





- **DATE:** 11 February 2016
- **VENUE:** Ground Floor Conference Room, Dame Pattie Menzies House (North), Dickson

ATTENDED BY:

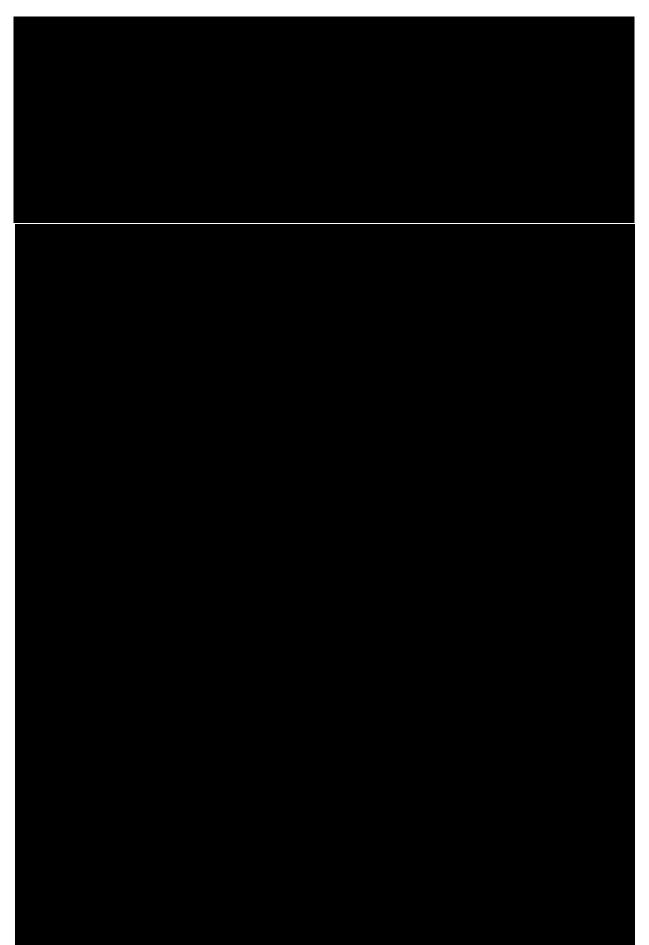
Members	Time In	Time Out
Mr David Flannery (Chair)	9.30	12.30
Dr Dianne Firth (Deputy Chair)	9.30	12.30
Mr Philip Nizette	9.30	12.30
Mr Gary Shipp	9.30	12.30
Mr George Bailey	9.30	12.30
Mr Doug Williams	absent	
Dr Hanna Jaireth	9.30	12.30
Dr Mary Hutchison	9.30	12.30
Mr John Kenworthy	9.30	12.30
Chief Planning Executive	absent	
Ms Dorte Ekelund		
Conservator of Flora and Fauna	9.30	11.00
Dr Annie Lane		

A/g Secretary: Ms Fiona Moore

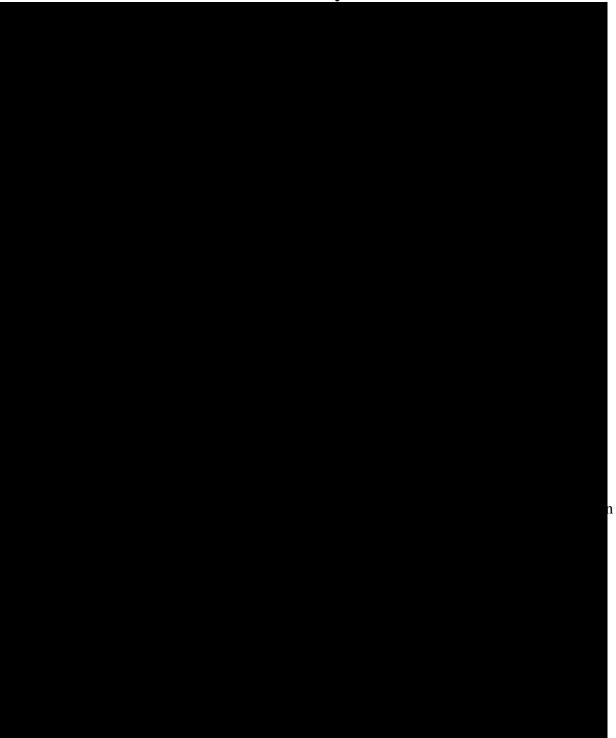
In Attendance: Mr Gary Rake, Ms Jennifer O'Connell, Ms Anna Gurnhill, Ms Meaghan Russell, Ms Daisy Chaston (part), Ms Jennifer Dunn (part), Ms Jessika Spencer (part).

Minutes: Ms Adriana Lulic





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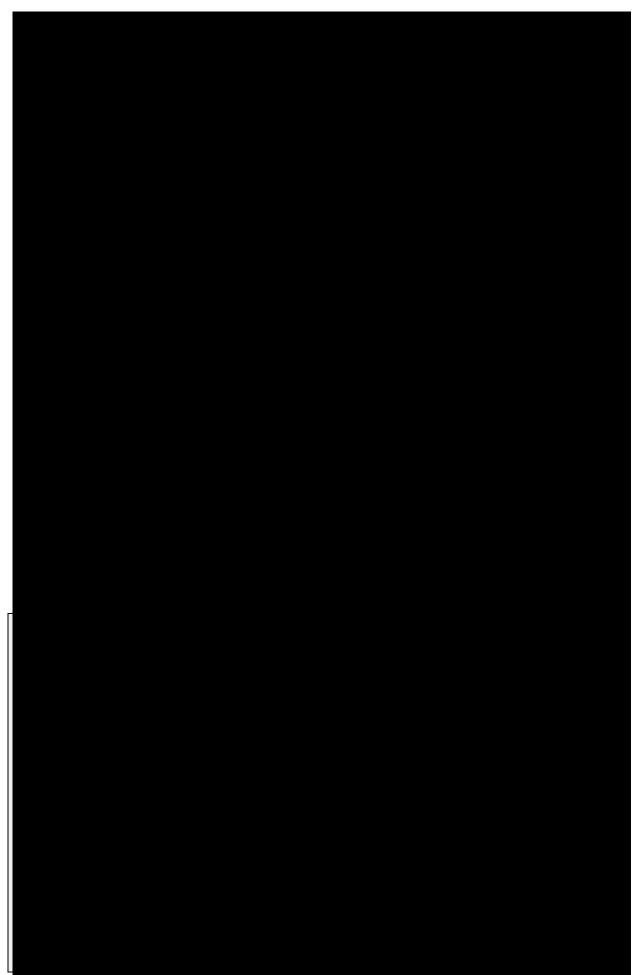
5.5 Compliance issues – Ms Dunn & Ms Russell

Council noted the agenda paper.

The following compliance matters were noted:

• Fitzroy Street, Forrest – Complaint from neighbours regarding roof top structure. Proponent confirmed that the structure was a series of freestanding planter boxes with trellis' to create a green wall garden on roof top. ACT Heritage advised that the planters did not raise any heritage concerns as they were detached from the building and could be removed. Neighbours concerns regarding overlooking and privacy have been referred to the ACT planning authority for resolution.





Meeting concluded at 12.30pm







File ref: Forrest 8-35

Tomislav Kasunic KASCON

Dear Mr Kasunic

Umbrellas on roof at 2 Fitzroy Street, Forrest

I refer to your email correspondence of 20 April 2016 to ACT Heritage regarding an existing shade structure on the roof of 2 Fitzroy Street, Forrest; which comprises and metal support post and cantilevered umbrellas.

The ACT Heritage Council (the Council) understands that the umbrellas do not require development approval. However, the Council has concerns regarding the presence of the umbrellas on the roof top of the dwelling.

Requirement iiia) of the Heritage Guidelines (the Guidelines) for the Forrest Fire Station Precinct (the Precinct) state: "*External alterations and additions to the existing dwelling shall be consistent with the existing landscape and streetscape values and reflect and complement the architectural style of the original dwellings*". The existing landscape and streetscape values of the precinct are characterised by the modest uniform pattern of Inter-War Functionalist style of the buildings including pale face brick exteriors, overall cubiform appearance and restrained detailing including parapets to the second storeys.

The Council considers that the umbrellas are not consistent with this requirement as they appear as a contemporary structure and their presence interrupts the pattern of the dwelling and its cubiform two storey form in the streetscape.

Requirement iiie) of the (the Guidelines) for the Forrest Fire Station Precinct state that "*The original building form is to remain dominant*". The Council does not consider the umbrellas to be consistent with this requirement.

The umbrellas are considerably taller than the roof top of the existing dwelling, presenting an equivalent height of a third storey to the building; are highly visible; and detract from the original cubiform two storey form of the building.

The Council considers that the umbrellas and support post diminish the significance of the place and requests that they be removed by 6 May 2016. If this matter is not resolved by this date it may be escalated for further action.

Yours sincerely

Fiona Moore A/g Secretary (as delegate for), ACT Heritage Council

April 2016



ACT Heritage Council

File ref: Forrest 8-35

Tomislav Kasunic KASCON

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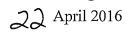
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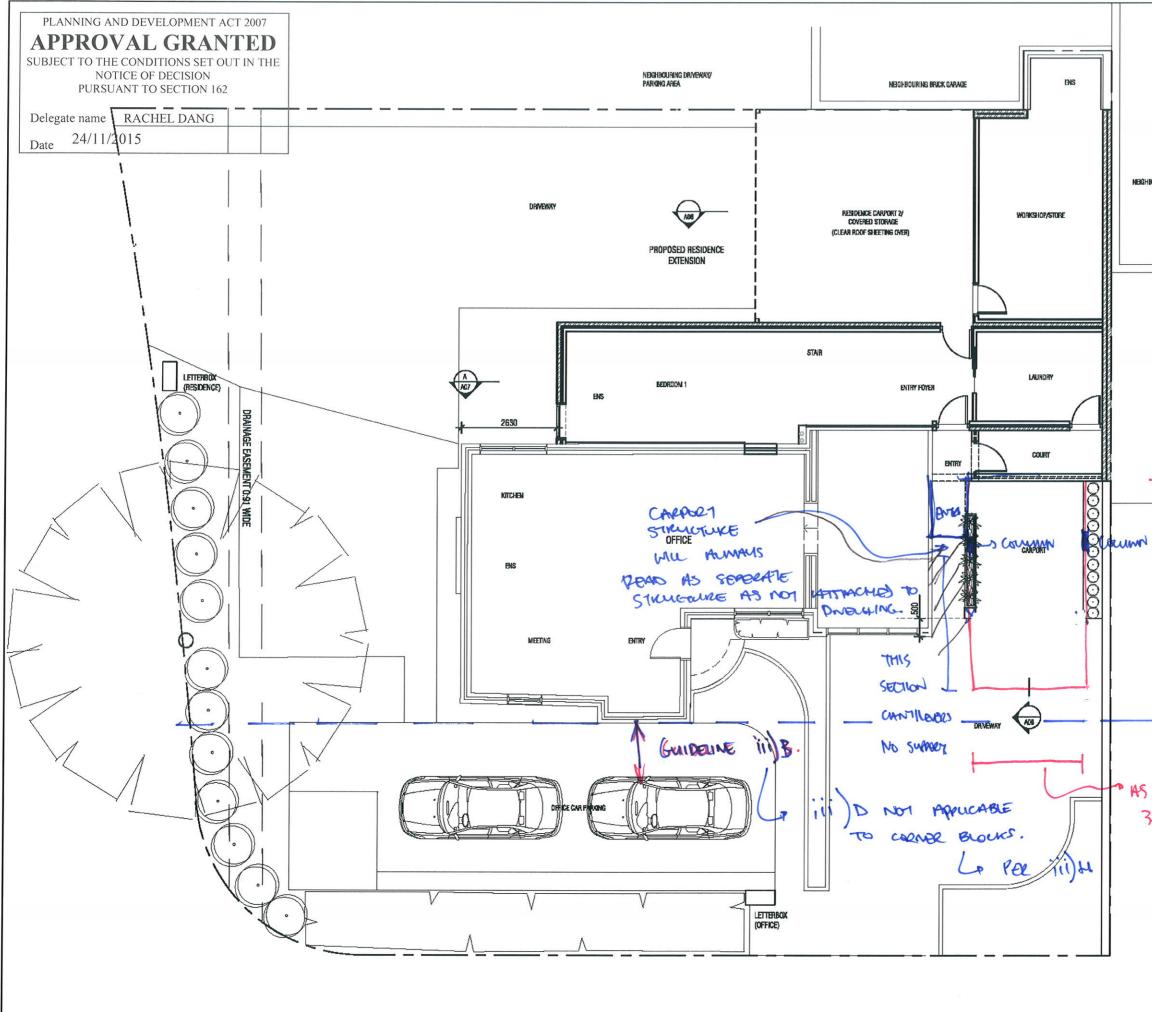
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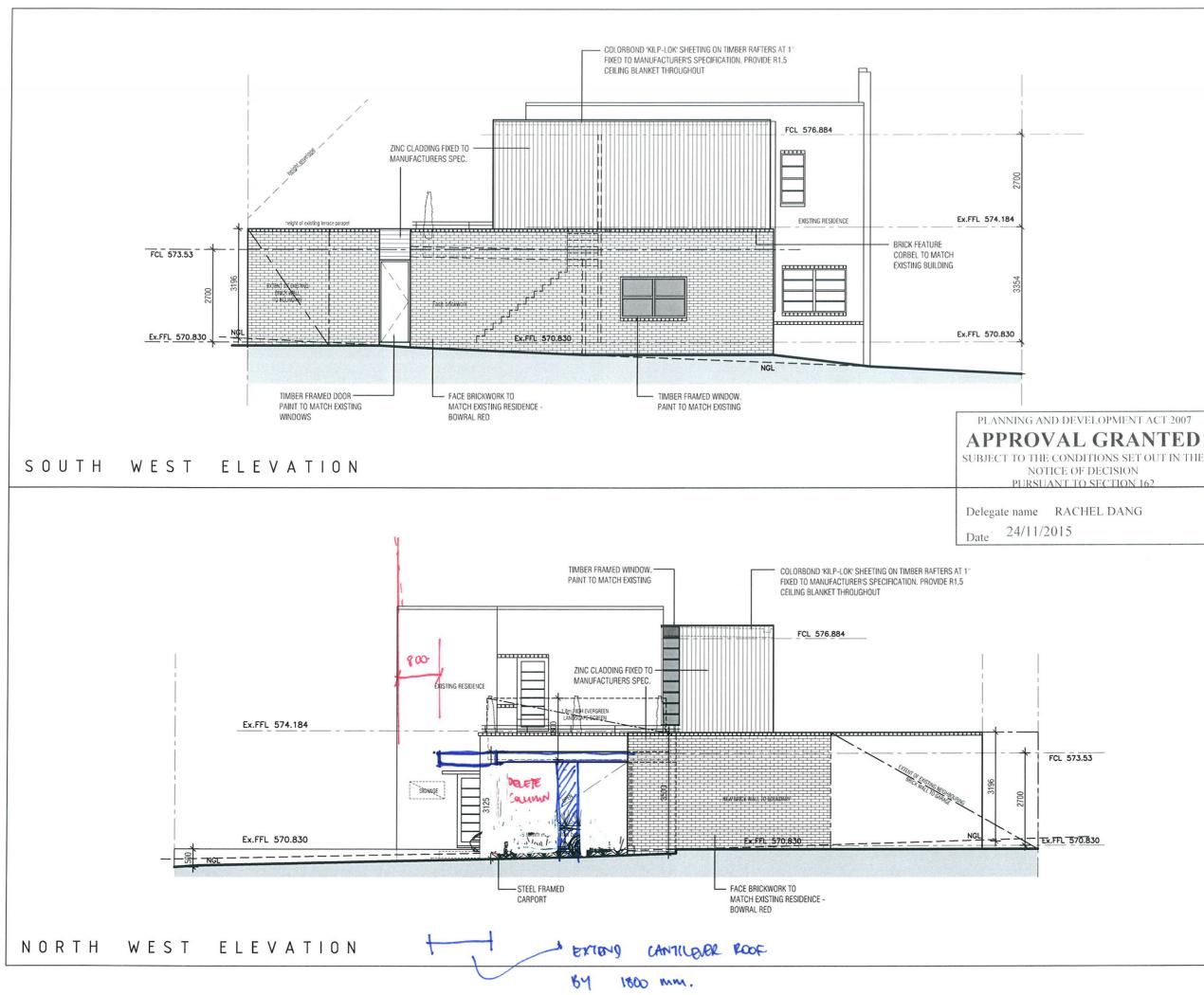
Yours sincerely

