
Provisional Registration for the Yarralumla Brickworks Railway Remnants**

**ATTACHMENT B**

UNMS



ABN 204 199 255 79  
Level 6 TransACT House  
470 Northbourne Avenue  
Dickson ACT 2602  
GPO Box 158 Canberra ACT 2601  
Telephone (02) 6205 0600  
Facsimile (02) 6207 5101  
Email [lda@act.gov.au](mailto:lda@act.gov.au)  
Web [www.lda.act.gov.au](http://www.lda.act.gov.au)

The Secretary  
ACT Heritage Council  
GPO Box 158  
CANBERRA ACT 2601

Dear Mr Pearson,

I write in relation to the Heritage (Decision about Provisional Registration for Yarralumla Brickworks Railway Remnants) Notice 2010.

The Land Development Agency (LDA) is currently preparing the Canberra Brickworks and Environs Planning Strategy. The Yarralumla Brickworks Railway Remnants traverse the study area defined for the planning strategy.

The planning strategy commenced at the start of 2010 and is nearing completion. A preferred masterplan option has been developed and will shortly be presented to the community. The Project Reference Group for this strategy recently met and the masterplan received general support. A Cabinet Submission will be completed by March, 2011.

The LDA commissioned Lovell Chen Architects and Heritage Consultants to undertake a preliminary assessment of the railway remnants (see attached). The summary findings reveal that:

*Although the Yarralumla Brickworks Railway remnants have some significance for their association with the early development of Canberra, it is considered that this significance is not at Territory level. The significance of the railway is most closely associated with the brickworks and to a lesser degree with the buildings that the bricks were transported to. It is insufficiently intact to be treated as a discreet heritage place.*

I believe that it will be possible to find an appropriate balance that will preserve the heritage value of the most significant element/s of the railway remnants, while still allowing substantial urban renewal in this strategic location. As discussed in the preliminary assessment attached, there may also be interpretive devices that will present alternate means of recognising the site.

The LDA are committed to resolving this Issue with the ACT Heritage Council and I look forward to continuing a dialogue that will allow the LDA to achieve a world-class development at Yarralumla, celebrating the heritage value and significance of the Canberra Brickworks,

Yours sincerely

Ian Wood-Bradley  
General Manager – Planning and Design  
25 November 2010

**Preliminary Assessment of Proposed Entry to an  
Interim Heritage Places Register**

**Yarralumla Brickworks Railway Embankment (former)  
Yarralumla, Canberra**

Prepared for  
Land Development Agency

November 2010

**LOVELL CHEN**

ARCHITECTS & HERITAGE CONSULTANTS

35 LITTLE BOURKE STREET MELBOURNE 3000 AUSTRALIA  
TEL 161 (0)3 9667 0600 FAX 161 (0)3 9662 1037 enquiry@lovellchen.com.au

## 1.0 Introduction

This report has been commissioned by the Land Development Agency in response to the Proposed Entry of the Yarralumla Brickworks Railway Embankment (former) to an Interim Heritage Places Register.

The aim of this report is to review the heritage assessment prepared by the ACT Heritage Council.

### 1.1 Inspection

In the course of the preparation of this review, a site visit was made to assess the extent of the site and to inspect remnant features. The area is generally overgrown and the inspection was limited to areas which have recently been slashed. The point of entry into the brickworks was also inspected from within the Canberra Brickworks boundary.

### 1.2 Site identification

The site is identified as South of the Yarralumla Brickworks; part Blocks 7 & 20 Section 102, and part Block 1 Section 127 Yarralumla.

### 1.3 Historical overview

The Yarralumla Brickworks Railway remnants comprise the location of a narrow gauge light railway line constructed in 1923 as a means of transporting bricks to various construction sites in Canberra, including Parliament House, the Hotel Canberra and a number of other public buildings. Prior to its construction, bricks were transported by steam traction engines and trailers, which were only capable of achieving two round trips per day.<sup>1</sup>

Once the buildings were completed, there was no longer a need for the railway and in 1927 the tracks were removed. It is also thought that by this stage motor lorries had become a more efficient means of transportation.<sup>2</sup>

### 1.4 Context

Most nineteenth and early twentieth century brickworks throughout England and Australia had internal light rail systems, usually connecting quarries with the brickworks.

Other industries, such as sugar cane plantations and sawmilling also used light rail systems for the transportation of products. The first known system to transport sugar cane was a three gauge line constructed in Queensland in 1866. Wooden tramways were constructed throughout Australia in the mid nineteenth century in response to the increasing demand for building materials. These tramways were constructed using timber sleepers and rails, and carried logs from the forests.

Many of these light rail systems connected to larger rail systems, creating efficient transportation systems.

As well as privately owned systems, Australian State Government departments also operated narrow gauge railways for use in forestry, quarries, sugar mills and brickworks.<sup>3</sup>

## 2.0 ACT Heritage Council Assessment

### 2.1 Statement of Heritage Significance

The Statement of Heritage Significance states that the Yarralumla Brickworks Railway Embankment (former) is significant for the following reasons;

---

<sup>1</sup> Institution of Engineers, *Engineering Heritage of the ACT*, The Canberra Branch

<sup>2</sup> Institution of Engineers, *Engineering Heritage of the ACT*, The Canberra Branch

<sup>3</sup> Light Railway Research Society of Australia ([www.lrrsa.org.au](http://www.lrrsa.org.au))

*The remnants of the former Yarralumla Brickworks Railway are significant for their association with the early construction of the national capital from 1923 until 1927.*

*The remnants highlight one of the many challenges of building a city within a short timeframe, in a relatively undeveloped area and with constraints on transport and technology.*

*The brickworks railway, of which the remnants are the only remaining portion, transported up to six million bricks per annum. The remnants provide tangible evidence that can assist an understanding of the circumstances surrounding aspects of Canberra's construction.*

## 2.2 Features

Features identified as intrinsic to the heritage significance of the place which require conservation include:

- Remnants of the original earthen railway embankment, cutting and terraces; and
- Associated artefacts

## 2.3 ACT Heritage Significance Criteria

Under the Heritage Council assessment the Yarralumla Brickworks Railways remnants are considered to meet criteria (c), (f) and (h) under the ACT Heritage Act (2004).

The way in which the place is considered to meet these criteria is as follows;

- (c) It is important as evidence of a distinctive way of life, taste, tradition, religion, land use, custom, process, design or function that is no longer practised, is in danger of being lost or is of exceptional interest;

*Bricks were first manufactured at the Canberra (Yarralumla) Brickworks in 1913 for use in the construction of major developments across Canberra including provisional Parliament House and the Hotel Canberra. From 1923-1927 bricks were transported from the Brickworks via rail across the city to major developments. The railway ceased operation in 1927 and the remnants of the embankment, cuttings and terraces are important as evidence of both the practice of the manufacture and transport of bricks used in the construction and development of the new city; and the function of the Brickworks in the establishment of the new capital.*

**Comment:** While the railway remnants are evidence of the process or function of the transportation of bricks between the brickworks and the construction sites, they are not evidence of the practice of the manufacture of bricks. As a means of transportation, the remnants contribute to the story of the construction of Canberra, much as road systems of the times do, but as with roads they are of interest in evidencing a process, but not in themselves unusual.

The railway remnants comprise earthen structures and as such don't provide a clear understanding of a functioning railway system. They are a fragment of the systems which are demonstrative of its existence.

- (f) it is a rare or unique example of its kind, or is rare or unique in its comparative intactness.

*The remnants of the former railway are rare in their comparative intactness, an example of one of few surviving remnants of the once extensive rail network used in the early development of Canberra. A section of the Kingston to City rail line is evident in the extant rail embankment visible in Amaroo Street behind the Canberra Institute of Technology, Reid Campus.*

**Comment** The intactness of the remnants is not clear. The physical evidence which does survive comprises mainly embankments and cuttings. They are difficult to identify, and do not present as a continuous route. The degree to which they have been cut or filled in is unknown. The connections between the brickworks, the railway route, and the destinations have been lost.

The primary function of the Brickworks Railway was to transport bricks from the brickworks to construction sites. Although the Brickworks Railway was extended to Civic after the failure

of the standard gauge construction line, the Brickworks Railways had a dedicated purpose and is unrelated to other rail lines.

- (h) it has strong or special associations with a person, group, event, development or cultural phase in local or national history;

*The remnants of the former Yarralumla Brickworks railway have a strong association with the major early construction phase of Canberra between 1923-1927. Bricks (also referred to colloquially as 'Canberra Reds') manufactured at the Brickworks were loaded onto timber tip wagons and transported via a narrow gauge rail line to major developments across the city such as Parliament House, the Kingston Powerhouse, Hotel Canberra and buildings in Civic.*

*The railway enabled faster transport of the bricks than the previous use of steam traction engines that hauled heavy iron wheeled trailers on mostly unmade roads. The railway was removed in 1927 prior to the opening of Parliament House however, played a strong and pivotal role in the construction and early development of the new city.*

**Comment** While the former Yarralumla Brickworks railway is associated with the construction of many public buildings in Canberra, the association is of interest rather than significance. Use of light rail in industry was common and the system was constructed simply as an expedient and temporary means of transporting bricks from the brickworks to the construction sites. On completion of the buildings in 1927 there was no longer a use for it and it was dismantled.

(The Kingston Powerhouse was constructed in 1915, prior to the installation of the railway).

### 3.0 Summary

Although the Yarralumla Brickworks Railway remnants have some significance for their association with the early development of Canberra, it is considered that this significance is not at Territory level. The significance of the railway is most closely associated with the brickworks and to a lesser degree with the buildings that the bricks were transported to. It is insufficiently intact to be treated as a discreet heritage place.

The railway was constructed for the efficient transportation of bricks and considered a temporary structure. It was operational for a short period of time (1923-1927), and was dismantled once the buildings were completed. This is not a rare use of this type of transportation as light railway systems were commonly used in the late nineteenth and early twentieth centuries by private companies and government departments for the transportation of goods.

As evidenced in landscape form the ability to understand the location and route of the railway is limited. The remnants present as disjointed elements and the earthen structures have lost their connection to the brickworks, the track route and to the construction sites they once serviced. The cuttings and embankments are degraded and fragmented making recognition difficult. They do retain archaeological potential to reveal more about the system.

#### 3.1 Alternate responses

While the Yarralumla Railway Embankment remnants contribute to the history of the early development of Canberra, they should not be considered as a place of Territory significance in their own right. The remnants are associated primarily with the adjacent Canberra Brickworks. Recognising the contributory significance to that site and a local level of significance the following alternative mechanisms for heritage recognition are suggested for consideration.

- Identify the Yarralumla Brickworks Railway remnants as a place of local significance.
- Identify the Yarralumla Brickworks Railway remnants as part of an archaeological area, as outlined in Policy 15 in the Conservation Management Plan for the Canberra Brickworks site.<sup>4</sup>

<sup>4</sup> Lovell Chen (2010) Canberra Brickworks Conservation Management Plan p 240

- Consider an extension to the Canberra Brickworks ACT Heritage Register listing boundary to include part of the Railway remnants as a contributory elements.
- Consider other means of recognising the site, by the use of interpretive devices, walking trails or other planning means.



ATTACHMENT B



**DRAFT CANBERRA BRICKWORKS AND ENVIRONS MASTER PLAN**  
 Implications of Railway Remnants Curtilage



ATTACHMENT A



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TransACT House  
470 Northbourne Avenue  
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GPO Box 158 Canberra ACT 2601  
Phone: (02) 6205 0600  
Fax: (02) 6207 5301  
Email: [lda@act.gov.au](mailto:lda@act.gov.au)  
Web: [lda.act.gov.au](http://lda.act.gov.au)

Ms Jennifer O'Connell  
A/g Secretary  
ACT Heritage Council  
GPO Box 158  
CANBERRA ACT 2601

Dear Ms O'Connell

Thank you for your letter of 11 September 2012 inviting comments from the Land Development Agency (LDA) regarding the re-provisional registration of the Yarralumla Brickworks Railway Remnants. I apologise for the delay in submitting this response to you.

As you are aware, during 2010 and 2011 the LDA prepared the draft Canberra Brickworks and Environs Planning Strategy (Planning Strategy). The Yarralumla Brickworks Railway Remnants affect the study area defined in 2009 for this Planning Strategy (see [Attachment A](#)).

The LDA recognises that the Yarralumla Brickworks as a whole (referred to as the *Canberra Brickworks* in the current planning process) is the most significant and complete remaining complex of brick kilns and associated quarries in Australia. As industrial heritage sites are rare in Canberra, the Canberra Brickworks offer a unique opportunity for adaptive reuse.

The Planning Strategy provides for approximately 900-1,100 new residential dwellings and approximately 25,000m<sup>2</sup> of commercial floor space. The Strategy responds strongly to the provision of development within existing areas, as per the ACT Government's commitment through the *ACT Planning Strategy* (2012). The site also has excellent access to existing and future public transport connections, including the current Adelaide Avenue Bus Stops proposal, part of the *Transport for Canberra* (2012) initiative. The draft Planning Strategy is expected to be submitted to the ACT Government for consideration in the first half of 2013.

The redevelopment of the Canberra Brickworks complex is pivotal to the draft Planning Strategy for this area. By delivering the master plan proposed, significant adaptive re-use of the Canberra Brickworks will be made possible, allowing the opportunity for the complex to be unlocked and celebrated as a Canberra icon. The LDA has recently engaged MarcoPlan Dimasi (MPD) to investigate the commercial feasibility modelling and program of uses for the redevelopment of the complex - this work is due for completion at the end of 2012.

I would also like to draw your attention to the letter sent by the LDA on 25 November 2010 in relation to the previous provisional registration of the Yarralumla Brickworks Railway Remnants (see [Attachment B](#)). In order to inform the LDA's position at that time, a Preliminary Assessment of the Proposed Entry to an Interim Heritage Places Register (Lovell Chen, November 2010) was commissioned, and is similarly contained within [Attachment B](#).

I would like to again highlight relevant wording from the Lovell Chen heritage assessment, which states that:

*Although the Yarralumla Brickworks Railway Remnants have some significance for their association with the early development of Canberra, it is considered that this significance is not at a Territory level. The significance of the railway is most closely associated with the brickworks and to a lesser degree with the buildings that the bricks were transported to. It is insufficiently intact to be treated as a discreet heritage place.*

The LDA is committed to continuing to work with the ACT Heritage Council to find an appropriate balance that will preserve the most significant elements of the railway remnants, while collectively recognising the importance of strategic urban renewal in this location.

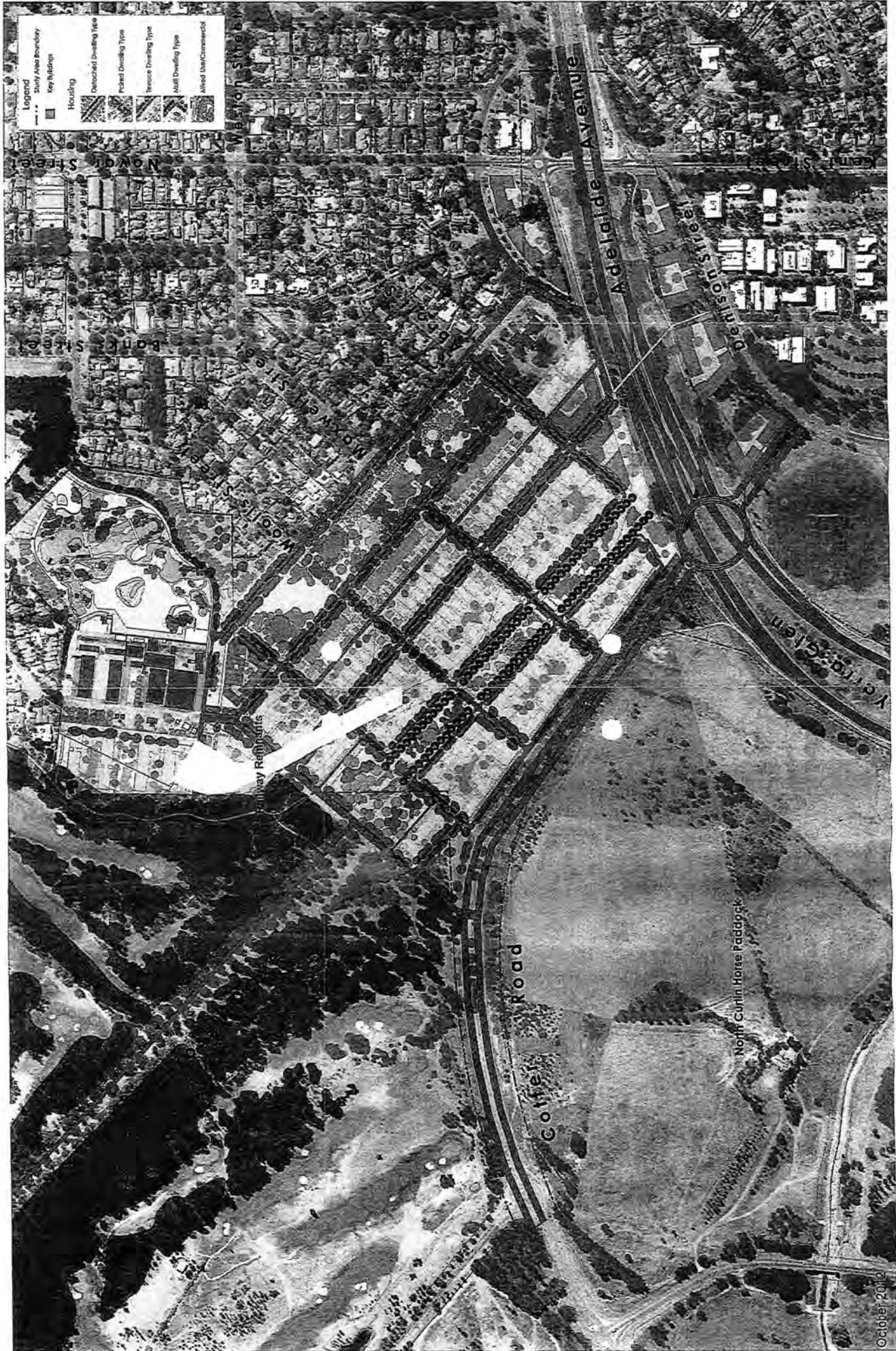
Yours sincerely



David Dawes  
Chief Executive Officer

14 October 2012

ATTACHMENT A



**DRAFT CANBERRA BRICKWORKS AND ENVIRONS MASTER PLAN**

Implications of Railway Remnants Curtilage



October 2012

## Jorgensen, Kristi

---

**From:** Dunn, Jennifer  
**Sent:** Wednesday, 26 October 2011 11:23 AM  
**To:** Jorgensen, Kristi  
**Subject:** RE: Yarralumla railway Embankment

Hi Kristi,

Sorry for confusion, the walking track is thought to be the old Cotter Road. Will have to get back to you re meeting time. Thursdays are better if we need to have a Heritage Council member in attendance.

Jenny

---

**From:** Jorgensen, Kristi  
**Sent:** Wednesday, 26 October 2011 9:55 AM  
**To:** Dunn, Jennifer  
**Subject:** RE: Yarralumla railway Embankment

Hi Jenny,

Thanks very much for your email – appreciate you letting me know the outcome of the walk-through.

I am just trying to map out the area you are referring to – but the reference to Old Cotter Road has confused me somewhat! Do you mean the old walking track that transverses part of the site? Or the current alignment of Cotter Road .... ?

Appreciate your guidance – and when suits you for a meeting? Afternoon of Tuesday 8<sup>th</sup> November or Thursday 10<sup>th</sup> would work well here, if that suits you.