Fiona Moore A/g Secretary (as delegate for), ACT Heritage Council





	REVENDIN DESCRIPTION DATE A LSSUED FOR DA 17.7.15 B RE-USSUED FOR DA 27.7.15 C DA LSSUE - HERITAGE 3.9.15
	D DA USSUE - HERITAGE 22,9,15
	E SCREEN ADDED TO TERRACE 12.10.15
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GHBOURING BRICK GARAGE	are in milimeters unless otherwise stated. Do not scale of chawings.
	RASUNIC & CO.
	ARCHITECTS
NEIGHBOURING CARPORT	Registration No: 1708 ABN 68 017 280 459 ACN 140 082 140 A PO Box 781, Dickson ACT 2602 P 0402131792
	E Info@kasunicandco.com.au
	kasunicandco.com.av
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2	CLIENT
	GEORGE
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	BLOCK 8, SECTION 35 FORREST ACT
-	PROJECT No.
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3000 mm	DRAWING
	PUBLIC NOTIFICATION
	PLAN - GROUND
	DATE 12.10.15 (E)
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REVISION	DESCRIPTION	DATE
A	ISSUED FOR DA	17.7.15
8	RE-ISSUED FOR DA	27.7.15
С	DA ISSUE - HERITAGE	3.9.15
	CHANGES MADE	
D	DA ISSUE - HERITAGE	24.9.15
	PLANTER BED ADDED TO	
	CARPORT AND ROOF	
E	SCREEN ADDED TO TERRACE	12.10.15

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 Registration No: 1108

 ABN 68 017 280 459
 ACN 140 082 140

 A PO Box 781, Dickson ACT 2602
 P 0402131792
 E info@kasunicandco.com.au

kasunicandco.com.au

CLIENT

GEORGE

PROJECT 8/35F

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

DRAWING

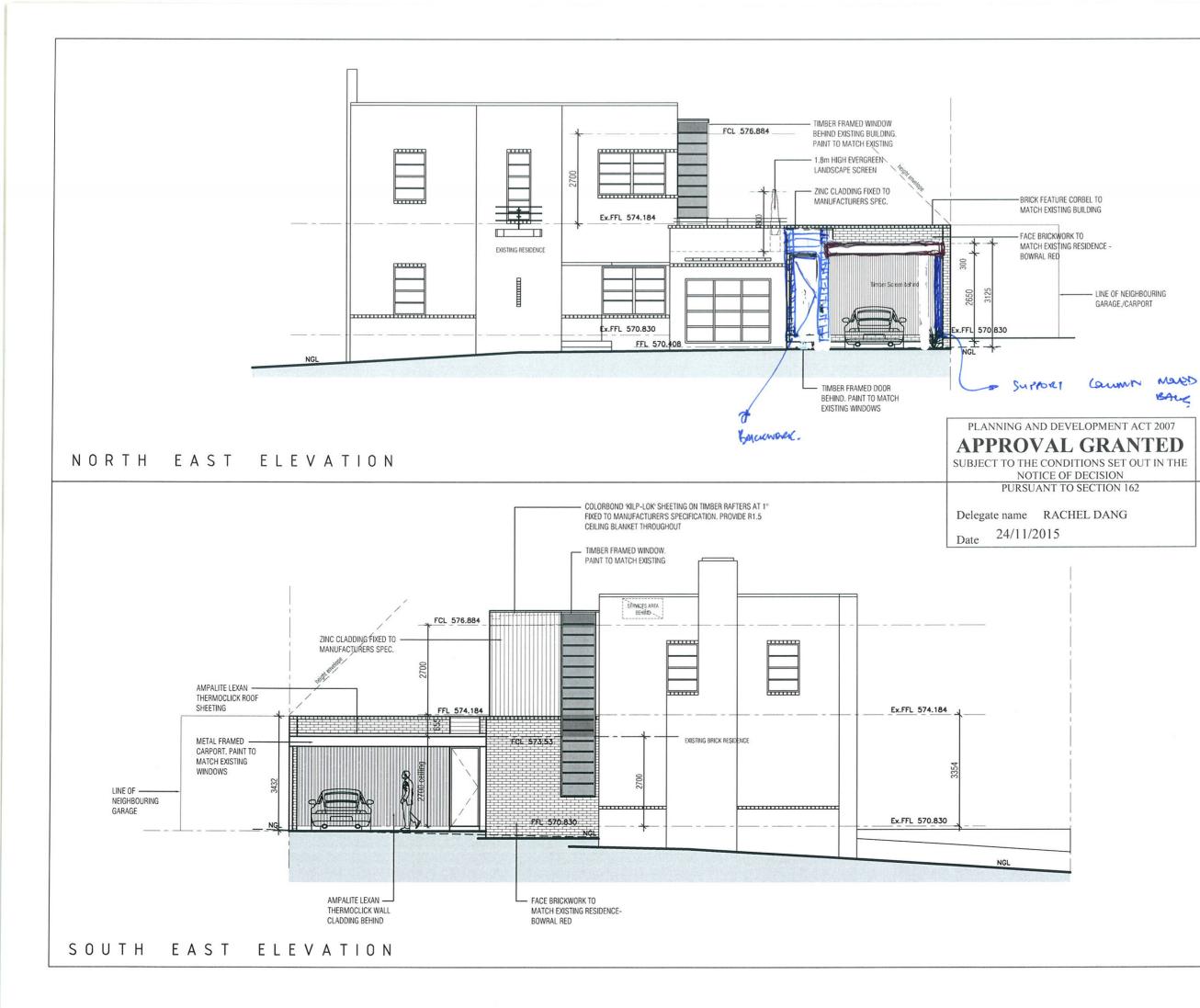
ELEVATIONS

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12.10.15 (E) 1:100 @ A3

DEVELOPMENT APPROVAL DRAWNING NO.

A07



REVISION	DESCRIPTION	DATE
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в	RE-ISSUED FOR DA	27.7.15
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	CHANGES MADE	
D	DA ISSUE - HERITAGE	24.9.15
	PLANTER BED ADDED TO	
	CARPORT AND ROOF	
E	SCREEN ADDED TO TERRACE	12.10.15

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KASUNIC & CO.

Registration No: 1108 ABN 68 017 280 459 ACN 140 082 140 A PO Box 781, Dickson ACT 2602 P 0402131792 E info@kasunicandco.com.au

kasunicandco.com.au

CLIENT GEORGE

PROJECT

8/35F

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

ELEVATIONS

12.10.15 (E)

1:100 @ A3

A06

DEVELOPMENT

APPROVAL

DRAWNING No.

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DATE

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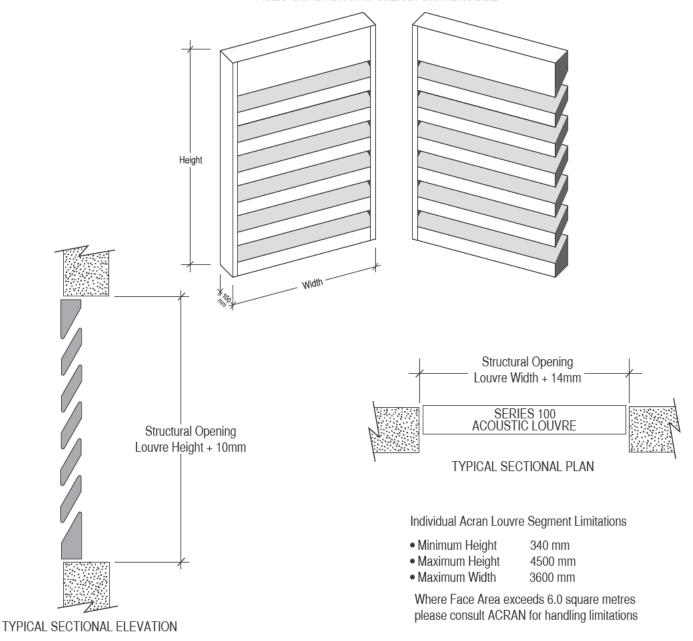
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		NOI	SE REDUC	TION (dB)	Noise R	eduction = Transm across all frequ	
Model		Octave	Band Cent	tre Frequei	ncies (Hz)		
woder	125	250	500	1000	2000	4000	
Series 100	14	14	16	21	27	27	dB
Series 100S	13	13	15	20	23	23	

ACRAN louvres are tested in accordance with AS 1191-2002. Please refer to ACRAN for detailed Performance Data.



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ACT Heritage Council

File ref: 8-35 Forrest

Mr Tomislav Kasunic 2 Fitzroy Street FORREST ACT

Dear Mr Kasunic

Proposed works at 2 Fitzroy Street, Forrest

I refer to the recent site inspection of your property at 2 Fitzroy Street, Forrest by members of the ACT Heritage Council Development Application Taskforce.

In light of this inspection the ACT Heritage Council (the Council) has reconsidered the matters in relation to the roof top umbrellas; and the proposed extension to the carport.

The umbrella post is not fixed to the roof of the dwelling as it is weighted down by existing planter boxes on the roof. The Council acknowledges that the umbrellas will not be erected on a permanent basis, are not attached to the building; and therefore does not object to the retention of the umbrellas on the roof.

The Council notes that the proposed extension of the carport is unlikely to detrimentally impact upon the heritage values of the place as the roof of the structure is cantilevered and will have a light weight profile. Further, the carport roof is to have a corbelled parapet to match the detailing of the existing dwelling as discussed with you on site.

Additionally, the proposed air conditioning unit to the carport does not raise any heritage concerns.

It is recommended that you seek further advice from the ACT Planning Authority regarding approval of the proposed carport extension.

Yours sincerely

Fiona Moore A/g Secretary (as delegate for), ACT Heritage Council

7 May 2016

Altern 1 ACT Heritage Council **Clearance** Form Advice prepared by: Designation: Proposal: Con auso Impact / Concern: Recommendation: Signature: ... Date: 2.1/ 2/2016 HARRISON Checked by:KATE Designation: •••••• Comment: MINDE EDIT-Chair / Deputy Chair / Secretary: FIONO Work Designation: Ale Monor reviewed good confirmed achie Signature: _____///___ Date: 07/5/2016



То	DA Taskforce, ACT Heritage Council
From	Kate Harrison, Conservation Officer, ACT Heritage
Subject	Alterations and additions at Block 8, Section 35, (2 Fitzroy Street) Forrest
Critical Date	5 July 2016

<u>Purpose</u>

To provide the DA Taskforce with information on the proposed alterations and additions at Block 8, Section 35, Forrest, and to seek guidance on appropriate heritage advice.

Background

On 8 June 2016, Tomislav Kasunic submitted preliminary plans for a rear and side addition to the existing dwelling at Block 8, Section 35, Forrest. The block is located within the Forrest Fire Station Precinct, a registered heritage place on the ACT Heritage Register, and contains an identified dwelling.

In March 2015, the DA Taskforce provided preliminary advice regarding a proposed rear and side addition at the site. Advice issued by the Taskforce expressed concerns regarding the scale and bulk of the proposed development and included a diagram outlining the area available for additions (see attached).

A Development Application for a smaller side addition to the existing dwelling and construction of a carport was supported by the Council and approved in late 2015.

On 27 May 2016 Council issued advice supporting the construction of an extension to the approved carport and erection of a shade structure on the rooftop of the existing dwelling.

Application Summary

The preliminary plans document a two storey rear addition extending from the 2015 rear addition to the south-western site boundary; a two storey side addition above the existing carport; and introduction of planter boxes to the rooftop.

ACT Heritage has reviewed the application against *Heritage Act 2004* requirements for the Forrest Fire Station precinct (the guidelines), and provide the following comments:

- Part ii)a) of the guidelines stipulates: 'the original existing external appearance of the buildings including ...original balustrades over balconies and incorporated garages...are to be conserved'.
 - The proposed side addition does not facilitate retention of the original balustrade over the garage.
 - The proposed side addition would enclose an original roof top balcony, a key characteristic of the Forest Fire Station residences. This change would not conserve the original existing external appearance of the building.
 - The Council has previously supported the installation of planter boxes on the

roof top of the building. However, the plantings illustrated appear to be substantial creepers, which may cause damage to the original brick work and would modify the original existing external appearance of the building.

- Part iii)a) of the guidelines stipulates: 'External alterations and additions to the existing dwellings shall be consistent with the <u>existing landscape and streetscape values</u> and reflect and complement the architectural style of the original dwellings'. The existing landscape and streetscape values are not identified in the guidelines, but may be considered to include: building forms with substantial side, front and rear setbacks; landscaped perimeter forming a buffer between built form; and distinctive two storey building mass centrally located on the block. In the absence of a sufficient setback from the south-western site boundary, the proposed development is inconsistent with the existing landscape and streetscape values outlined above.
- Part iii)e)of the guidelines stipulates: 'The original building form is to remain dominant'. As viewed from Manuka Circle, the bulk of the existing addition and new addition may dominate the original building form.
- Part iii)f) of the guidelines stipulates: 'The roof pitch, walls, materials, window types and materials, shall be as similar to the existing dwellings as is feasible'. The proposed side elevation would include an area of solid glazing highly visible from the street. This window type is not similar to the existing window type.
- The proposed addition would be setback behind the building line, in accordance with Part iii)g) of the guidelines.