Many thanks indeed,  
 Kristi

---

**From:** Dunn, Jennifer  
**Sent:** Friday, 21 October 2011 11:52 AM  
**To:** Jorgensen, Kristi  
**Cc:** Zatschler, Gerhard  
**Subject:** Yarralumla railway Embankment

0026

Hi Kristi,

Got your message yesterday, busy today with the follow up from Heritage Council meeting yesterday.

We visited the site last week, it was great to be able to walk the length without wondering what you are stepping on. Council are keen to proceed. They consider the section between the Brickworks ( the fans) through to the old Cotter road to be the section to be retained. I am hoping that I can discuss this further with the register Taskforce next week and seek a direction as to how to proceed in terms of the registration. I think it's also important that we have another meeting with LDA to discuss again as well following the register Taskforce next week.

Jenny

**Jennifer Dunn | Senior Conservation Officer**

**Jorgensen, Kristi**

---

**From:** Dunn, Jennifer  
**Sent:** Friday, 21 October 2011 11:52 AM  
**To:** Jorgensen, Kristi  
**Cc:** Zatschler, Gerhard  
**Subject:** Yarralumla railway Embankment

Hi Kristi,

Got your message yesterday, busy today with the follow up from Heritage Council meeting yesterday.

We visited the site last week, it was great to be able to walk the length without wondering what you are stepping on. Council are keen to proceed. They consider the section between the Brickworks ( the fans) through to the old Cotter road to be the section to be retained. I am hoping that I can discuss this further with the register Taskforce next week and seek a direction as to how to proceed in terms of the registration. I think it's also important that we have another meeting with LDA to discuss again as well following the register Taskforce next week.

Jenny

**Jennifer Dunn | Senior Conservation Officer**

Phone: s41 | Fax: s41

ACT Heritage | Environment and Sustainable Development | ACT Government  
Level 4 Macarthur House | GPO Box 158 Canberra ACT 2601



0025

Jorgensen, Kristi

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Out of Scope

---

**From:** Dunn, Jennifer  
**Sent:** Wednesday, 14 September 2011 3:46 PM  
**To:** Durie, Lea; OConnell, Jennifer  
**Subject:** RE: Canberra brickworks - railway remnants

Lea,

Excellent, thanks for this. I will organise HC site visit as soon as possible.

In terms of next steps, HC are keen to get out on site and visit, consider the extent of the remnants and then make a decision about how to proceed. At the last meeting there was some discussion about the option of amending the existing registration for the Brickworks to include the remnants.

Jenny

**Jennifer Dunn | Senior Conservation Officer**

Phone: s41 | Fax: s41

ACT Heritage | Environment and Sustainable Development | ACT Government  
Level 4 Macarthur House | GPO Box 158 Canberra ACT 2601

<< OLE Object: Picture (Device Independent Bitmap) >>

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**From:** Durie, Lea  
**Sent:** Wednesday, 14 September 2011 2:30 PM  
**To:** OConnell, Jennifer; Dunn, Jennifer  
**Subject:** RE: Canberra brickworks - railway remnants

Hi Jen

We have obtained additional survey of the Brickworks railway remnants area. We arranged a visit with Peter Lovell of Lovell Chen at the same time the surveyor was on site to ensure all relevant elements were captured. We have now overlaid this onto an aerial of the Brickworks and surrounds (see attached). My understanding is this was for the HC to be able to review the extent of the remnants and to undertake an on-site investigation.

Could you please advise the process from here?

Regards,

<< File: Aerial Rail Overlay BW.JPG >>

Lea Durie | Sustainability and Innovation

Land Development Agency  
Level 6 TransACT House, 470 Northbourne Avenue, Dickson ACT 2602  
Phone: 02 6205 0477 | Fax: 02 6207 6110 | Web: [www.lida.act.gov.au](http://www.lida.act.gov.au)

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**From:** OConnell, Jennifer  
**Sent:** Monday, 1 August 2011 1:52 PM  
**To:** Durie, Lea  
**Subject:** FW: Canberra brickworks - railway remnants

Hi Lea

Please see Anna's advice below. Her contact number is s41

Cheers  
Jen

**Jennifer O'Connell | A/g Manager**  
Phone: s41 | Fax: s41  
ACT Heritage | Environment and Sustainable Development | ACT Government  
Level 4 Macarthur House | GPO Box 158 Canberra ACT 2601

---

**From:** Gurnhill, Anna  
**Sent:** Monday, 1 August 2011 1:48 PM  
**To:** OConnell, Jennifer  
**Subject:** RE: Canberra brickworks - railway remnants

Hey Jen,

I wasn't at that Taskforce meeting, but there's a file note which says:

'LDA to provide updated survey showing current remains overlaid on aerial imagery. This will allow HC to make more informed decisions about appropriate cartilage for the place'.

I think we want a really clear idea of exactly what remains there are from the railway within the entire area.

Two additional surveys (following Lovell Chen's 2010 survey and assessment) have already been undertaken to the north of the site, revealing no clear evidence of the railway.

I'd suggest that if we're sure that there's no evidence of the northern fan, then what Lea's suggesting below seems appropriate.

If there's any doubt at all about any remains of the northern fan, then this should also be surveyed.

Regards,  
Anna

**Anna Gurnhill | Research and Assessments**  
Phone: s41 | Fax: s41  
ACT Heritage | Environment and Sustainable Development | ACT Government  
Level 4 Macarthur House | GPO Box 158 Canberra ACT 2601

---

**From:** Durie, Lea  
**Sent:** Monday, 1 August 2011 1:01 PM  
**To:** OConnell, Jennifer  
**Subject:** Canberra brickworks - railway remnants

Hi Jen

Would you be able to help out with this at all? We have a surveyor ready to go on site next week but had some differing understandings here about what the extent was to be. We met with the taskforce on the 7<sup>th</sup> of July. Please call if you need me to explain further (I am not sure if you have any background on the site).

Regards,

Lea Durie | Sustainability and Innovation

Land Development Agency

Level 6 TransACT House, 470 Northbourne Avenue, Dickson ACT 2602  
Phone: 02 6205 0477 | Fax: 02 6207 6110 | Web: [www.lda.act.gov.au](http://www.lda.act.gov.au)

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---

**From:** Durie, Lea  
**Sent:** Monday, 1 August 2011 12:55 PM  
**To:** Dunn, Jennifer  
**Subject:** brickworks

Hello Jenny

I was hoping you could clarify something for me. At the taskforce meeting it was requested that we provide a survey of the extent of the railway remnants. I understood that the taskforce accepted that northern fan was not in evidence and had not expected a survey of this area but were more wanting clarification of the exact location of the embankments related to the railway which had been confirmed as being on site. I understood this was to enable an accurate boundary extension of the brickworks heritage area.

Can you please confirm if this is correct?

Kind regards,

Lea Durie | Sustainability and Innovation

Land Development Agency

Level 6 TransACT House, 470 Northbourne Avenue, Dickson ACT 2602  
Phone: 02 6205 0477 | Fax: 02 6207 6110 | Web: [www.lda.act.gov.au](http://www.lda.act.gov.au)

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**Jorgensen, Kristi**

---

**From:** Rebecca Sorensen [mailto:rs41@lda.act.gov.au]  
**Sent:** Tuesday, 31 May 2011 2:19 PM  
**To:** Jorgensen, Kristi  
**Subject:** Re: NCP Variation - initial discussions [sec=unclassified]

Security:[SEC=UNCLASSIFIED]

Excellent, I'll suggest 10am Tuesday (7 June), though we can really do any time that day. Are you happy to venture across the lake to us?

>>> "Jorgensen, Kristi" <[Kristi.Jorgensen@act.gov.au](mailto:Kristi.Jorgensen@act.gov.au)> 31/05/2011 1:35 pm >>>  
Hi Rebecca,

Following from our conversation last week, happy to set up a meeting time to start discussing what the NCP variation will be. I will also probably need a bit of a download from you guys as to the process, content, etc as this is the first one I have been involved in so a bit green on it all!

Are you happy to propose a meeting time? Next week is looking good for me (except Monday).

Kristi

Kristi Jørgensen | Senior Project Manager Land Development Agency Level 6 TransACT House, 470 Northbourne Avenue, Dickson ACT 2602  
\* 02 6207 7316 | 7 02 6207 6110 | [www.lda.act.gov.au](http://www.lda.act.gov.au)<<http://www.lda.act.gov.au>>

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0022

**Jorgensen, Kristi**

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**From:** Gurnhill, Anna  
**Sent:** Tuesday, 15 March 2011 10:06 AM  
**To:** Jorgensen, Kristi  
**Subject:** Westbourne Woods  
**Attachments:** Signed Ni and prov. reg. Westbourne Woods.pdf; revised aerial with boundaries.JPG

Hi Kristi,

here's a copy of the final citation which the Council endorsed last week for provisional registration.

As discussed with you on the phone just now, the boundaries have been tightened from our meeting a week ago, to exclude B1 S1 27 and B2 S103 in the south east corner of the Woods.

Hopefully this is some good news for you at the LDA.

A formal hardcopy letter will be in the mail to the LDA later this week.

regards,  
Anna

Anna Gurnhill  
Conservation Officer - ACT Heritage  
Culture and Communications - Chief Minister's Department  
Level 4 macarthur House, Lyneham  
GPO Box 158 Canberra ACT 2601

p. s41  
e. s41

0021

Australian Capital Territory

## Heritage (Decision about Provisional Registration for Westbourne Woods) Notice 2011

Notifiable Instrument NI 2011 -

made under the

Heritage Act 2004 section 34 Notice of Decision about Provisional Registration

**1. Name of instrument**

This instrument is the Heritage (Decision about Provisional Registration for Westbourne Woods) Notice 2011 -

**2. Registration details of the place**

Registration details of the place are at Attachment A: Provisional Register entry for Westbourne Woods.

**3. Reason for decision**

The ACT Heritage Council has decided that Westbourne Woods, Yarralumla meets one or more of the heritage significance criteria at s.10 of the *Heritage Act 2004*. The provisional register entry is at Attachment A.

**4. Date of Provisional Registration**

10 March 2011

**5. Indication of council's intention**

The Council intends to decide whether to register the entry under Division 6.2.

**6. Public consultation period**


The Council invites public comment by Wednesday 13 April 2011 on the provisional registration of Westbourne Woods to:

The Secretary  
ACT Heritage Council  
GPO Box 158  
CANBERRA ACT 2601

  
Gerhard Zatschler

Secretary  
ACT Heritage Council

10 March 2011

 <p>ACT Heritage Council</p>	<p><b>AUSTRALIAN CAPITAL TERRITORY</b></p> <p><b>HERITAGE REGISTER</b> <b>(Provisional Registration Details)</b></p> <p><b>Place No:</b></p>
---	--

*The following is mandatory:*

For the purposes of s. 33 of the *Heritage Act 2004*, an entry to the heritage register has been prepared by the ACT Heritage Council for the following place:

Westbourne Woods, Dunrossil Drive, Yarralumla

Block 2 Section 119, Blocks 1 and 4 Section 120, Block 1 Section 129, Block 1 Section 125,  
Blocks 3 and 4 Section 118, Yarralumla, Canberra Central

**DATE OF PROVISIONAL REGISTRATION**

Notified: 10 March 2011 Notifiable Instrument: 2011/[Number]

**PERIOD OF EFFECT OF PROVISIONAL REGISTRATION**

Start Date 10 March 2011      End Date 10 August 2011

**Extended Period (if applicable) Start Date \_\_\_\_\_ End Date \_\_\_\_\_**

Copies of the Register Entry are available for inspection at the ACT Heritage Unit. For further information please contact:

The Secretary  
ACT Heritage Council  
GPO Box 158, Canberra, ACT 2601

Telephone: 13 22 81      Facsimile: (02) 6207 2229

**IDENTIFICATION OF THE PLACE**

Westbourne Woods, Dunrossil Drive, Yarralumla  
 Block 2 Section 119, Blocks 1 and 4 Section 120, Block 1 Section 129, Block 1 Section 125,  
 Blocks 3 and 4 Section 118, Yarralumla, Canberra Central

*n.b: see also separate Registrations –*

- *Canberra's Garbage Incinerator*
  - *Canberra Main Outfall Sewer*
- 

**STATEMENT OF HERITAGE SIGNIFICANCE**

This statement refers to the Heritage Significance of the place as required in s12(d) of the *Heritage Act 2004*.

Westbourne Woods, together with Weston Park and the Yarralumla Nursery (which form separate registrations to the ACT Heritage Register), is of heritage significance for its technical and creative achievements demonstrating discovery and innovation, for its design and aesthetic qualities highly valued by the community, as important evidence of a distinctive function of exceptional interest, as a rare and notable example of its kind and demonstrating the main characteristics of that kind, for strong and special associations with persons and a cultural phase in local history of the ACT, and for its unusual diversity of flora.

Westbourne Woods, together with Weston Park and the Yarralumla Nursery, is a designed landscape, established in 1914 as a permanent nursery and trial arboretum to test the suitability of plantings throughout Canberra as a garden city and from 1913 the area was identified as parkland and planting for the edge of the future lake commenced. The nursery and arboretum went on to prove vital in the selection of trees and plant species which have characterised the garden city, through government and domestic plantings. Considerable scientific and research work was undertaken at the nursery and arboretum, in determining the trees best suited to Canberra's harsh climatic conditions, for the planting of Canberra's streets, parks, gardens and lake.

It is as a direct result of the research undertaken at the original 'Yarralumla Nursery', comprising today's Westbourne Woods and Weston Park, that Canberra today has developed its unique character and identity as a garden city with lakeside public amenity.

The early planting of Canberra with species trialled here formed a crucial cultural phase in the early history of the ACT in attempts to beautify the nation's capital, and remains highly evident within the landscape today.

A number of people have a strong and special association with the permanent nursery and arboretum including Walter Burley Griffin, TCG Weston, A.E Bruce, J.P Hobday and Professor Lindsay Pryor.

Technical achievement is evident in the research, selection, trial and development of species suitable for the Canberra landscape, while creative achievement is evident in the innovative solution to both drought damaged trees at Westbourne Woods and relocation of Royal Canberra Golf Club due to the creation of Lake Burley Griffin. This relocation of the golf club to Westbourne Woods ensured an ongoing home for the club, and, at the same time, ongoing resources and management for the trees.

The function of Westbourne Woods, together with Weston Park and the Yarralumla Nursery is of exceptional interest for its role in the early planning and design of Canberra and as a key component in the development and beautification of Canberra as a city in the landscape.

---

Westbourne Woods, together with the Yarralumla Nursery and Weston Park, is a unique and notable example of a nursery for purposes of experimentation and trial arboretum, being the only one of its type in the ACT, and unique within the Australian context for its diversity of native and exotic species and grouped plantings. It is one of the oldest and largest collections of this type in Australia outside of traditional botanic gardens.

Westbourne Woods, together with Weston Park and the Yarralumla Nursery also demonstrates an unusual diversity of flora within the context of a designed nursery and arboretum containing native and exotic species.

#### Other place-related registrations

Two individual features with heritage significance unrelated to the values of this citation for Westbourne Woods are located within the area registered as Westbourne Woods. These places both form separate registrations in the ACT Heritage Register as follows:

- Canberra's Garbage Incinerator; and
- Canberra's Main Outfall Sewer (This citation comprises many features, of which one ventilation shaft - feature #22 - is located in Westbourne Woods).

#### Other theme-related registrations

Westbourne Woods was established as part of a larger nursery and arboretum on the western edges of Lake Burley Griffin. Separate citations have been prepared for two other places which form part of this same history, as follows:

- Weston Park;
- The Yarralumla Nursery.

In addition, the Yarralumla Nursery Records form an additional nomination to the ACT Heritage Register, and will be assessed separately.

---

### **FEATURES INTRINSIC TO THE HERITAGE SIGNIFICANCE OF THE PLACE**

Features intrinsic to the heritage significance of the place which require conservation include:

- The parkland setting, including the diversity of tree species and the open spaces between plantings, and planting patterns including regular formation of plantings;
- The individual tree plantings noting that the trees may require removal and replacement due to age and/or safety concerns;
- The three distinct areas of eucalypts, deciduous hardwoods and conifers, as identified in Figure 2 (below);
- Experimental circular plots throughout Westbourne Woods;
- Relationship with the Yarralumla Nursery and Weston Park;
- Views and vistas to and from Lake Burley Griffin.

---

### **APPLICABLE HERITAGE GUIDELINES**

The guiding conservation objective is that Westbourne Woods, Yarralumla, shall be conserved and appropriately managed in a manner respecting its heritage significance and the features intrinsic to that heritage significance, and consistent with a sympathetic and viable use or uses. Any works that have a potential impact on significant fabric (and / or other heritage values) shall be guided by a professionally documented assessment and conservation policy relevant to that area or component (i.e. a Statement of Heritage Effects – SHE).

---

**REASON FOR PROVISIONAL REGISTRATION**

Westbourne Woods, Yarralumla has been assessed against the heritage significance criteria and been found to have heritage significance when assessed against seven criteria under the ACT Heritage Act.

---

**ASSESSMENT AGAINST THE HERITAGE SIGNIFICANCE CRITERIA**

Pursuant to s.10 of the *Heritage Act 2004*, a place or object has heritage significance if it satisfies one or more of the following criteria. Significance has been determined by research as accessed in the references below. Future research may alter the findings of this assessment.

- (a) **it demonstrates a high degree of technical or creative achievement (or both), by showing qualities of innovation, discovery, invention or an exceptionally fine level of application of existing techniques or approaches;**

Westbourne Woods demonstrates a high degree of technical achievement by showing qualities of discovery, and also demonstrates a high degree of creative achievement by showing qualities of innovation.

The original Yarralumla Nursery and arboretum, comprising areas of today's Westbourne Woods together with Weston Park and the Yarralumla Nursery, demonstrates the technical expertise and efforts undertaken in discovering suitable species for the planting of Canberra as a garden city.

Developed as a permanent arboretum in 1914, the trials and research undertaken for a wide range of native and exotic species informed the subsequent planting regime throughout early Canberra.

'These were part of the planned and systematic re-forestation of the ACT after Federation, and ornamental landscaping of the National Capital throughout most of the 20th century and into the 21<sup>st</sup> century as a response to the development of Griffin's garden city concept for Canberra' (Godden Mackay Logan, 2010: 69).

Through the plantings established here, Charles Weston developed an excellent knowledge of the trees and plants best suited to Canberra's harsh climate. This then formed the basis for street tree, public park, forestry and domestic planting throughout Canberra.

In particular, the arboretum at Westbourne Woods demonstrates orchard and other species, planted in groups of the same species, imitating natural forest conditions, to trial their suitability in Canberra's climate.

Creative achievement is demonstrated through the conversion and transfer of the Westbourne Woods area to a golf course. This innovation collectively solved challenges facing both Westbourne Woods, whose trees were damaged through drought conditions with limited government resources for management, and the Royal Canberra Golf Club, whose fairways were to be drowned by the creation of Lake Burley Griffin. In 1945 a preliminary golf course layout within the Woods was proposed and from 1949-1954 fairways were cleared and grassed. In 1962 the Royal Canberra Golf Club was granted a lease that included most of Westbourne Woods ensuring that the Westbourne Woods landscape and plantings received appropriate management, while providing a new home for the Golf Club.

Westbourne Woods meets this criterion.

**(b) it exhibits outstanding design or aesthetic qualities valued by the community or a cultural group;**

Westbourne Woods exhibits outstanding design and aesthetic qualities valued by the community.