Key Aspects for Consideration

ACT Heritage will prepare advice on the application, and to inform this, seeks guidance from the DA Taskforce on the following matters:

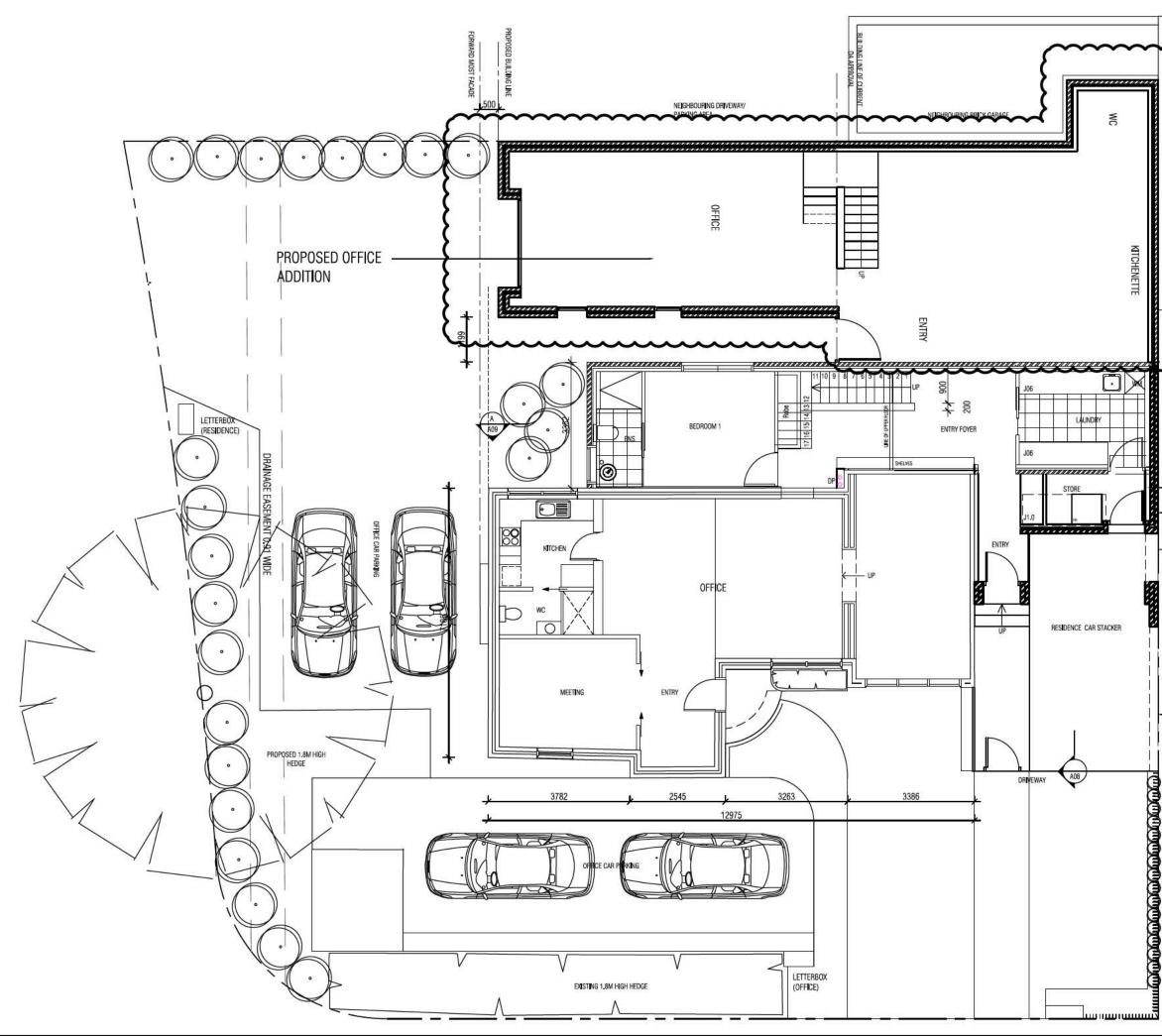
- 1. Impact to the existing landscape and streetscape values of the precinct caused by construction of the rear and side additions (compliance with Part iii)a) of the guidelines);
- 2. Dominance of the proposed rear addition as viewed from Manuka Circle (compliance with Part iii)e) of the guidelines);
- 3. Suitability of enclosure of the original garage rooftop terrace and use of solid glazing (compliance with Part ii)a) of the guidelines); and
- 4. Any recommendations for setback from the south-west site boundary and/or height limitations for new development at the site.

Guidance on any additional matters identified in your review is also welcome.

Attachments

Please find attached the following documents for your reference:

- 1. Preliminary drawings prepared by DK, dated 7/06/16 and titled C01-C04
- 2. ACT Heritage Register Entry (and guidelines) Forrest Fire Station Precinct
- 3. Diagram prepared by DA Taskforce outlining area available for additions



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8.5	CARPORT AND ROOF	
E	OFFICE AND MINOR ENTRY	07.6.16

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

PROJECT

8/35F

BLOCK 8, SECTION 35 FORREST ACT

PROJECT No. BLK8SEC35 - FORREST



DRAWING

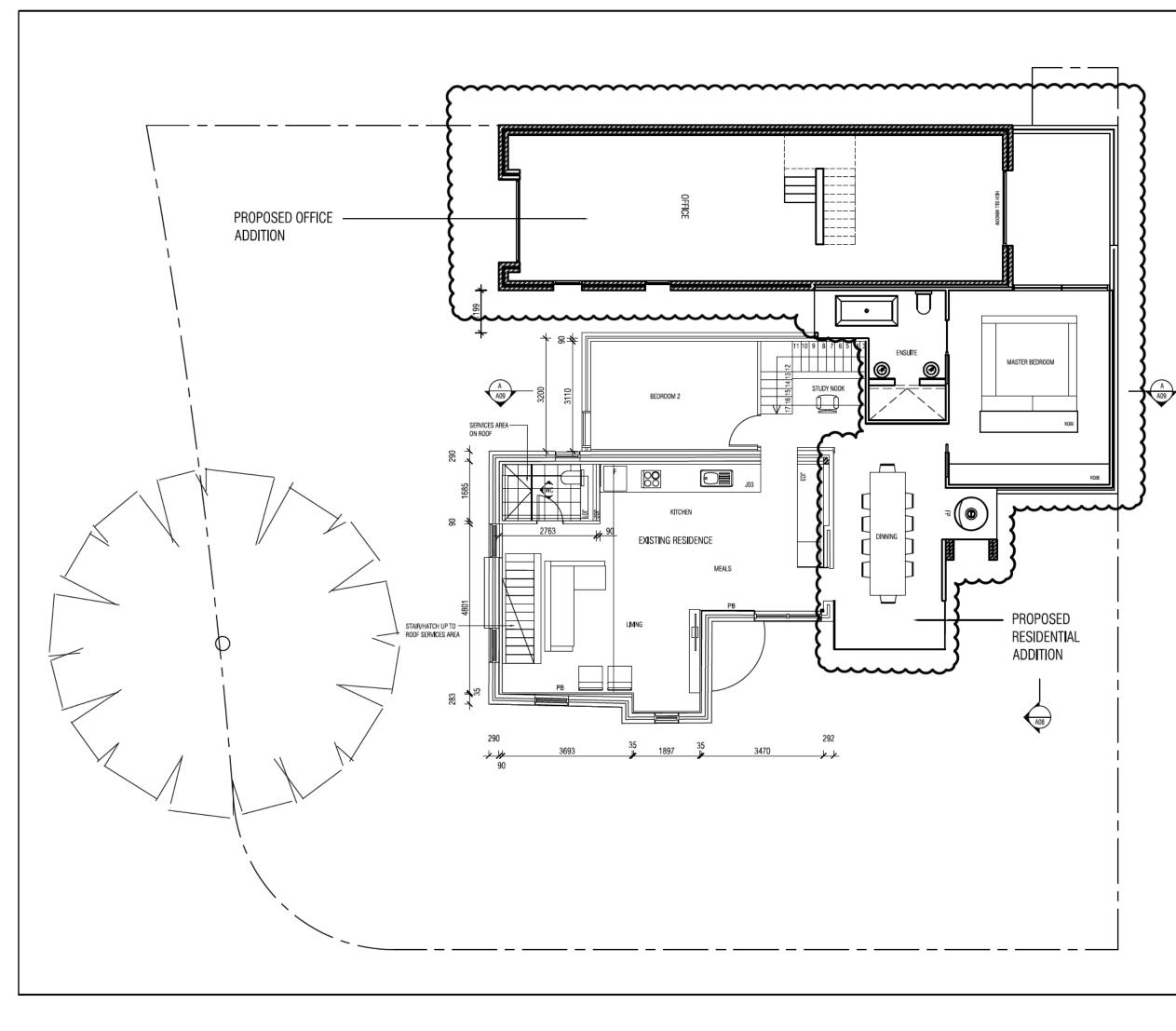
GROUND FLOOR PLAN

date Scale DRAWN

07/06/2016 1:100 @ A3 DK







REVISION	DESCRIPTION	DATE
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CLIENT

BLOCK 8, SECTION 35 FORREST ACT

BLK8SEC35 - FORREST

PROJECT No.

DRAWING

DATE SCALE

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GEORGE

PROJECT 8/35F

> **APPROVAL** DRAWNING No. C02

UPPER FLOOR PLAN

07/6/16 1:100 @ A3



REVISION	DESCRIPTION	DATE
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CLIENT

GEORGE

PROJECT

8/35F

BLOCK 8, SECTION 35 FORREST ACT

PROJECT No. **BLK8SEC35 - FORREST**

DRAWING

ELEVATIONS

DATE SCALE DRAWN

7/6/16 1:100 @ A3 DK

C03

HERITAGE APPROVAL DRAWNING No.





FITZROY STREET ELEVATION



MANUKA CIRCLE ELEVATION

REVISION	DESCRIPTION	DATE
A	ISSUED FOR DA	17.7.15
В	RE-ISSUED FOR DA	27.7.15
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	CHANGES MADE	1
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	CARPORT AND ROOF	+

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CLIENT GEORGE

PROJECT

8/35F

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

DRAWING

COMPOSITE STREETSCAPE ELEVATIONS

DATE SCALE

6/7/16 1:200 @ A3 DRAWN DK





FITZROY STREET



ACT Heritage FILE NOTE/CONVERSATION RECORD

Date: 12 July 2016

SUBJECT:	2 Fitzroy Street, Forrest – Forrest Fire Station Precinct
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CONVERSATION WITH THE FOLLOWING PARTY

🛛 On site 10:30am

Name	Position	Contact Details
David Flannery (DF)	Chair Heritage Council	
Tomislav Kasunic (TK)	Project Manager - Kascon	
Kate Harrison (KH)	ACT Heritage	

ISSUES DISCUSSED & ADVICE PROVIDED:

Meeting held at 2 Fitzroy Street, Forrest, to provide TK with the opportunity to describe the proposal and discuss with Council's DA taskforce prior to the issue of preliminary advice. All three members of the DA taskforce were invited. However, only the Chair David Flannery was able to attend.

TK talked through the proposed works and DF provided some general comments regarding the scale of the development and general design aesthetic. The front setback of the first floor addition over the existing garage and large expanse of glazing to the Fitzroy Street frontage were also discussed.

KH advised TK that the issues raised at the site visit and opinions of the other taskforce members would be outlined in preliminary advice to be circulated to all DA taskforce members before issue.



ACT Heritage Heritage Advice

Date: 12 July 2016

Suburb/District	Forrest	Block	8	Section	35
Heritage Place		Forrest Fire Sta	ation Prec	inct	

Customers: Tomislav Kasunic

Documentation Provided: Preliminary drawings prepared by DK, dated 7/06/16 and titled C01-C04, Diagram prepared by DA Taskforce outlining area available for additions (no date).

Advice Provided by: Kate Harrison – Conservation Officer (Advice) & Heritage Council DA Taskforce

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

The customer should contact the ACT planning and land authority for advice on any other planning issues in relation to the proposal.

Advice:

No 2 Fitzroy Street (Block 8, Section 35), Forrest is located within the Forrest Fire Station Precinct, a registered heritage place on the ACT Heritage Register, and contains and identified dwelling.

In March 2015, the DA Taskforce provided preliminary advice regarding a proposed rear and side addition at the site. Advice issued by the Taskforce expressed concerns regarding the scale and bulk of the proposed development and included a diagram outlining the area available for additions. The proposed rear addition falls within the area nominated as available for additions.

On review of the subject proposal, taskforce members expressed concerns regarding the scale and character of the proposed development. Following a meeting held at the property (attended by Heritage Council Chair David Flannery and ACT Heritage Staff member Kate Harrison), this position was clarified and the following specific issues raised:

- The proposed rear addition as seen from Manuka Circle is sufficiently setback in the streetscape and would not unreasonably dominate the original building form or adjacent dwelling. The front of the addition would align with the side porch of the adjacent dwelling. It is recommended that the height of the proposed rear addition be sufficiently set-down from the parapet height of the original building. The drawings should be revised to demonstrate that the existing and adjacent building form project forward of the proposed addition and is of an appropriate height.
- The proposed glazed addition above the original garage is too dominant in form and character. The addition should be setback from the front face of the nearest original masonry facade. Setback behind the existing door is preferred. A drawing illustrating the proposed northern elevation should also be provided to demonstrate how the proposed addition will read in the surrounding context.
- The original roof top balconies are evident at Nos. 31 Canberra Avenue, 14 Empire Circuit and 2 Fitzroy Street. Three of the four corner blocks with this original detail. The drawings should illustrate how the proposed addition over the original garage will facilitate retention/interpretation of the original roof top balcony and its balustrade, in accordance with Part ii)a) of the heritage guidelines. Solutions for waterproofing of the remaining patio area should be included in any development application documentation.
- The proposed materiality is generally consistent with the existing addition and is considered to be acceptable.
- Further details regarding the proposed carport door and gate are required. The drawings should be updated to illustrate the proposed columns that will support the carport roof. Previous advice issued by the Council, dated 27 May 2015, supported the carport on the proviso that the carport structure was cantilevered (forward of the original garage), would have a light weight profile and corbelled parapet to match the existing. The carport, projecting forward of the recommended building line, should appear as a carport, not an enclosed garage.
- Brick corbelling (to match the existing brick on flat/header course) should be used to delineate between the ground and first floor levels on the Fitzroy Street and Northern elevations.
- Details of the proposed plant species for the roof top planters have not been provided. To ensure compliance with Part ii)a) of the heritage guidelines, a species that does not cause damage to the brickwork should be nominated.

It is recommended that the above issues be addressed prior to submission of a development application for the proposed works.

- **DATE:** 28 July 2016
- **VENUE:** Ground Floor Conference Room, Dame Pattie Menzies House (North), Dickson

ATTENDED BY:

Members	Time In	Time Out
Mr David Flannery (Chair)	9.30am	12.00pm
Dr Dianne Firth (Deputy Chair)	9.30am	12.00pm
Mr Philip Nizette	9.30am	12.00pm
Mr Gary Shipp	9.30am	12.00pm
Mr George Bailey	9.30am	12.00pm
Mr Doug Williams	absent	
Dr Hanna Jaireth	9.30am	12.00pm
Dr Mary Hutchison	9.30am	10.45am
Mr John Kenworthy	9.30am	12.00pm
Chief Planning Executive	9.45am	12.00pm
Ms Dorte Ekelund		
Conservator of Flora and Fauna	9.30am	9.55am
Dr Annie Lane		

A/g Secretary: Ms Fiona Moore

In Attendance: Mr Gary Rake, Mr Tony Carmichael, Ms Jennifer O'Connell, Ms Meaghan Russell, Ms Daisy Chaston (part), Mr Euroka Gilbert (part).

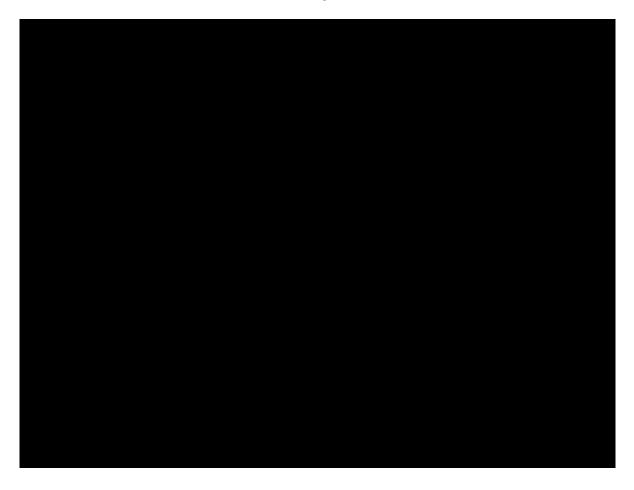
Minutes: Ms Adriana Lulic





6.8 Minutes of DA Taskforce – Ms Harrison Council noted the agenda paper.

Council noted that the DA Taskforce conducted a site meeting on 12 July 2016 for 2 Fitzroy Street, Forrest with some concern over the scale of the proposed development, impacts to streetscape and features intrinsic of the precinct.