The outstanding design qualities of Westbourne Woods are evident in the area's designed landscape setting, dating from 1914 as a permanent nursery and orchard with group plantings, and reshaped from the 1940s to eventually accommodate the fairways of the Royal Canberra Golf Club. The initial design of the Westbourne Woods area, which survives in the mature plantings and landscape today, was carefully developed initially by Charles Weston, followed by Alexander Bruce, John Hobday and Lindsay Pryor, among others.

The outstanding aesthetic qualities of Westbourne Woods are demonstrated in the pleasant parkland setting comprising the combined plantings of Australian species with deciduous and evergreen hardwood species from the northern hemisphere. Tree-framed views to and across Lake Burley Griffin enhance the setting's aesthetic qualities.

The broad ACT community values the outstanding design and aesthetic qualities of Westbourne Woods, as a prominent and visible feature within the Yarralumla and Lake Burley Griffin foreshore area. Although much of Westbourne Woods is under private lease by the Royal Canberra Golf Club, the shared pathway around Lake Burley Griffin, passing through the western edge of Westbourne Woods, along with other boundary areas of the Woods accessible to the public, allows the community a place for recreation and peaceful enjoyment.

Since 1963, and continuing to the present, walking tours have been led through Westbourne Woods by natural and horticultural groups, demonstrating the community's interest in the designed landscape, and their value for the aesthetic qualities of the area.

Westbourne Woods meets this criterion.

**(c) it is important as evidence of a distinctive way of life, taste, tradition, religion, land use, custom, process, design or function that is no longer practised, is in danger of being lost or is of exceptional interest;**

Westbourne Woods is important as evidence of a distinctive function of exceptional interest.

Together with the Yarralumla Nursery and Weston Park, Westbourne Woods is important as evidence of the function of large-scale propagation, experimentation, trialling and recording of plant materials as a permanent nursery and arboretum established in 1914 by Charles Weston, and the subsequent early tree planting throughout Canberra. This function is of exceptional interest for the role it played in the early beautification of Canberra, with species trialled at the nursery and arboretum, and then propagated for landscaping purposes for the city of Canberra.

Westbourne Woods meets this criterion.

**(d) it is highly valued by the community or a cultural group for reasons of strong or special religious, spiritual, cultural, educational or social associations;**

No information has been provided to demonstrate that Westbourne Woods is highly valued by the community or a cultural group.

Westbourne Woods has not been assessed in relation to this criterion.

**(e) it is significant to the ACT because of its importance as part of local Aboriginal tradition**

Not applicable

**(f) it is a rare or unique example of its kind, or is rare or unique in its comparative intactness**

Westbourne Woods, together with Weston Park and the Yarralumla Nursery is a rare example of its kind, being a nursery and arboretum and part of an historic park plan.

Westbourne Woods, together with the Yarralumla Nursery and Weston Park, is rare and is the only permanent nursery and arboretum established by the government in the ACT. The establishment of such an arboretum for the purpose of trialling species for planting throughout the new city is unique in the Australian context, and provides Canberra with much of its distinctive character as a garden city.

The area has survived as a relatively intact example of a permanent arboretum since its establishment in 1914.

The area is one of very few arboreta in Australia where a large number of native and exotic tree species are grown in large, often replicated, groups.

Weston's use of group plantings to give some idea of their growth habits and form under forest conditions distinguishes the arboretum from older Australian botanic gardens where limitations on space meant that only one or two of each species were planted.

Westbourne Woods meets this criterion.

**(g) it is a notable example of a kind of place or object and demonstrates the main characteristics of that kind**

Westbourne Woods, together with Weston Park and the Yarralumla Nursery, is a notable example of a nursery and arboretum developed for purposes of trial and experimentation, and demonstrates the main characteristics of that kind.

It is a notable example of this kind of place as it is one of the largest and oldest collections in Australia of a diversity of tree species outside of traditional botanic gardens. It is of further note for Weston's groups of plantings of the same species, imitating forest conditions to test the suitability of trees for planting in Canberra, and for the research and hybridisation work that has been carried out since the establishment of the Yarralumla Nursery in 1914.

The main characteristics of this kind of place are demonstrated in the diversity of plantings, and the mixture of Australian and exotic species.

Westbourne Woods meets this criterion.

**(h) it has strong or special associations with a person, group, event, development or cultural phase in local or national history**

Westbourne Woods, together with Weston Park and the Yarralumla Nursery, has a strong and special association with a number of persons, and a cultural phase in local ACT history.

Strong and special associations with Westbourne Woods include those of Walter Burley Griffin who envisaged well-treed parklands at the western end of the lake system which he incorporated into a larger 'Continental Arboretum' to the west; TCG Weston Superintendent of Parks and Gardens who established the nursery and was instrumental in its success and in determining species of plants appropriate to the landscaping of the National Capital; Alexander Bruce who succeeded Weston and developed many of the flowering trees and shrubs still popular in Canberra; J.P Hobday who was chief nurseryman and later Superintendent of Parks and

Gardens; and Professor Lindsay Pryor, who was Superintendent of Parks and Gardens from 1944 to 1958 and was responsible for major plantings during this time.

Each of these people have contributed significantly to local ACT history, through the landscape design and planting of Canberra as a garden city, aspects which provide Canberra with much of its unique history and character.

The association of the place with each of these people is special, because of the nature of the association as the place where they performed their work duties which had a prominent, lasting and direct impact on the character of Canberra and the ACT. The association with each person is strong, given their commitment and dedication to the landscape planning, nursery, trial species, and landscape planting of Canberra.

Westbourne Woods, together with Weston Park and the Yarralumla Nursery, has a strong and special association with the cultural phase of the early beautification and landscape design of Canberra as a garden city. This phase is of importance in Federal Capital history as it has provided Canberra with much of its unique character and identity, distinguishing it from other Australian cities. The association is strong and special as much of the planting of inner Canberra has derived from the trials at Westbourne Woods and research and propagation conducted at Yarralumla Nursery.

Westbourne Woods meets this criterion.

- (i) it is significant for understanding the evolution of natural landscapes, including significant geological features, landforms, biota or natural processes**

not applicable.

- (j) it has provided, or is likely to provide, information that will contribute significantly to a wider understanding of the natural or cultural history of the ACT because of its use or potential use as a research site or object, teaching site or object, type locality or benchmark site**

Westbourne Woods does not meet this criterion.

- (k) for a place—it exhibits unusual richness, diversity or significant transitions of flora, fauna or natural landscapes and their elements**

Westbourne Woods, together with Weston Park and the Yarralumla Nursery exhibits unusual diversity of flora and its elements within the context of a designed nursery and arboretum.

There is no other arboretum or nursery in the ACT which exhibits the same diversity of native and exotic species.

Further, Weston's use of group plantings to give some idea of their growth habits and form under forest conditions distinguishes the arboretum from older Australian botanic gardens where limitations on space meant that only one or two of each species were planted.

Westbourne Woods, together with Weston Park and the Yarralumla Nursery, is one of the largest and oldest collections in Australia of such a diversity of tree species outside of traditional botanic gardens.

Westbourne Woods meets this criterion.

- (l) for a place—it is a significant ecological community, habitat or locality for any of the following:**

- (i) **the life cycle of native species;**
- (ii) **rare, threatened or uncommon species;**
- (iii) **species at the limits of their natural range;**
- (iv) **distinct occurrences of species.**

Not applicable.

*The place is assessed as not being significant in relation to the following criteria: e, i, j, and l.*

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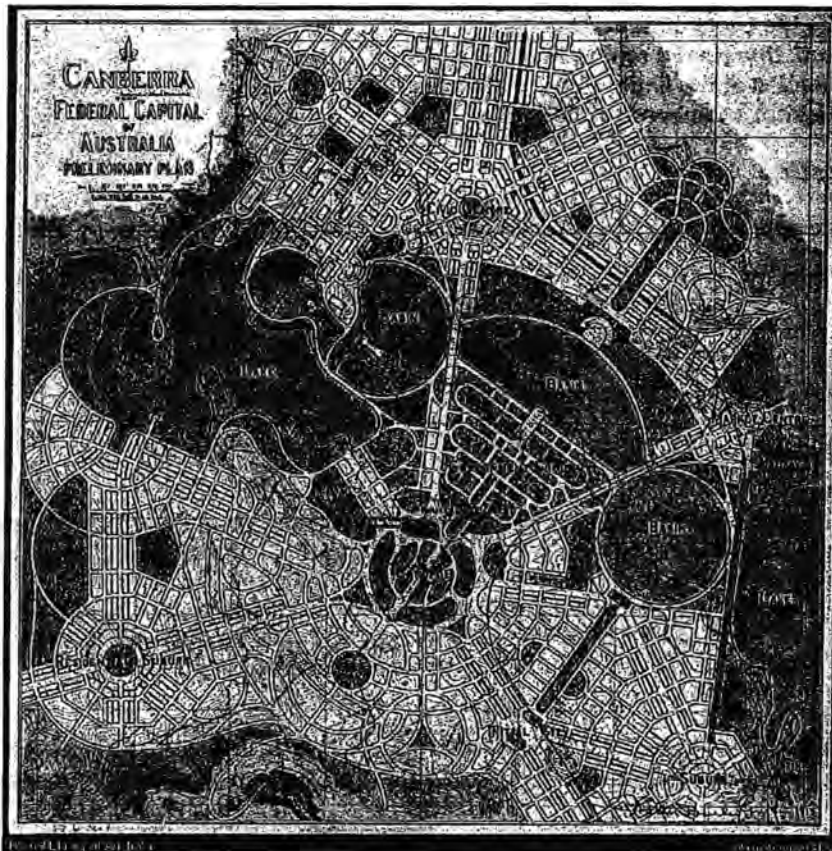
## SUMMARY OF THE PLACE HISTORY AND PHYSICAL DESCRIPTION