Meeting concluded at 12.00pm.



ACT Heritage FILE NOTE/CONVERSATION RECORD

Date: 9 August 2016

SUBJECT:	2 Fitzroy Street, Forrest – Forrest Fire Station Precinct
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CONVERSATION WITH THE FOLLOWING PARTY

Phone call from Dianne Firth (Heritage Council DA Taskforce member)

Name Position Conta		Contact Details
Dianne Firth (DF)	Heritage Council DA Taskforce member	
Kate Harrison (KH)	ACT Heritage	75917

ISSUES DISCUSSED & ADVICE PROVIDED:

DF called to provide verbal advice on the proposed alterations and additions to 2 Fitzroy Street documented by drawing set numbered A02, A03, C02, A05, A06, C04 and dated 27/7/16.

DF expressed concern regarding the setback of the proposed front wall to the first floor addition over the existing garage stating that "it needs to be setback behind the (adjacent) door" so that the form of the original building can be seen from the street.

When asked by KH if there were any other issues with the proposal, DF replied that aside from the wall setback and proposed screen to the carport, she did not any outstanding concerns.



ACT Heritage Council

Clearance Form

Advice prepared by: KATE HARRISON Designation: CONS. OFFICER ACTS & ADDS TO EX DWELLING INCLUDING CARPORT ENCLOSURE & FIRST FLOOR ADDITION OVER GARAGE Proposal: Impact/Concern: SETBACK OF AF ADDITION, CARPORT ENCLOSURE (FORWARD OF REC. FRONT SETBACK) Recommendation: REVISIONS Jennifer Dunn Designation: CONS OF . Checked by: Comment: 🖌 Chair / Deputy Chair / Secretary: ... Fiona MOOVE Designation: Ala. Monappe Comment:





Tomislav Kasunic Kascon

Dear Mr Kasunic,

Proposed alterations and additions at 2 Fitzroy Street (Block 8 Section 35) Forrest

I refer to your email dated 2 August 2016 in relation to proposed alterations and additions to the existing dwelling at 2 Fitzroy Street Forrest. 2 Fitzroy Street (Block 8 Section 35) is located within the Forrest Fire Station Precinct (the precinct), a registered heritage place on the ACT Heritage Register, and contains an identified dwelling.

The proposed works, as documented in the drawing set numbered A02, A03, C02, A05, A06, C04 and dated 27/7/16, comprise alterations and additions to the existing dwelling including: construction of a rear and side addition (fronting both Empire Circuit and Fitzroy Street); enclosure of an approved carport structure; installation of a new front entry gate and off-street car-parking.

The architectural character of the proposed additions would generally complement the architectural style of the original building in accordance with Part iii)a) of the Specific Requirements for Conservation of the Forrest Fire Station Precinct (the Guidelines).

The proposed rear addition as seen from Manuka Circle is sufficiently setback in the streetscape and would not unreasonably dominate the original building form or adjacent dwelling, in accordance with Part iii)e) of the Guidelines.

The proposed first floor addition above the existing garage would have a minimal setback from the front wall of the original building. The addition has not been setback behind the existing door as recommended by previous heritage advice. The proposed addition does not allow the original building form to remain dominant (Part iii)e) of the Guidelines) or conserve the original existing external appearance of the building, including original doors and balustrades over balconies and incorporated garages (Part ii)a) of the guidelines).

The proposed carport will be enclosed by a screen door and adjacent gate projecting forward of the front setback recommended in previous heritage advice. The carport

would read as a solid garage structure rather than the cantilevered open carport, previously supported by the ACT Heritage Council. An open cantilevered carport structure with entry gate setback behind the adjacent front wall of the original building is a preferred design solution that would reduce dominance of the proposed addition (Part iii)e) of the guidelines).

It is recommended that the following design revisions be adopted prior to submission of a development application for the proposed works:

- Setback the proposed first floor addition behind the existing external access door to balcony above the existing garage and retain the existing door as an external access door to the original balcony;
- Remove the proposed timber screen garage door, so that the carport is an open cantilevered carport structure; and
- Setback the proposed North East elevation entry gate behind the adjacent front wall of the original building.

Yours sincerely

David Flannery Chair ACT Heritage Council August 2016





Tomislav Kasunic Kascon

Dear Mr Kasunic,

Proposed alterations and additions at 2 Fitzroy Street (Block 8 Section 35) Forrest

I refer to your email dated 2 August 2016 in relation to proposed alterations and additions to the existing dwelling at 2 Fitzroy Street Forrest. 2 Fitzroy Street (Block 8 Section 35) is located within the Forrest Fire Station Precinct (the precinct), a registered heritage place on the ACT Heritage Register, and contains an identified dwelling.

The proposed works, as documented in the drawing set numbered A02, A03, C02, A05, A06, C04 and dated 27/7/16, comprise alterations and additions to the existing dwelling including: construction of a rear and side addition (fronting both Empire Circuit and Fitzroy Street); enclosure of an approved carport structure; installation of a new front entry gate and off-street car-parking.

The architectural character of the proposed additions would generally complement the architectural style of the original building in accordance with Part iii)a) of the Specific Requirements for Conservation of the Forrest Fire Station Precinct (the Guidelines).

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- Set back the proposed North East elevation entry gate behind the adjacent front wall of the original building.

Yours sincerely

David Flannery Chair ACT Heritage Council 11 August 2016

AREA ANALYSIS

TOTAL SITE AREA = $608.00m^2$

GROUND FLOOR OFFICE - 82.47m² GROUND FLOOR OFFICE ADDITION - 95.82m² UPPER FLOOR OFFICE ADDITION - 66.37m²

PROPOSED RESIDENCE

EXISTING GROUND FLOOR - 57.00m² CARPORT $1 - 44.14m^2$ EXISTING UPPER FLOOR AREA - 90.82m² UPPER FLOOR ADDITION - 57.72m²

TOTAL RESIDENCE AREA - 227.21m²

TOTAL AREA - 494.34m²

VERGE MANAGEMENT NOTES *

INSTALL 1800MM HIGH TEMPORARY FENCING WITH CONCRETE FEET OR INSTALL 1800mm CHAIN MESH FENCE SUPPORTED BY 2400mm TALL STAR STEEL POSTS AROUND VERGES AND EXISTING VEGETATION

FENCING TO BE ERECTED ON COMMENCEMENT OF SITE WORK AND REMOVED AT COMPLETION OF CONSTRUCTION AND COMMENCEMENT OF VERGE RESTORATION. THE FENCE IS TO REMAIN CONTINUOUS THROUGHOUT PROJECT, EXCEPT WHERE APPROVED SERVICE INSTALLATION OCCURS.

ENSURE ADEQUATE WATER IS APPLIED TO THE ROOT ZONE OF RETAINED TREES THROUGHOUT THE CONSTRUCTION PERIOD.

ALL WORK IS TO BE IN ACCORDANCE WITH THE 'CANBERRA LANDSCAPE GUIDELINES' & THE BASIC SPECIFICATIONS FOR ROADS HYDRAULICS AND LANDSCAPE. JULY 1991. MAKE GOOD ANY DAMAGE TO EXISTING GRASS VERGES, REINSTATE AS PER BASIC

SPECIFICATIONS.

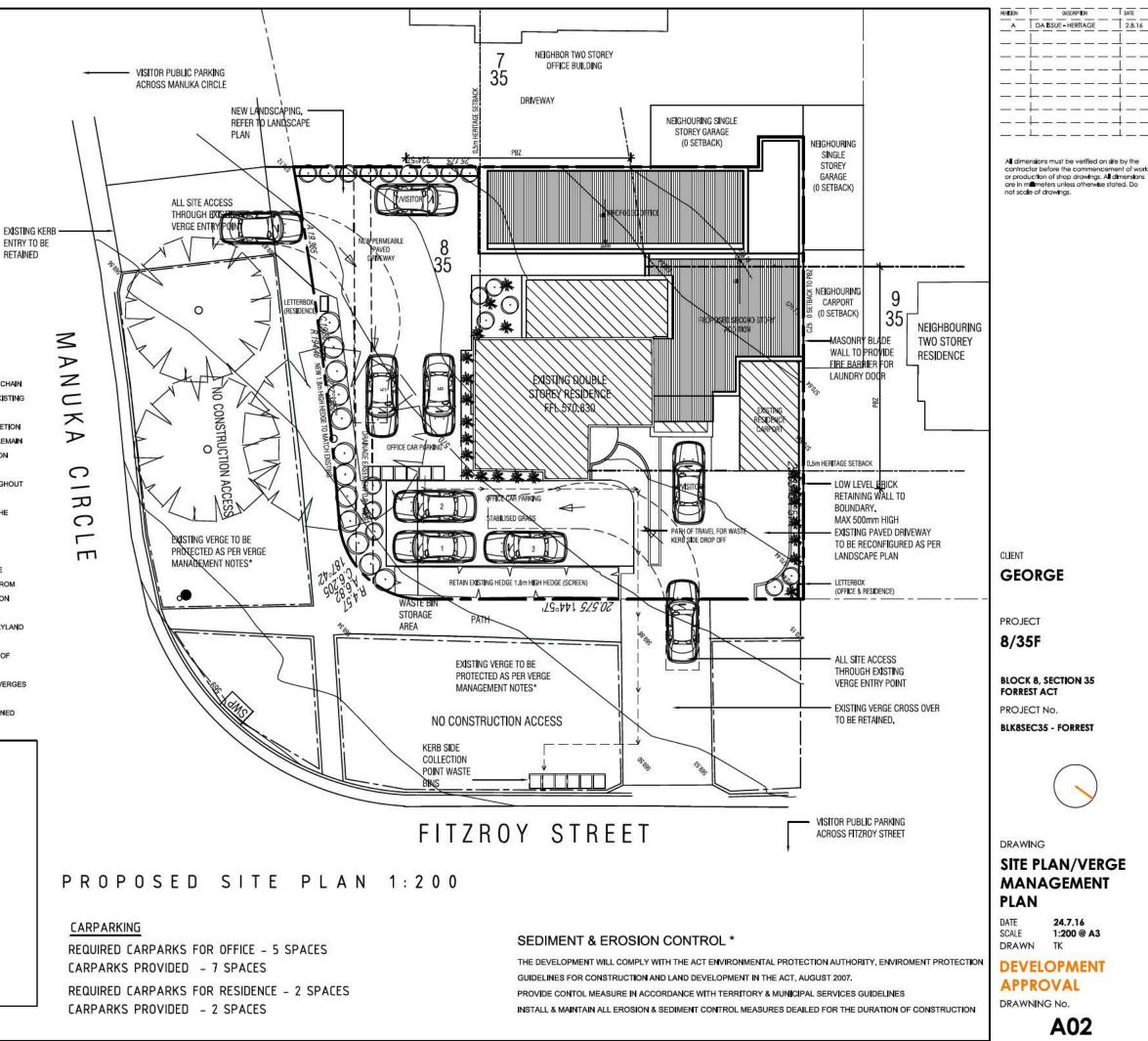
IT IS THE RESPONSIBILITY OF THE BUILDER TO ENSURE THAT ANY DISTURBANCES TO THE VERGE GROUND COVER, TREES, PATHS, KERB, ROAD WAYS OR SERVICES OCCURRING FROM EITHER CONSTRUCTION WORKS OR STORAGE OF MACHINERY DURING THE CONSTRUCTION WORKS ARE RECTIFIED TO THE SATISFACTION OF RELEVANT AUTHORITIES.

AT THE COMPLETION OF CONSTRUCTION, VERGES SHOULD STILL HAVE ESTABLISHED DRYLAND GRASS COVER. TOPSOIL IS NOT TO BE REMOVED AND LEVELS NOT TO BE CHANGED.

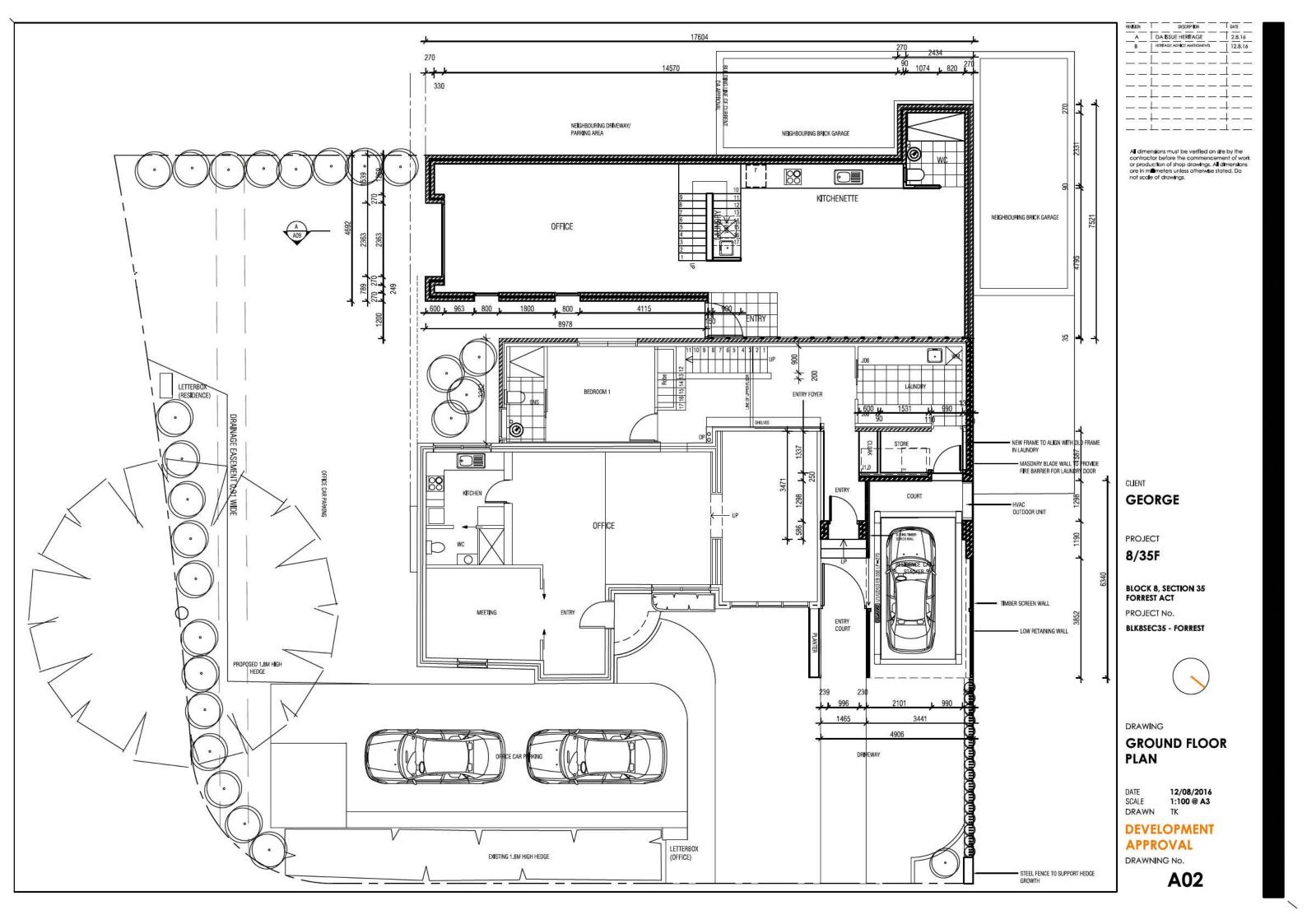
NO CAR PARKING OR EQUIPMENT PARKING PERMITTED ON VERGES OR UNDER DRIPLINE OF RETAINED TREES.