### HISTORY

#### Early planning for an arboretum and nursery

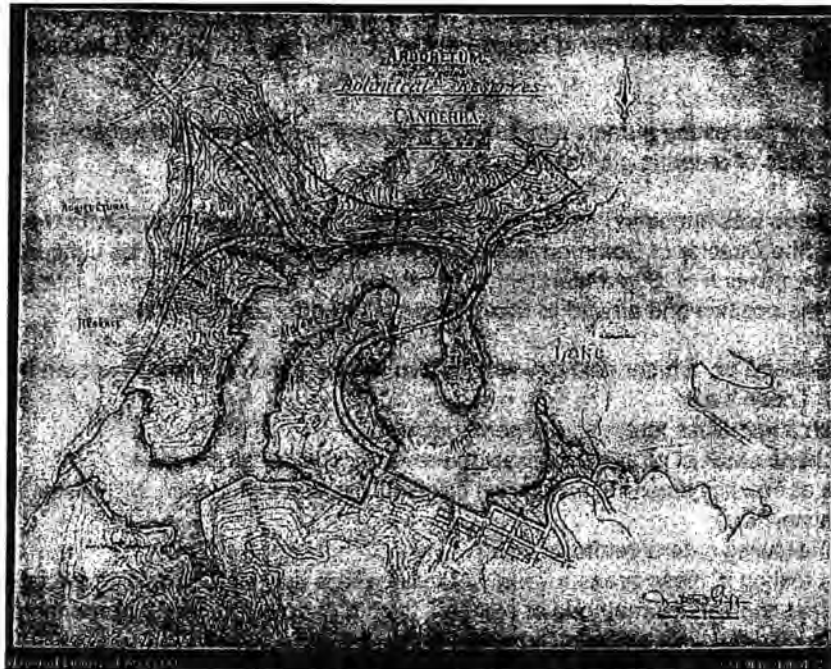
The competition for the design of Canberra was won by Walter Burley Griffin in 1912. The lake and its environs were a major element, but little is known of Griffins planting concepts for the area, except that the area to the west was designated parkland incorporating an arboretum. Griffin in his 1913 Preliminary Plan to accompany the *Report Explanatory* shows extensive parkland in the area of present day Weston Park. [see figure below]. His 1915 plan illustrates his vision for the western lake area as an arboretum. His final plan of 1918 also shows a continental arboretum in the area containing plantations grouped to the continent of origin.

His last plan of 1918 illustrates his vision for the western lake area. His plan was for a continental arboretum containing plantations grouped to the continent of origin (National Library of Australia vn-3603884-s31).

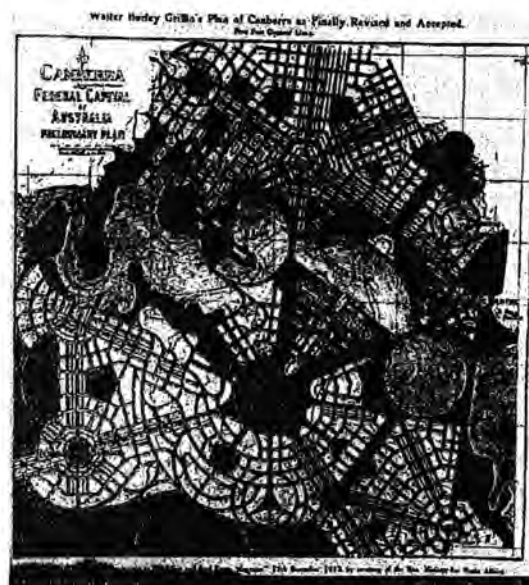


Walter Burley Griffin's Preliminary Plan of Canberra 1913, showing parklands in the area of today's Weston Park.  
NLA MAP G8984.C3S1 Gri 1913

Westbourne Woods -Citation for Provisional Registration March 2011



Arboretum and eventual botanical reserves, Canberra 1915  
NLA 1909771 MAP G8984.C3s1 Gri 1915



Walter Burley Griffin's Plan of Canberra as finally revised and accepted 1918.  
NLA vn-3603884-s31

### The first nursery

Prior to the finalisation of plans for the nation's capital, a nursery was established in 1911 to propagate seed for trees, an essential feature of the city proposal.

On the advice of Thomas Charles George Weston, who was then working as head gardener at Federal Government House, Sydney, and following his visit to the new Territory in 1911, the nursery was established at Acton.

In 1912 Weston again visited the nursery site 'to examine the ploughed site and irrigation provisions', and commence the process of ordering plants (GML, 2010: 9).

Later that year Weston was appointed officer-in-charge of the Campbelltown Nursery in New South Wales and C.R Scrivener, the Director of Commonwealth Lands and Surveys, reported his concern that Weston would not accept the position of 'Superintendent of Nurseries' at Canberra. However, in May 1913 Weston accepted the position and arrived to take charge of the Afforestation Branch.

After arriving in Canberra on 'a bitter cold day which gave me the shivers', Weston set out the objectives he was to pursue. These were:

- to establish a first-class forest and general nursery;
- to raise a large stock of all subjects likely to prove suitable for all purposes;
- to reserve at an early date mountains and hills such as Black Mountain, Mt Ainslie, Mt Stromlo etc. with a view to
  - a) allowing natural reafforestation
  - b) testing in these areas a variety of trees with a view to ascertaining the best to plant and
  - c) testing various methods of planting, from broadcast sowing to preparing of ground and planting out strong healthy nursery stock;
- and to continue procuring from all sources as opportunity offers, all seeds likely to prove useful or ornamental (Murphy, 1979).

Weston at this time considered the Acton nursery site to be relatively unsuitable for this purpose.

#### Establishing the Yarralumla Nursery and arboretum

During May 1913, Weston inspected several sites for a forest and general nursery and recommended that it be established on a site to the north-east of Yarralumla Homestead buildings. He suggested that the Yarralumla Nursery, of some 400 acres, be divided into four equal areas to be devoted to:

- nursery work proper,
- the permanent planting of Australian trees and shrubs,
- an arboretum and
- a pinetum (Murphy, 1979).

Rout and Eldridge (1983) record Weston's reasons for the choice of site:

*'In May 1913 he recommended an area for this purpose which he felt had generally good soil, a permanent water supply and was big enough to give scope for nursery extension so that all classes of trees etc could be planted, experimented with and tested with a view to being planted throughout the territory. Also being on the fringe of the future city it could 'be so planned to be an added ornament to the city'. He drew up a proposal for the 160 hectare area that contains the present Westbourne Woods and Yarralumla Nursery sites. The proposal divided the land into four parts of equal size – Division A for the nursery, Division B for Australian trees and shrubs, Division C for an arboretum and Division D for a pinetum'.*

Later Weston reported that: 'the site chosen for the experimental nursery was fully calculated to impose a very severe test upon the trees and shrubs planted there, as it was fully exposed to prevailing winds from the west, south-west and north-west' (Rout and Eldridge, 1983). Shelter belts and windbreaks were established to the north and west of the nursery and from the 1920s planting to edge the future lake commenced (Murphy, 1979).

The first plantings took place in 1914 and by 1918 the initial planting of Westbourne Woods was completed including an experimental orchard where 17 species of fruit trees were trialed along with cereal crops and fodder grasses (Rout and Eldridge 1983).

In May 1914 Griffin arrived in Australia to take up his appointment as Federal Capital Director of Design and Construction in Canberra. By this time Weston had been in Canberra for a year, had established the Nursery at Yarralumla and had provided a report giving a list of trees recommended for use in Canberra. Griffin's plans for the landscaping of Canberra included particular types of plantings he wanted to establish, including a Redwood forest and a Cork Oak plantation. A plantation of Redwood was established by Weston at East Lake Park using seeds obtained by Griffin. However, the trees generally did not do well in Canberra's dry climate. By contrast, the Cork Oaks have grown well at Green Hills.

As a result of his experimentation, Weston had developed an excellent knowledge of the trees suited to Canberra's climate and there is evidence to suggest that Griffin's instructions to Weston in relation to the types of trees to be planted were not well received. J H Maiden, Director of the Sydney Botanic Gardens, commended Griffin for his desire to cultivate native trees, but stated that he believed Weston was able to make a better selection of tree species for planting in the National Capital. He also suggested that Weston not be given too many detailed instructions (Murphy, 1979).

#### Early plantings

Weston used Yarralumla Nursery and the adjacent Westbourne Woods and Weston Park as trial grounds for a wide range of native and exotic species. The nursery was very significant in the establishment of the garden capital. A very extensive list of tree species was tested for suitability to local conditions and propagation and distribution of successful species was undertaken in great quantity. Most of early inner Canberra was landscaped with plant material grown by the government nursery.

Trees and shrubs were used for ornamental purposes to 'provide shade, seasonal colour and mark out major avenues and public parks in the city. Trees were also used to clothe the bare or semi-bare hillsides, and provide a backdrop of bush setting to the city. Trees were also important to provide shelter from the strong and dusty winds of the district' (Godden Mackay Logan, 2010: 10). In addition, trees raised at the Yarralumla Nursery and trialed in Westbourne Woods were also planted to stabilise the water catchment for the new city dam at the Cotter and contributed to the water security of the city' (Godden Mackay Logan, 2010: 10). Fruit trees also played a part in food security for the new capital, by providing fruit and nut trees suitable for Canberra home gardeners and included apples, almonds, apricots, cherries, figs, currants, nectarines, nuts, olives, pears, peaches, persimmons, plums, quince and grapes. (Godden Mackay Logan, 2010: 10). Wheat and other food crops were also trialed at the Yarralumla Nursery.

Obtaining an interesting and successful range of plant species for the beautification of the new city was a major challenge. Weston obtained seed from suppliers and nurseries in Australia and overseas. Australian suppliers included the State Nursery in Campbelltown where he had worked before coming to Canberra, and long-standing suppliers in the nursery trade such as Yates & Co., Brunning and the Goulburn Nursery Company. He also collected both native and exotic seeds in the local area (Boden, 1996). Walter Burley Griffin was also active in obtaining seeds to be raised at the Yarralumla Nursery.