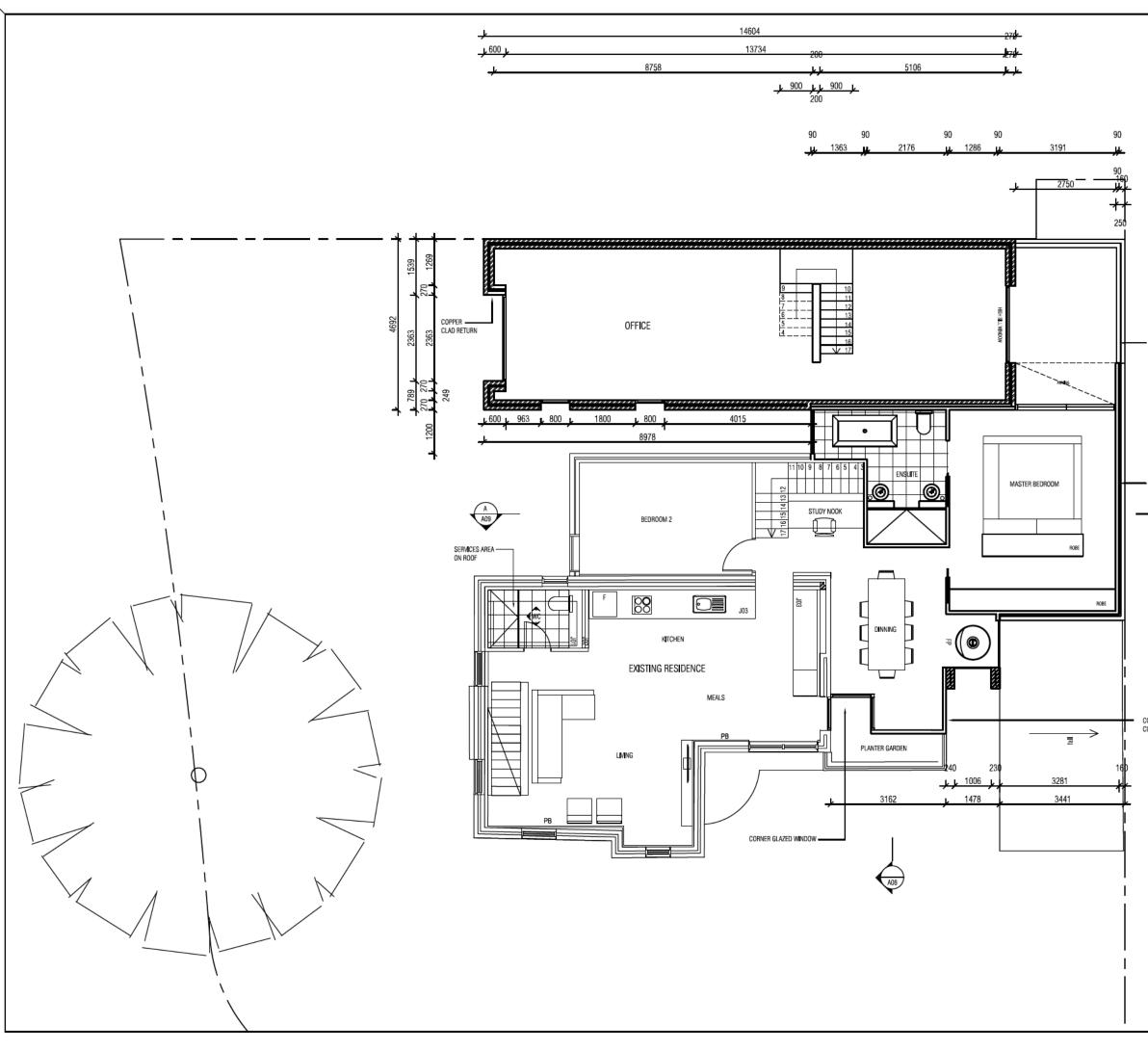
NO SITE SHEDS, STORAGE SHEDS, SITE AMENITIES OR BILLBOARDS TO BE ERECTED ON VERGES OR UNDER DRIPLINE OF RETAINED TREES,

NO CONSTRUCTION MATERIAL TO BE STORED ON VERGES OR UNDER DRIPLINE OF RETAINED TREES.



LOCATION PLAN NTS







DATE SCALE DRAWN TK

12/08/16 1:100 @ A3

UPPER FLOOR PLAN

DRAWING



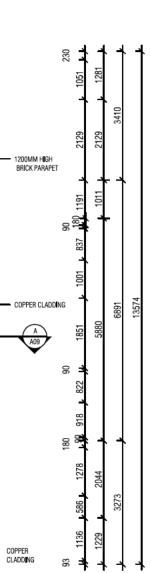
PROJECT No. BLK8SEC35 - FORREST

BLOCK 8, SECTION 35 FORREST ACT

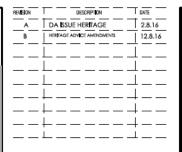
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PROJECT

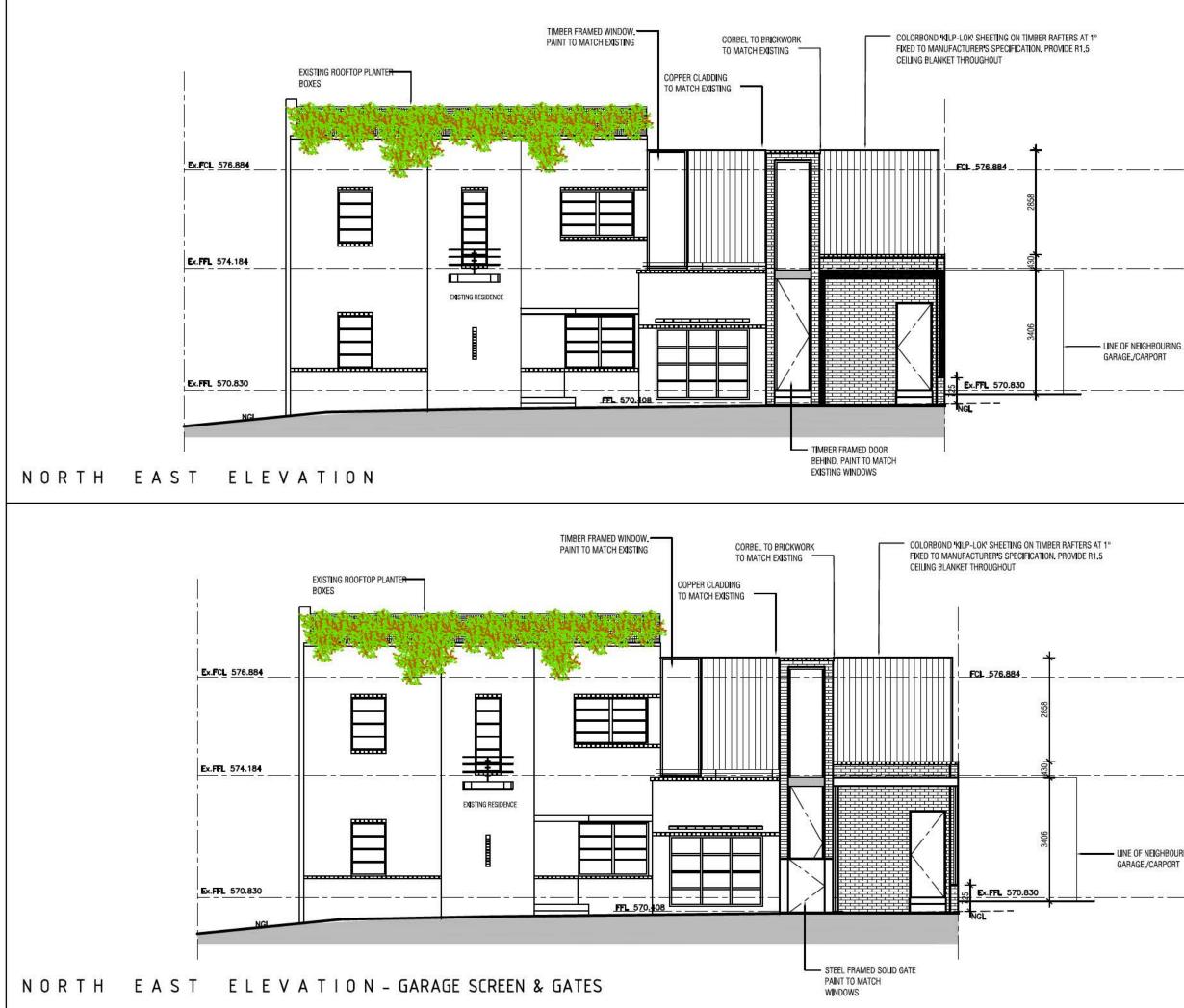
CLIENT GEORGE



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



- LINE OF NEIGHBOURING

DESCRIPTION DATE REVISION _____A______B_____ DA ISSUE HERITAGE 2.8.16 HERITAGE ADVICE AME 12.8.16

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

PROJECT

BLOCK 8, SECTION 35 FORREST ACT

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PROJECT No. BLK8SEC35 - FORREST

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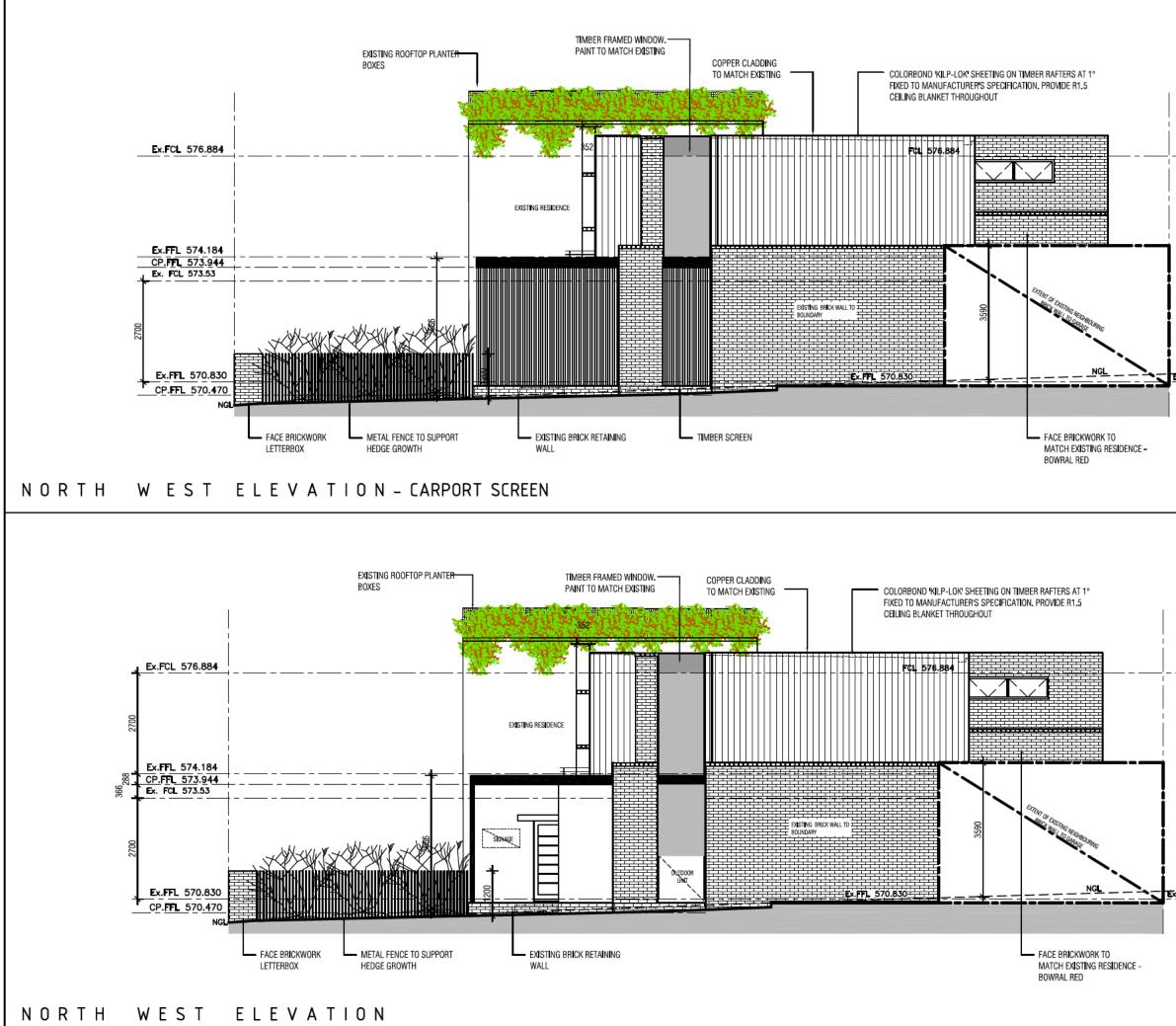
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All dimensions must be verified on site by the contractor before the commencement of work or production of shop drawings. All dimensions are in millimeters unless otherwise stated. Do not scale of drawings.

Ex.FFL 570.830

CLIENT

PROJECT

8/35F

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

GEORGE

Ex.FFL 570.830

ELEVATIONS

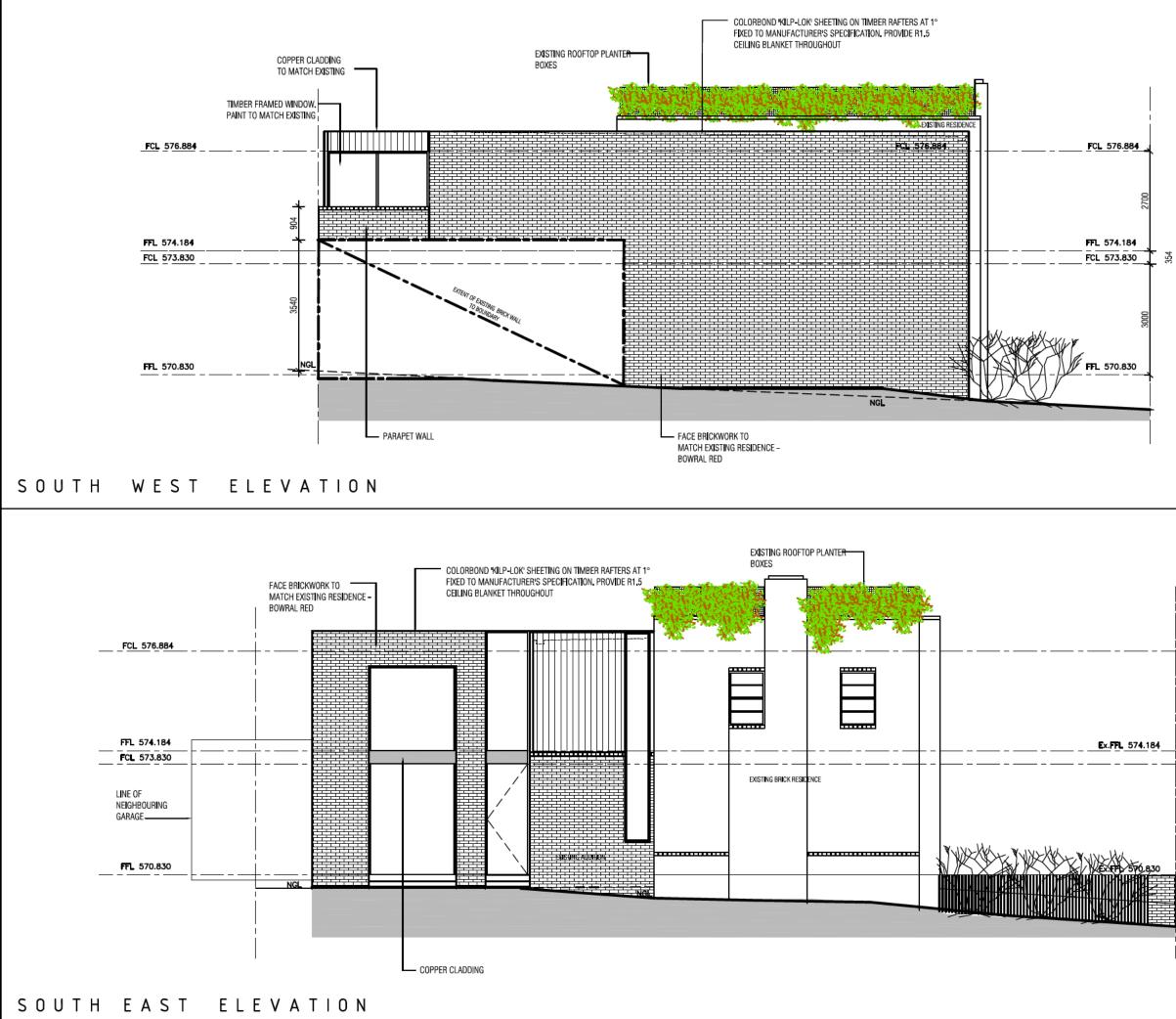
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DEVELOPMENT **APPROVAL** DRAWNING No.