After trialling in Westbourne Woods, the Yarralumla Nursery was the primary source for suburban trees and shrubs, resulting in 'common' plantings. Species grown in Ainslie and Braddon were initially the same as those in Blandfordia and Red Hill. New residents were entitled to receive plants free on request from the Yarralumla Nursery, and Weston recorded in 1922 that 22,668 plants had been distributed between 1912 and 1922 (Boden, 1996). Godden Mackay Logan (2010: 11) state that 'by controlling the species available to homeowners, the planners wanted to create a link between private gardens and public landscapes'. The scheme provided for up to 10 trees, 40 shrubs and additional hedging plants.

The Nursery was also used to raise pine seedlings for plantation forestry in the Territory. Early hybridisation experiments were also carried out at the Yarralumla Nursery (Godden Mackay Logan, 2010: 11) and tested in Westbourne Woods.

New residents were entitled to receive plants free on request from the Yarralumla Nursery, and Weston recorded in 1922 that 22,668 plants had been distributed between 1912 and 1922 (Boden, 1996). Godden Mackay Logan (2010: 11) state that 'by controlling the species available to homeowners, the planners wanted to create a link between private gardens and public landscapes'. The scheme provided for up to 10 trees, 40 shrubs and additional hedging plants.

The production Nursery initially occupied more than 28 hectares (70 acres). Until the early 1970s some of this area was used for the Parks and Gardens research department and the Department of Health plants quarantine. Another 130 hectares (330 acres) was to be used for various permanent plantings. All of this larger area became part of Westbourne Woods (now Royal Canberra Golf course) or Weston Park ([http://www.tams.act.gov.au/live/yarralumla\\_nursery/nursery\\_history](http://www.tams.act.gov.au/live/yarralumla_nursery/nursery_history), accessed 2/9/10).

#### The Weston period

Charles Weston worked as Officer in Charge of Afforestation until 1926. By this time the Yarralumla Nursery was well established and earning a reputation for being one of the finest research nurseries of the time. It was at this nursery that trees, which now form the avenues of Canberra were tested and propagated. Pine shelter belts, the elm avenue and the shrubbery specimen area were established as part of the Nursery. Weston's aims were to moderate the harsh local climate of 'summer heat, winter frosts and strong dusty winds; to provide seasonal effects to the aesthetics of the landscape with both regionally indigenous trees and exotic trees most likely to succeed, and to do so within the shortest possible time; and continue experimentation with trees likely to succeed in the locality' (Godden Mackay Logan, 2010: 12).

Weston was primarily concerned with the nursery and arboretum (later Westbourne Woods), but also planted parts of the future Weston Park (Godden Mackay Logan, 2010: 12).

Special arrangements were made to retain Weston after his retirement in a consultative capacity up until the opening of Parliament House on 9 May by the Duke and Duchess of York. Weston was awarded the MBE which was invested by the Duke of York. Before leaving Canberra, Weston recorded the principle native trees and shrubs which had been tested in the nurseries at Canberra since 1913. Weston retired to Turramurra in Sydney, where he died in December 1935.

#### The Bruce period

After Weston's retirement, A.E. Bruce became Director of Parks and Gardens and continued in this position until 1937. As well as continuing Weston's vision, Bruce developed a range of flowering trees and shrubs with an emphasis on spring and autumn effects. In 1929, with the onset of the Great Depression, the Federal Capital Commission requested the reduction of the Yarralumla Nursery by two thirds as the land was required for park purposes (Ramsay, 1989).

#### The Hobday period

John Peace Hobday, who was appointed Chief Nurseryman in 1923, became Superintendent of Parks and Gardens in 1937, following Bruce's retirement, and occupied this position until 1944 (Murphy, 1979, Ramsay, 1989). He lived with his family in the Chief Nurseryman's Cottage within the Nursery grounds. Little expansion or changes in relation to planting and cultivation occurred during this time, due in part to the constraints applying during World War II.

In 1939 the Reverberatory Incinerator was installed at Westbourne Woods (see separate citation).

## Westbourne Woods –Citation for Provisional Registration March 2011

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Following Hobday, Lindsay Pryor was appointed Superintendent of Parks and Gardens in 1944 and held the position until 1958. Considerable hybridisation and research work was undertaken during this period. Trial plots of trees, raised from seeds collected by Pryor from different parts of the world, were established in generic groups in the research area to the south of the Nursery. Pryor was also involved in Grevillea hybridisation trials and the well-known hybrid grevillea, Canberra Gem, was conceived at the Nursery

The original orchard had been planted where the main glasshouse is located today. The orchard proved so successful in its fruit production that it became necessary to establish accommodation for a nursery watchman onsite (Godden Mackay Logan, 2010: 13). This is the origin of Hobday's cottage.

It was during this period that the Reverberatory Incinerator was installed at Westbourne Woods in 1939 (see separate citation).

### The Pryor and Moore period

Following Hobday, Lindsay Pryor was appointed Superintendent of Parks and Gardens in 1944 and held the position until 1958. Considerable hybridisation and research work was undertaken during this period. Trial plots of trees, raised from seeds collected by Pryor from different parts of the world, were established in generic groups in the research area to the south of the Nursery. Pryor was also involved in Grevillea hybridisation trials and the well-known hybrid grevillea, Canberra Gem, was conceived at the Nursery. A trial orchard was established to the east of the Nursery.

Infill planting, consisting of additional circular plots of eucalypts, was carried out in the Weston Park area. At this time Weston Park was grazed by stock.

The Chief Nurseryman during this time was Percy Moore and under his direction general nursery work continued with horticultural trials for improving selection of street trees, garden shrubs, hedging plants and exotic grasses.

In the immediate post-war period and up to 1957 when the National Capital Development Commission took over the role of planning the city, Pryor was responsible for overseeing the landscaping of the rapidly growing city. He introduced many new species to Canberra's parks, streets and gardens.

### Later periods

The Molonglo River was dammed in 1963 and by 1964 the lake had filled. A lakeshore landscape of inlets, small peninsulas and islands were created. Westbourne Woods, together with Weston Park now offered considerable lake edge recreation opportunities.

Together, the Yarralumla Nursery, Weston Park and Westbourne Woods played an important role in the early beautification of Canberra. Weston and his successors sought not only to monitor orchard and other species, but also to promote the Woods as a feature of the garden city landscape, with wonderful spring and autumn colours.

### DEVELOPMENT OF WESTBOURNE WOODS

The planting pattern adopted by Weston in Westbourne Woods was generally a circle '...with an outer ring of six trees surrounding a seventh in the centre.' (Rout and Eldridge, 1983).



An image of False Acacia, Westbourne Woods, 1961  
Showing six trees planted around a central one.  
CREDIT: NAA A1200, L38066, 11658726

The years 1941-1944 were severe drought years and also periods of manpower shortage due to World War II. The arboretum suffered badly through neglect and drought. Dr Max Jacobs, Principal of the Australian Forestry School which adjoined the arboretum, suggested that a permanent golf course be established within the Woods which should ensure that better management of the whole area occurred to the benefit of the trees. This option would limit public access and would control damage to the Woods.

In 1945 the Woods became available for public recreation and a golf course within the woods was proposed with a preliminary layout planned by J Scott. Between 1949 and 1954 the fairways for an 18-hole golf course were cleared and grassed and further plantings were carried out by Hobday.

After 1958 the National Capital Development Commission took over control and planning for the lake commenced. The existing course for the Royal Canberra Golf Course (RCGC) on the Molonglo river flats was to be flooded and the RCGC needed to find a new home. After considerable public debate the Club was granted a lease of 93 hectares which included much of the Woods and access to the Lake for water to irrigate the greens and fairways. The Commonwealth retained the responsibility for care and maintenance of the trees.

In 1988 the ACT Parks and Conservation Service prepared a management plan for the Arboretum. However following the introduction of ACT self-government in 1989 responsibility for the trees became blurred and the ACT ceased carrying out any tree maintenance.

There is a degree of experimentation in any arboretum growing a wide range of species. Some species thrive, others may fail. As trees age some become unsafe and need to be removed and replaced. Some unexpected losses through wind-blow led the RCGC to seek advice on tree condition. This led to a plot by plot assessment, a database and a revised draft management plan.

In 2001 the Club began a series of trials of new tree cultivars as a participant in the Australian Tree Evaluation Program (AUSTEP) sponsored by Flemings Nursery. This continues the Weston objective of testing a wide variety of trees to find those most suitable for Canberra.

The area is one of the largest and oldest collections in Australia of tree species outside of traditional botanic gardens.

Westbourne Woods is considered one of Weston's great achievements and in 1925 it was adopted as a venue for the Australian Forestry School and Commonwealth Forestry and Timber Bureau because of the excellent educational and seed bank resources it provided.

Chronology of Main Events in the History of Westbourne Woods (based on Rout and Eldridge 1983)

- 1913 Weston proposed that the area be developed as a permanent nursery and arboretum
- 1914 First plantings in the Shale Hill Reserve
- 1915 Initial planting of Westbourne Woods completed

- 1916 Australian Forestry School opened at Westridge (Yarralumla). Westbourne Woods used for teaching purposes
- 1944 Severe drought killed many trees
- 1945 Proposal to develop area as a golf course
- 1949 Proposed fairways cleared
- 1950-54 Further plantings, mainly of Eucalyptus species
- 1962 93 ha leased to Royal Canberra Golf Club
- 1963 Public walks in the Woods commenced
- 1964 A tree management plan prepared
- 1965 ACT self government introduced with unresolved responsibility for tree management
- 2001 Selected plantings of new cultivars of deciduous trees were commenced as part of AUSTEP

#### DESCRIPTION

Westbourne Woods Arboretum occupies an area of approximately 120 hectares. The majority of this is within the lease held by the Royal Canberra Golf Club. Part is within the grounds occupied by the CSIRO on a leaseback arrangement following sale by the Commonwealth.