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

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PROJECT

8/35F

BLOCK 8, SECTION 35 FORREST ACT

PROJECT No. BLK8SEC35 - FORREST

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ELEVATIONS

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APPROVAL DRAWNING No.

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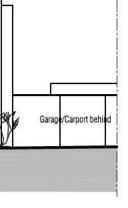
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MANUKA CIRCLE ELEVATION

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PROJECT

8/35F

BLOCK 8, SECTION 35 FORREST ACT

PROJECT No. BLK8SEC35 - FORREST

DRAWING

COMPOSITE STREETSCAPE ELEVATIONS

DATE 6/7 SCALE 1:20 DRAWN TK

6/7/16 1:200 @ A3

HERITAGE APPROVAL DRAWNING No.



FITZROY STREET



Phone: File ref: Forrest 8-35

Tomislav Kasunic Kascon

Dear Mr Kasunic,

Proposed alterations and additions at 2 Fitzroy Street (Block 8 Section 35) Forrest

I refer to your email dated 16 August 2016 in relation to proposed alterations and additions to the existing dwelling at 2 Fitzroy Street Forrest. 2 Fitzroy Street (Block 8 Section 35) is located within the Forrest Fire Station Precinct (the precinct), a registered heritage place on the ACT Heritage Register, and contains an identified dwelling.

The proposed works, as documented in the drawing set numbered A02, A03, A04, A05, A06, A07, A12, A13, A14 and dated 17/08/16, comprise alterations and additions to the existing dwelling including: construction of a rear and side addition (fronting both Empire Circuit and Fitzroy Street); construction of a carport structure; installation of a new front entry gate and off-street car-parking.

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The proposed carport is an open cantilevered carport structure with entry gate setback behind the adjacent front wall of the original dwelling, in accordance with previous heritage advice. The revised documentation submitted has addressed concerns outlined in previous heritage advice and the proposal is considered to be consistent with the Guidelines for the Forrest Fire Station Precinct. The ACT Heritage Council identifies that the proposed development is unlikely to diminish the heritage significance of the Forrest Fire Station Precinct.

Due to the scale of the proposed development a Development Application for the works should be submitted to the ACT planning and land authority.

Yours sincerely

Fiona Moore A/g Secretary (as delegate for), ACT Heritage Council

August 2016



Phone: File ref: Forrest 8-35

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August 2016

AREA ANALYSIS

TOTAL SITE AREA = 608.00m^2

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TOTAL AREA - 494.34m²

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ENSURE ADEQUATE WATER IS APPLIED TO THE ROOT ZONE OF RETAINED TREES THROUGHOUT THE CONSTRUCTION PERIOD.

ALL WORK IS TO BE IN ACCORDANCE WITH THE 'CANBERRA LANDSCAPE GUIDELINES' & THE BASIC SPECIFICATIONS FOR ROADS HYDRAULICS AND LANDSCAPE, JULY 1991. MAKE GOOD ANY DAMAGE TO EXISTING GRASS VERGES, REINSTATE AS PER BASIC

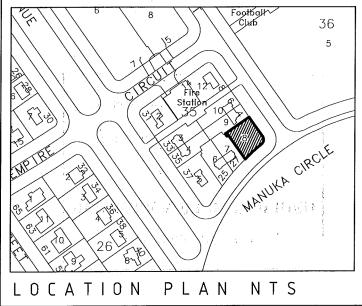
SPECIFICATIONS.

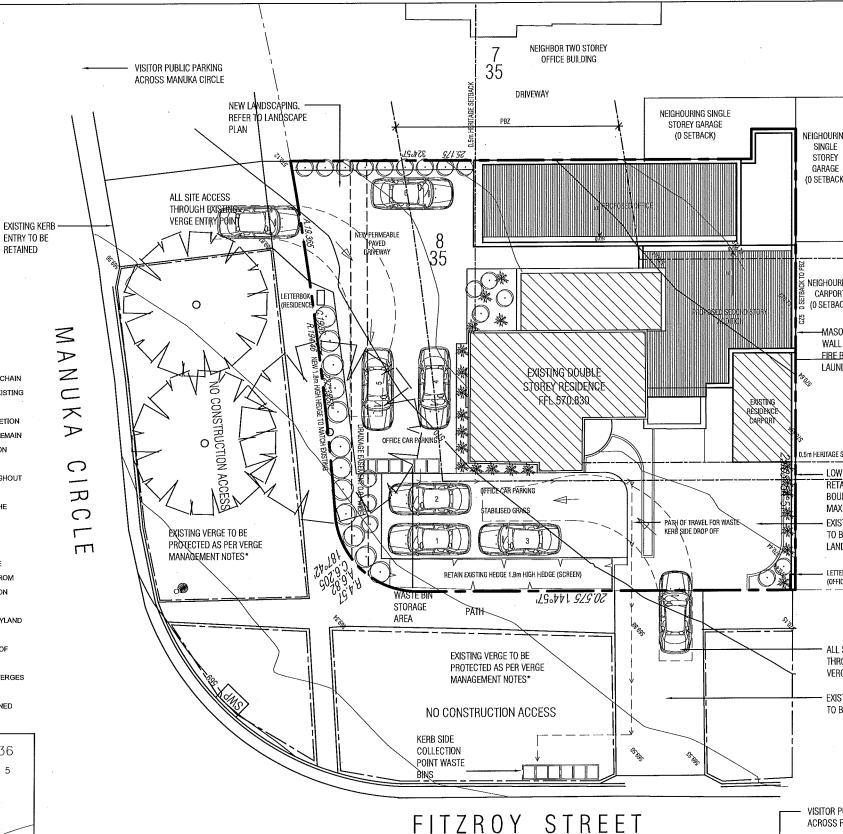
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NO CONSTRUCTION MATERIAL TO BE STORED ON VERGES OR UNDER DRIPLINE OF RETAINED TREES.





PROPOSED SITE PLAN 1:200

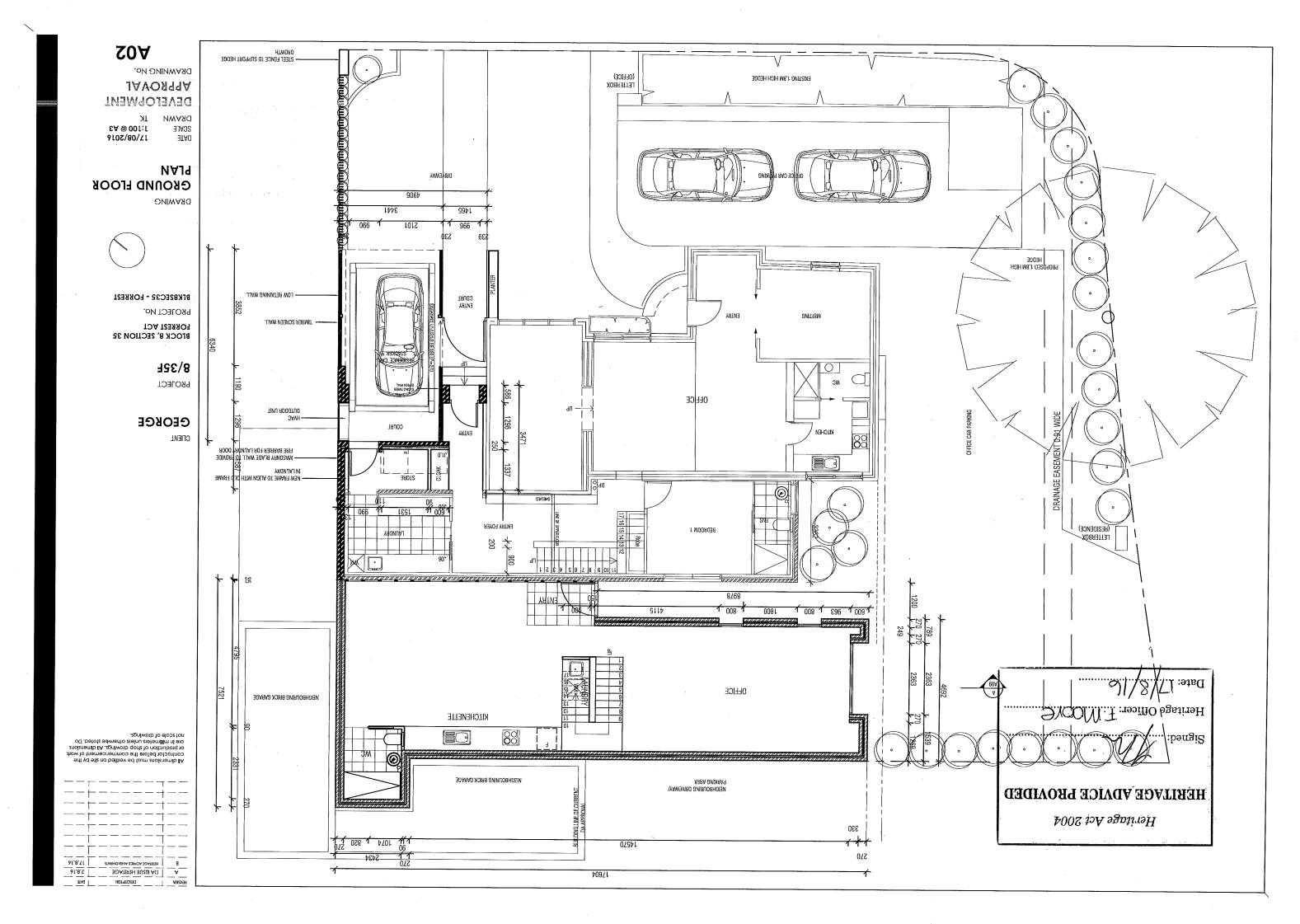
CARPARKING

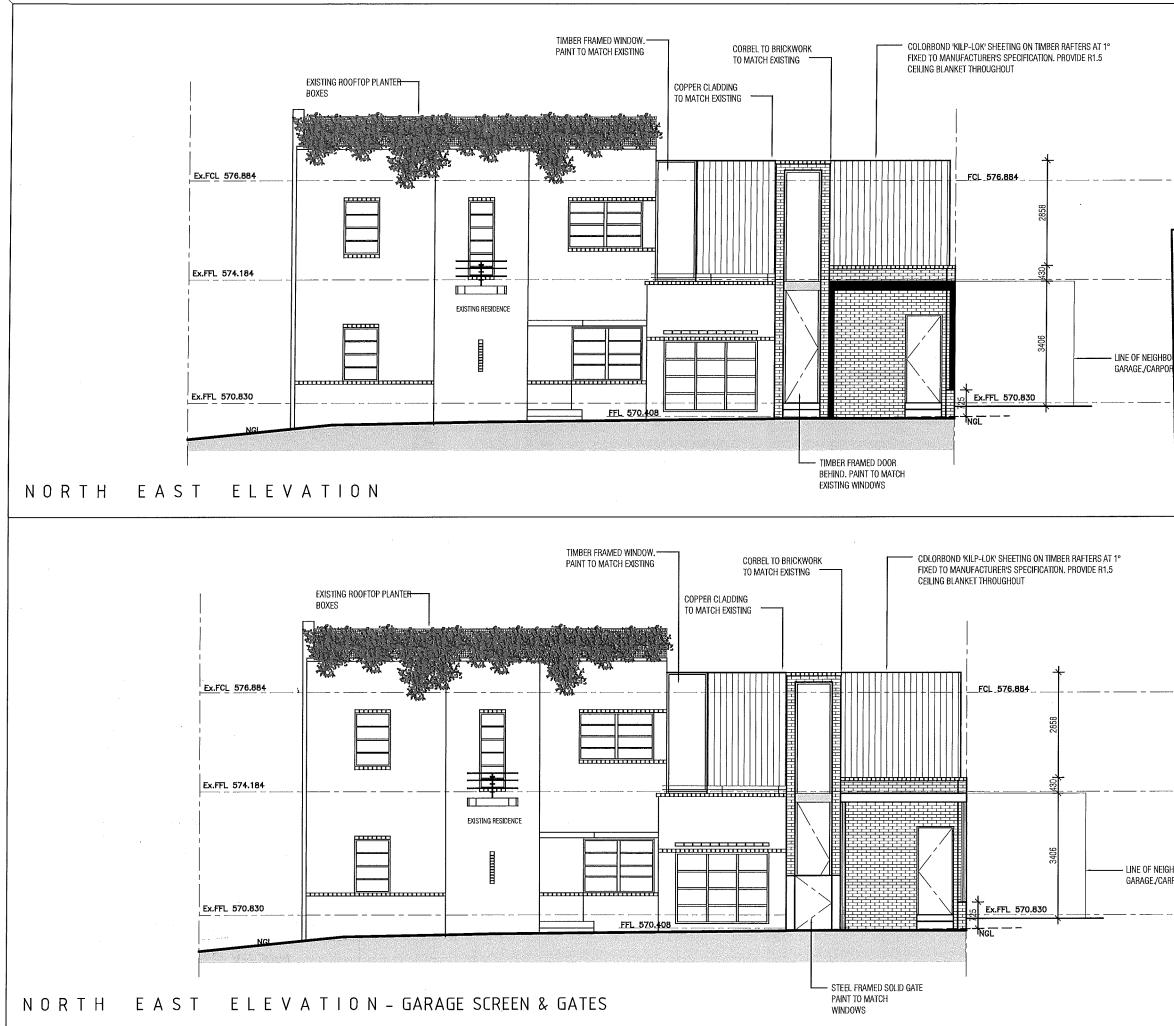
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SEDIMENT & EROSION CONTROL *

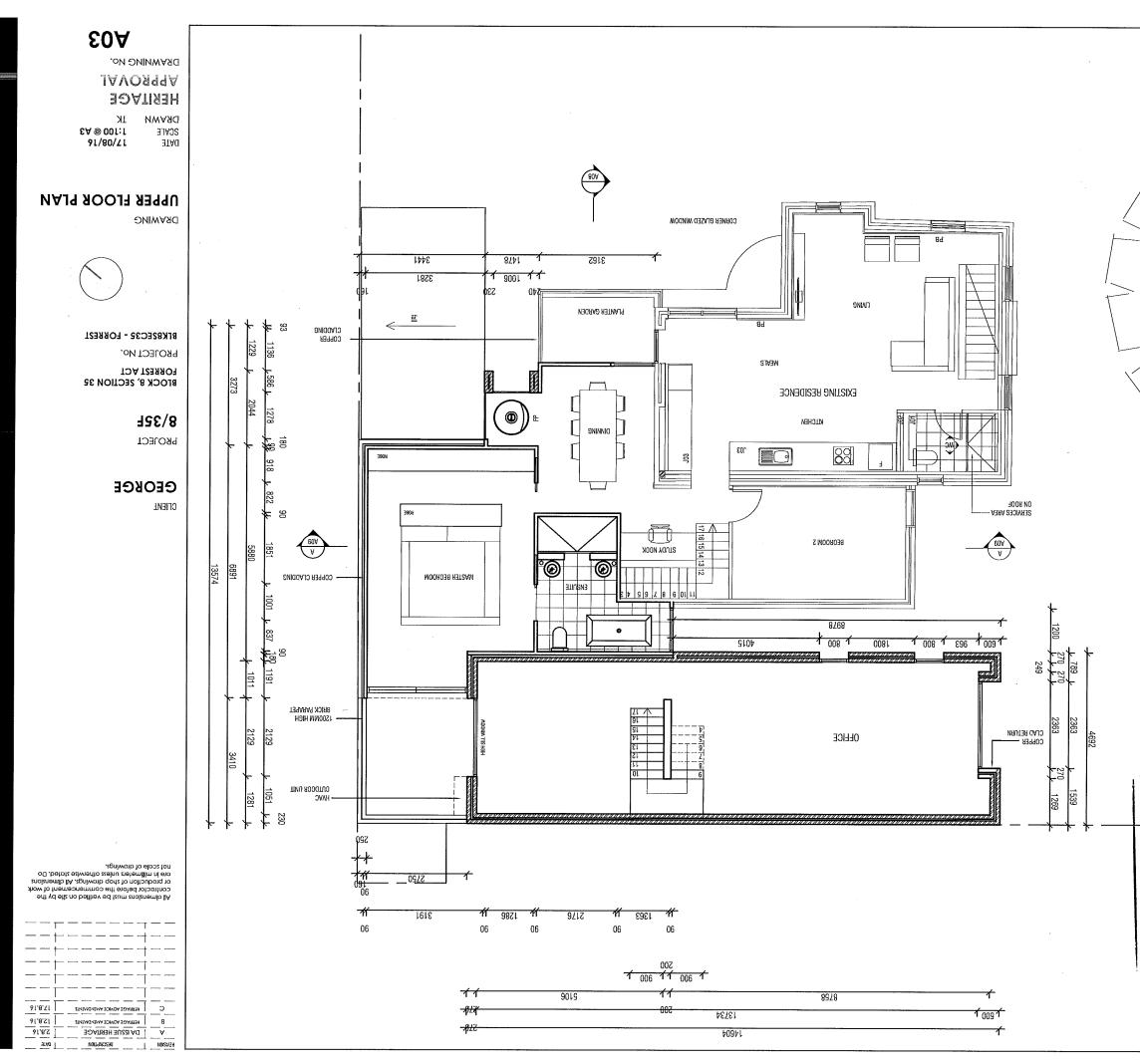
THE DEVELOPMENT WILL COMPLY WITH THE ACT ENVIRONMENTAL PROTECTION AUTH GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT, AUGUST 2007 PROVIDE CONTOL MEASURE IN ACCORDANCE WITH TERRITORY & MUNICIPAL SERVICE INSTALL & MAINTAIN ALL EROSION & SEDIMENT CONTROL MEASURES DEALED FOR TH

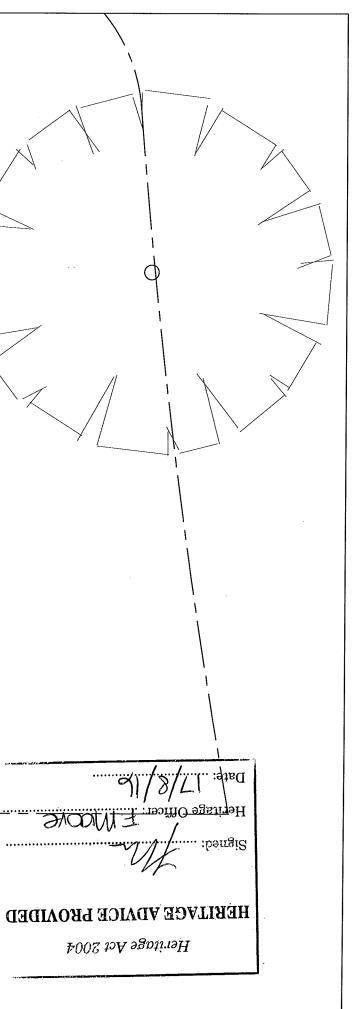
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irough existing Erge entry point	BLOCK 8, SECTION 35 FORREST ACT
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STILLIOF STILLE	drawing SITE PLAN/VERGE
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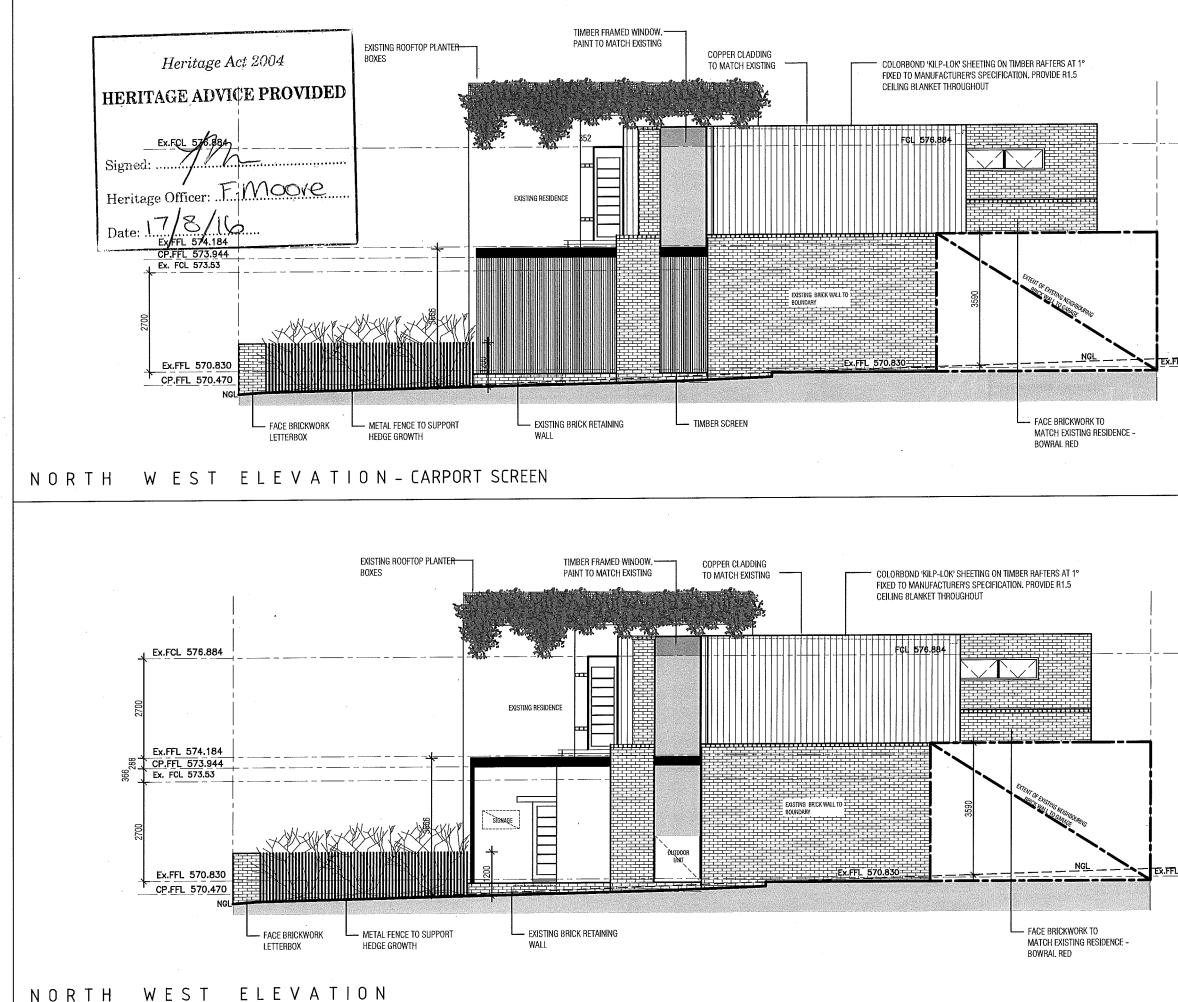




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ghbouring Arport	drawing ELEVATIONS
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Ex.FFL 570.830

CLIENT GEORGE

PROJECT 8/35F

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

ELEVATIONS

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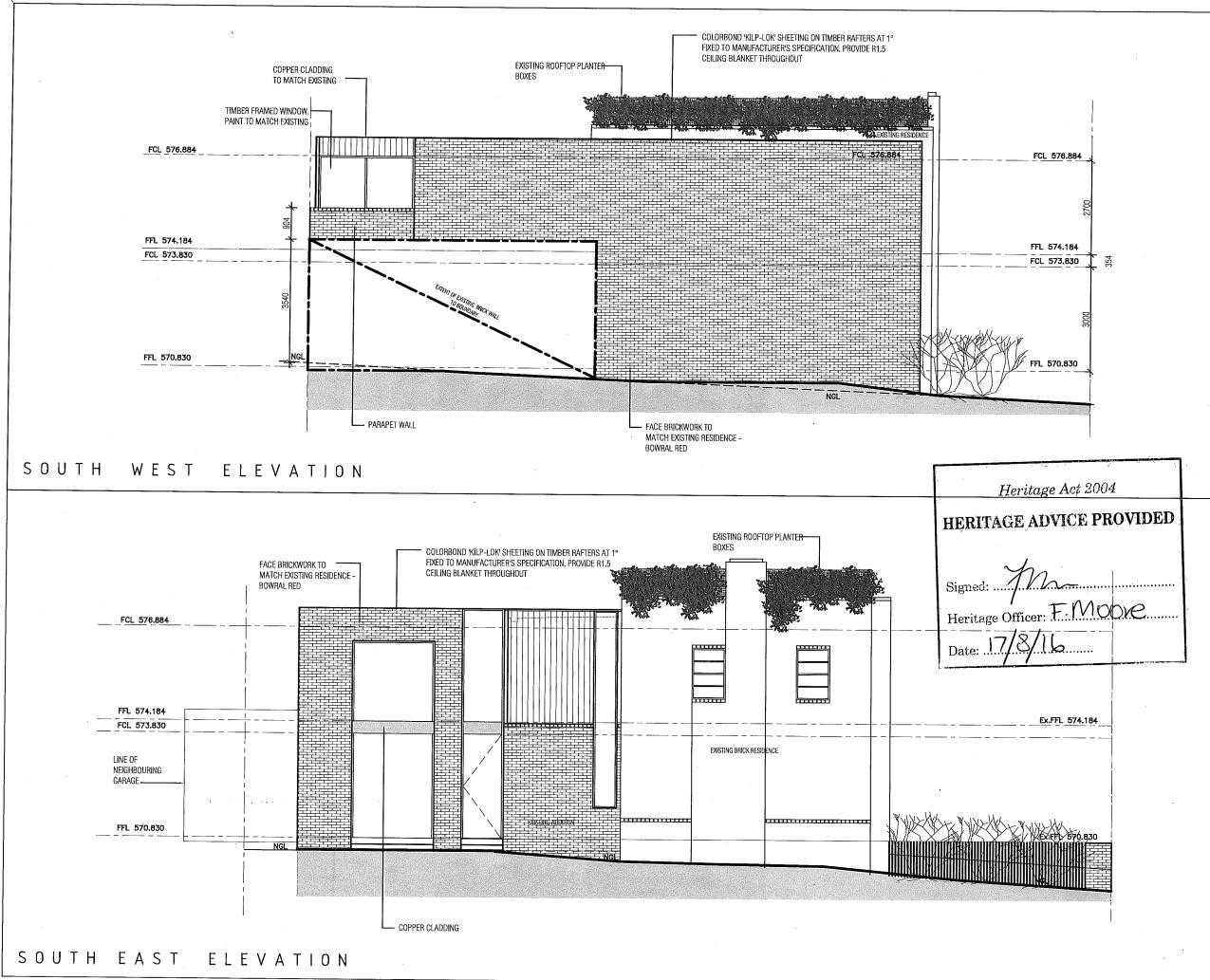
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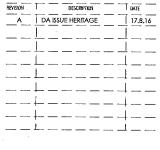
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DEVELOPMENT APPROVAL DRAWNING No.

DATE SCALE DRAWN TK

17.08.16 1:100 @ A3

ELEVATIONS

DRAWING

PROJECT No. BLK8SEC35 - FORREST

BLOCK B, SECTION 35 FORREST ACT

8/35F

PROJECT

CLIENT GEORGE



MANUKA CIRCLE ELEVATION

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CLIENT GEORGE

PROJECT

8/35F

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

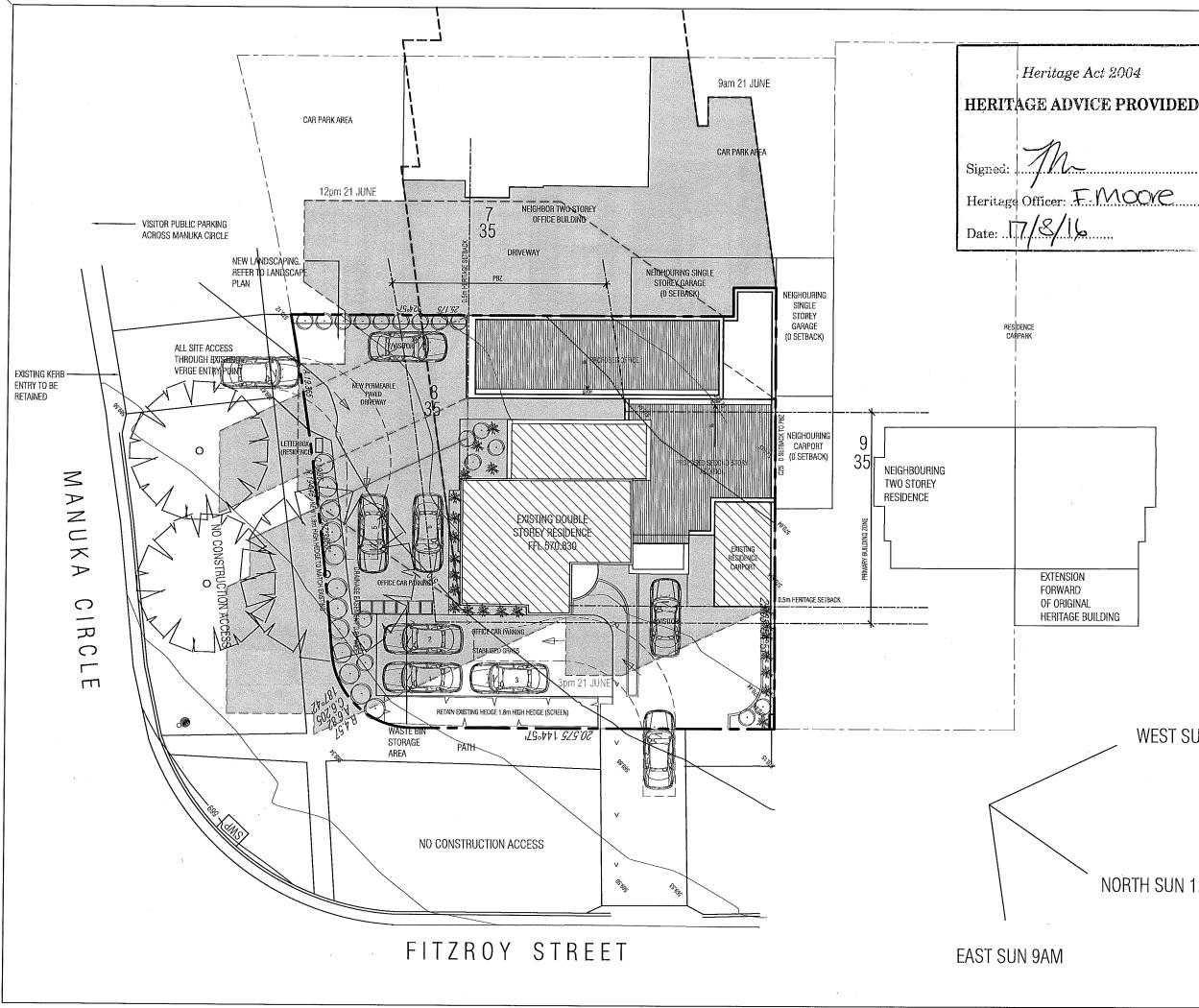
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COMPOSITE STREETSCAPE **ELEVATIONS**

17/08/16 1:200 @ A3 date Scale DRAWN TK

HERITAGE APPROVAL DRAWNING No.