The Arboretum contains 218 species. These include 34 species of pines, 20 other exotic conifers, 93 exotic deciduous species, 11 exotic evergreens, 49 species of eucalypts and 11 other Australian tree species. The most common species is Radiata pine (*Pinus radiata*) (RCGC, 2001).

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Royal Canberra Golf Club (2001), 'Royal Canberra Golf Club The first 75 years 1926-2001'

Strine Design (1989) Weston Park Tree Survey, National Capital Development Commission

[http://www.tams.act.gov.au/live/yarralumla\\_nursery/nursery\\_history](http://www.tams.act.gov.au/live/yarralumla_nursery/nursery_history), accessed 2/9/10, TAMS, 'Nursery History'.

SITE MAPS AND PLANS



Figure 1: Site plan showing place boundary, as indicated by the solid red line.

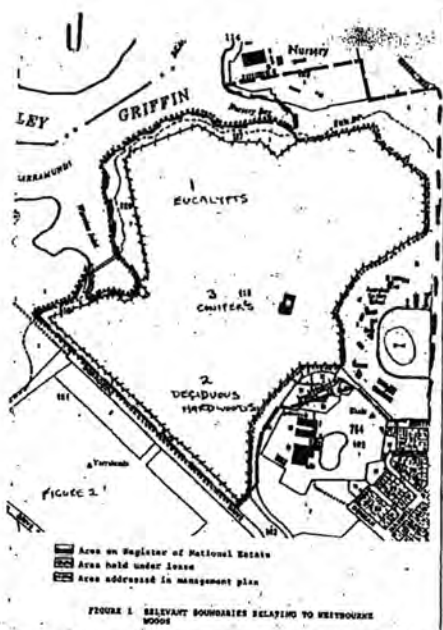


Figure 2: indicative site plan showing broad areas of Eucalypts, Confiers and Deciduous hardwoods.



Images taken 23 September 2010



**Jorgensen, Kristi**

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**From:** Dunn, Jennifer  
**Sent:** Tuesday, 15 March 2011 9:41 AM  
**To:** Jorgensen, Kristi  
**Subject:** RE: Railway Remnants - Yarralumla  
**Attachments:** Site location.bmp

Kristi,

Figure 1 from page 9 of the Provisional Register Entry

Jennifer Dunn

Senior Conservation Officer

ACT Heritage  
 Chief Minister's Department  
 GPO Box 158 CANBERRA ACT 2602

Level 4  
 Macarthur House  
 12 Wattle St  
 LYNEHAM ACT 2602

P s41            F s41

s41



**AUSTRALIAN ALPS  
 NATIONAL PARKS**

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**From:** Jorgensen, Kristi  
**Sent:** Friday, 11 March 2011 5:06 PM  
**To:** Dunn, Jennifer  
**Subject:** RE: Railway Remnants - Yarralumla

Hi Jenny,

I assume you are talking about Figure 1 on pg. 9 of the heritage notification – are you able to email that through in colour? I have it on the system in black and white so the drawing is hard to decipher.

Many thanks,

Kristi

0009

**From:** Dunn, Jennifer  
**Sent:** Friday, 4 March 2011 11:07 AM  
**To:** Jorgensen, Kristi  
**Subject:** RE: Railway Remnants - Yarralumla

Thanks Kristi,

I need to talk with Gerhard. Heritage Council have indicated previously that before they make a decision they would like the opportunity to meet with LDA and discuss the survey of the remnants. A map with an overlay of the survey and the proposed development of the area would be a starting point for discussions.

I've noticed that the survey has not identified the portion of the former rail line that runs almost parallel to the western boundary of Block 1 Section 102, it falls within Block 20. We identified it on the map that is part of the provisional registration, it definitely exists, some of the cuttings are quite distinct in the jungle on that side of the block!

Jenny

Jennifer Dunn

Senior Conservation Officer

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Chief Minister's Department  
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Level 4  
Macarthur House  
12 Wattle St  
LYNEHAM ACT 2602

P s41 F s41

s41



**AUSTRALIAN ALPS  
NATIONAL PARKS**

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**From:** Jorgensen, Kristi  
**Sent:** Thursday, 3 March 2011 5:24 PM  
**To:** Dunn, Jennifer  
**Cc:** Zatschler, Gerhard  
**Subject:** Railway Remnants - Yarralumla

Hi there Jen,

Trust you have rcvd the CD this week containing the survey data.

Just touching base to update you on our process at the moment and hope to get some indication from you as to how that fits in with progression on the railway remnants.

We have been in consultation period from December 2010, concluding this on 28 February 2011. Over the coming month we have a lot of work to do in pulling together the submission comments and honing the masterplan to prepare for a Board meeting at the end of the month. After this (and all being well), I hope to prepare the Cabinet submission.

When are you anticipating a decision on the railway remnants?

Many thanks,  
Kristi

**Kristi Jørgensen | Senior Project Manager**  
**Land Development Agency**

Level 6 TransACT House, 470 Northbourne Avenue, Dickson ACT 2602

☎ 02 6207 7316 | 📠 02 6207 6110 | [www.lda.act.gov.au](http://www.lda.act.gov.au)

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0008



To see all the details that are visible on the screen, use the Print link next to the map.



0007

**Jorgensen, Kristi**

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P s41          F s41

s41



**AUSTRALIAN ALPS  
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## Jorgensen, Kristi

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**From:** Gurnhill, Anna  
**Sent:** Thursday, 3 March 2011 4:39 PM  
**To:** Jorgensen, Kristi  
**Cc:** Kajewski, Lauren; Zatschler, Gerhard  
**Subject:** RE: Westbourne Woods Provisional Register  
**Attachments:** Westbourne Woods Provisional Register (small file).pdf

Hi Kristi,

thanks for this.

By the looks of the overlay, I don't think this presents too many concerns, though it looks like there's some tree removal proposed in the area of the current Block 103 and adjacent block.

This will need Council consideration and advice.

I'm unsure what their views on this would be, and would be hesitant to pre-empt what they might say about this. It might be that they accept some compromise, or it might be that there are trees in this area which they want to see retained.

If it's an option to reconsider keeping some of the existing trees in this area, that would definitely be a good outcome from our point of view.

I'll keep you posted on Council's decision next week, and we'll then try to obtain some feedback from them on the plan you sent through..

regards,  
Anna

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**From:** Jorgensen, Kristi  
**Sent:** Thursday, 3 March 2011 3:46 PM  
**To:** Gurnhill, Anna  
**Subject:** FW: Westbourne Woods Provisional Register

Hi Anna,

Attached is a plan showing the extent of the Westbourne Woods Provisional Register that is being considered by the Heritage Council next week, FYI.

Kristi

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**From:** Kajewski, Lauren  
**Sent:** Thursday, 3 March 2011 3:36 PM  
**To:** Jorgensen, Kristi  
**Subject:** Westbourne Woods Provisional Register

**Lauren Kajewski | Project Officer**  
**Land Development Agency**  
 Level 7 TransACT House, 470 Northbourne Avenue, Dickson ACT 2602  
 ☎ 02 6205 2726 | 📠 02 6207 6110 | [www.lda.act.gov.au](http://www.lda.act.gov.au)

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# WESTBOURNE WOODS PROVISIONAL REGISTER

3 MARCH 2011

**Jorgensen, Kristi**

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**From:** Gurnhill, Anna  
**Sent:** Wednesday, 2 March 2011 4:13 PM  
**To:** Jorgensen, Kristi  
**Subject:** FW:  
**Attachments:** 20110302150357390.pdf; 20110302150513701.pdf

hi Kristi,

Thanks to you and Lauren for your time just now.

here are a couple of excerpts from the 1988 Tree Mgt Plan for Westbourne Woods.

There's quite a bit of information in the plan and a pretty thorough tree survey, but it focuses largely on the area of the golf course.

You're more than welcome to take a look at the document and make any relevant photocopies up here at Mac House.

I won't be in the office Friday but am happy to arrange a time.

regards,  
Anna

Anna Gurnhill  
Conservation Officer - ACT Heritage  
Culture and Communications - Chief Minister's Department  
Level 4 macarthur House, Lyneham  
GPO Box 158 Canberra ACT 2601

p. s41  
e. s41

## ARBORETUM LAYOUT

Westbourne Woods still retains some resemblance of Weston's original divisions. The Pinus radiata plantation remains essentially intact on the southern boundaries, despite some excision for fairways. Substantial blocks of pines exist as dominant features throughout the arboretum particularly in the southeast and immediate lake foreshores. In total, approximately 40 hectares are covered in pine plantation.

The remaining plantings essentially fall into three fairly discrete zones: native trees, almost exclusively Eucalyptus (22 hectares), conifers, apart from Pinus radiata (27 hectares), and broad leaved exotics (14 hectares). These zones are shown in Figure 2.

Weston used precise circular plots as the basic unit of his original plantings within the arboretum. These varied from small, seven tree plots to large, about 40 tree, plots. In some cases block or strip layouts were used. Later plantings have tended to follow the model of circular plots but tree losses and development have tended to obscure the original planting layouts.

Westbourne Woods originally covered much of Blocks 4, 102, 103, 117, 118, 119 and 123 Yarralumla ACT. While remnants of the original plantings can still be identified in the grounds of the CSIRO Division of Forest Research and in the Westbourne Woods housing estate it is unlikely that any form of uniform management can be imposed throughout the entire original area. Present occupiers of these remnant areas should be encouraged to preserve the trees and to prepare management prescriptions to complement this plan.

For the purpose of this plan and its management prescriptions Westbourne Woods is defined as that area listed on the Register of the National Estate, (Attachment 1), less Block 4, Block 123 and parts of Blocks 117 and 102 (see Figure 1). In essence, this area is

that land held under lease granted to the Royal Canberra Golf Club and delineated on Deposited Plans numbers 6106 and 6053 in the office of the Registrar of Titles at Canberra (Attachment 2), plus Blocks 118, 120 and part of Block 117 (see Figure 1). This has an area of 103 hectares.