A07



NORTH SUN 12AM

WEST SUN 3PM



SHADOW DIAGRAM

17.08.16

A12

ΤK DEVELOPMENT APPROVAL

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PROJECT No. BLK8SEC35 - FORREST

BLOCK 8, SECTION 35 FORREST ACT

PROJECT 8/35F

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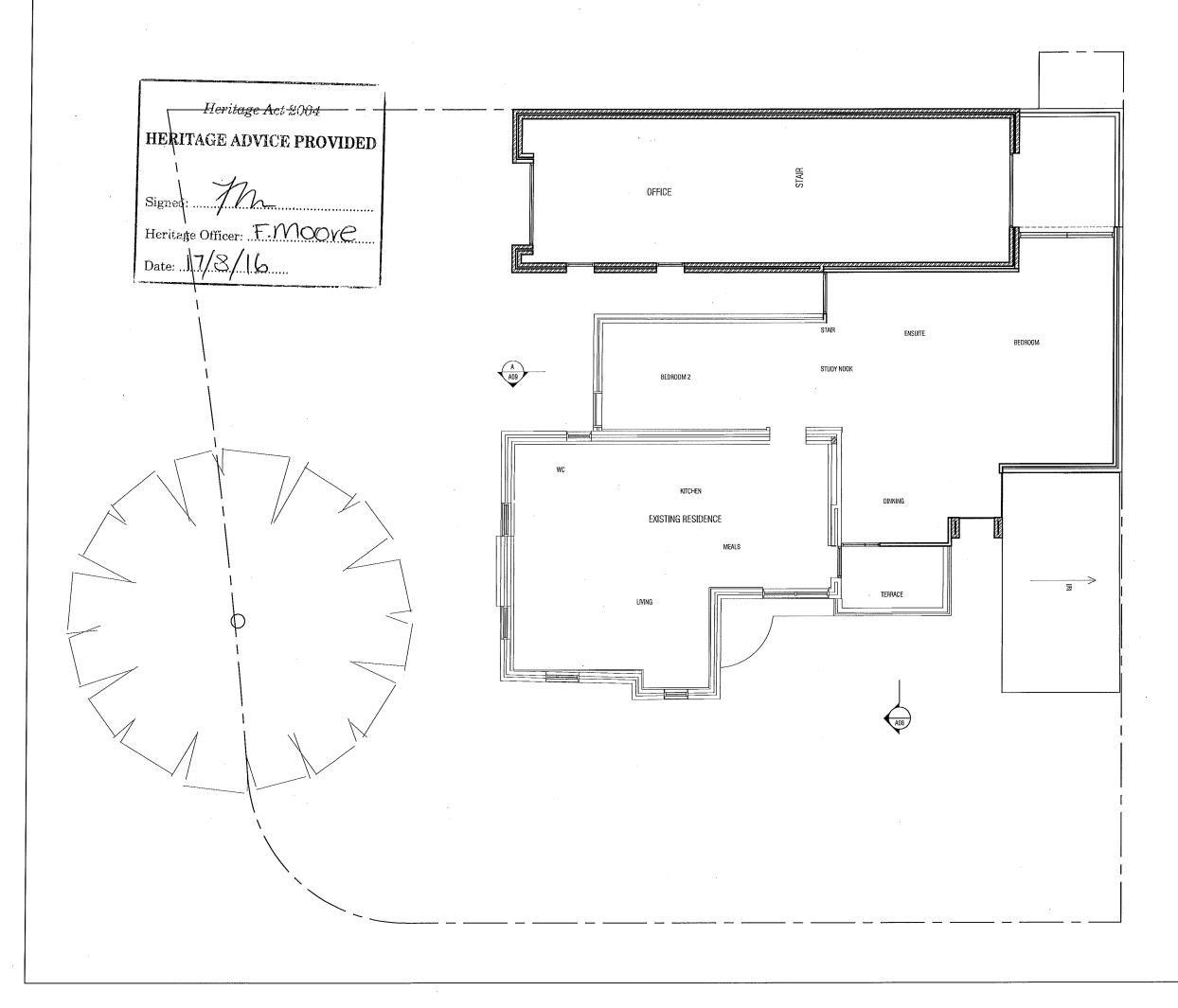
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GEORGE

CLIENT

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GEORGE

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8/35F

BLOCK 8, SECTION 35 FORREST ACT PROJECT No.

BLK8SEC35 - FORREST

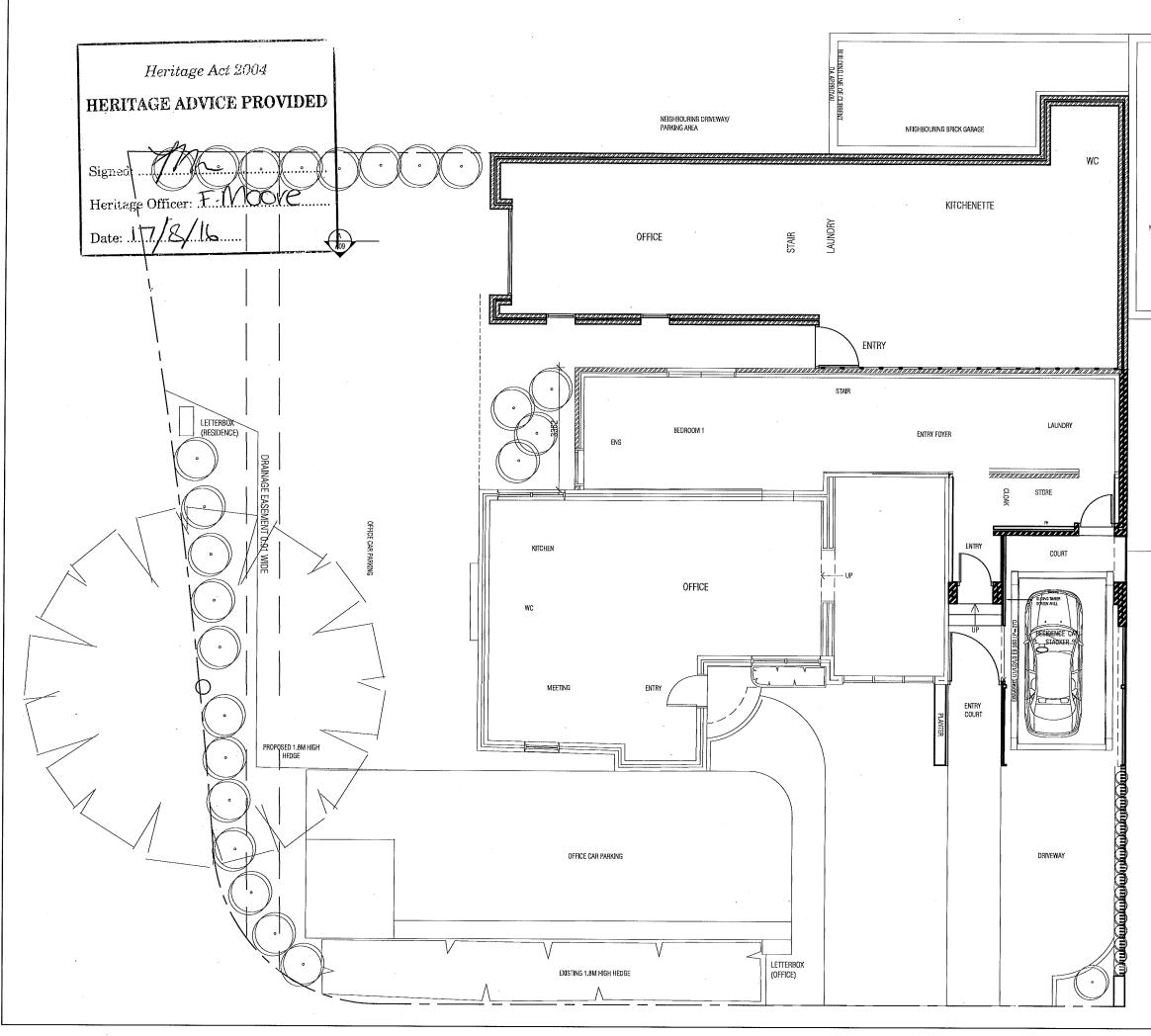
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PUBLIC NOTIFICATION PLAN - UPPER

DATE **17.08.16** SCALE **1:100 @ A3** DRAWN TK

DEVELOPMENT APPROVAL DRAWNING No.





A13

DEVELOPMENT APPROVAL DRAWNING NO.

DATE **17.0** SCALE **1:10** DRAWN TK

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PUBLIC NOTIFICATION PLAN - GROUND

DRAWING

PROJECT No. BLK8SEC35 - FORREST

BLOCK B, SECTION 35 FORREST ACT

project **8/35F**

CLIENT GEORGE

NEIGHBOURING BRICK GARAGE

REVISION	DESCRIPTION	DATE
A	ISSUE FOR HERITAGE	17.08.16
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All dimensions must be verified on site by the contractor before the cammencement of work or production of shop drawings. All dimensions are in millimeters unless otherwise stoted. Do not scale of drawings.



File ref: Forrest-S35-B8



Dear

Works at 2 Fitzroy Street, Forrest

Thank you for your correspondence on 30 August 2016, in relation to works being undertaken at 2 Fitzroy Street (Block 8, Section 35, Forrest).

Your correspondence expresses concern, on behalf of the residents of that works currently being undertaken do not reflect the Specific Requirements of the ACT Heritage Register entry for the Forrest Fire Station Precinct. Your correspondence also expresses concern that works do not reflect the Development Application approved by the ACT planning and land authority in October 2015 (DA201528116).

In response, I advise that information on proposed works to the existing dwelling at 2 Fitzroy Street was provided to the ACT Heritage Council (the Council) in July 2016. Following discussions with the property owner, and a number of amendments to the original proposal, the Council endorsed the proposed works in August 2016, on the basis that they would not detrimentally effect the heritage significance of the Forrest Fire Station Precinct.

From your description of works currently being undertaken, works are consistent with those previously considered and endorsed by the Council. On this basis, ACT Heritage considers that no heritage offence has occurred under Section 74 of the *Heritage Act 2004*, and no further heritage action will be undertaken.

However, as you have expressed concern that works may not have appropriate development approval, ACT Heritage has also forwarded your correspondence to the ACT planning and land authority for their consideration.

You are also able to make a formal complaint to the ACT Government should you consider that a breach of the *Planning and Development Act 2007* has occurred, by submitting a Controlled Activity complaint form; information on which is available on the Access Canberra website.

Yours sincerely

Fiona Moore A/g Manager ACT Heritage



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Yours sincerely

Fiona Moore A/g Manager ACT Heritage



ACT Heritage Council Clearance Form

Advice prepared by: Megghan Ressell Designation: Team Leoder Proposal: Letter to Designation - 2 Fitzray Street works Impact/Concern: None - previously endorsed by Council Tarteforce Recommendation: Advice provided Signature: Mullunell Date: 01/09/2016 Checked by: KATS HARRISON Designation: .CANS. OFFICER Comment: AGREE Chair / Deputy Chair / Secretary: ... FIONO MOOR Designation: Alg Manager Comment:





Dear

Works at Block 8 Section 35 Forrest (2 Fitzroy Street)

Thank you for your recent correspondence regarding Block 8 Section 35 Forrest (2 Fitzroy Street) and the concerns you have raised.

The role of Access Canberra is to ensure that development and building approvals are complied with.

I advise that the owner and the builder (KASCON Projects Pty Ltd) has been in discussions with Access Canberra and the ACT Heritage Council (the Council) regarding 2 Fitzroy St, Forrest. As a result of these discussions a number of amendments to the original development proposal have occurred, accordingly the Council recently endorsed the proposed works on the basis that these works would not detrimentally affect the heritage significance of the Forrest Fire Station Precinct.

Access Canberra advises that the builder has now submitted an amended Development Application relating to the amendments as approved and endorsed by the Council. Access Canberra will inform you once this development application is released for public consultation. The majority of the concerns you raise in relation to the air conditioner are addressed in the amended Development Application.

For your information Access Canberra applies a risk-based approach to regulation which primarily focuses its efforts on assessing, and where necessary responding to circumstances where the community is most at risk.

A key consideration in determining if a regulatory response is required is whether certain conduct is likely to have a detrimental effect on consumers who are most vulnerable or are at the greatest disadvantage. Access Canberra will also consider the seriousness of the alleged conduct and the impact on the community and/or industry. Public safety is of particular importance when determining appropriate enforcement action. Public interest and consideration of the efficient and proper use of public resource is also a key factor for Access Canberra to consider.

At this time there is no regulatory role or response required from Access Canberra as the amended Development Application has only recently been lodged. Access Canberra will monitor and ensure ongoing compliance in relation to the construction activities at this site.

Your point of contact for any building or safety compliance matters is Matt Craig-Barry, Senior Manager, Enforcement, Access Canberra. Matt is contactable on 02 6205 4284 or via email at <u>matt.craig-barry@act.gov.au</u>.

Yours sincerely

mary

Craig Simmons Chief Operating Officer Access Canberra





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Access Canberra advises that the builder has now submitted an amended Development Application relating to the amendments as endorsed by the Council. This Development Application has been referred to entities for comment, including the Council, and Access Canberra will inform you once this Development Application is released for public consultation. The majority of the concerns you raise are addressed in the amended Development Application.

Access Canberra is also aware that you have sought to have a meeting with the owner and builder and is happy to facilitate this meeting this for you. Representatives from the Council and the Development Assessment team can also be arranged to attend.

For your information Access Canberra applies a risk-based approach to regulation which primarily focuses its efforts on assessing, and where necessary responding to circumstances where the community is most at risk.

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Yours sincerely

Aw $\sim\sim\sim$ Craig Simmons

Chief Operating Officer Access Canberra



ACT Heritage Council

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

ACT Planning Ref: Heritage Ref: Contact Officer: Received: 201630153 Forrest 8-35 Kate Harrison 7 September 2016

TO: ACT planning and land authority Environment and Planning Directorate EPDCustomerServices@act.gov.au

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

Status of Place:	Registered Heritage Place
Description of Works:	Residential – alts + adds including new office
Council Advice provided by:	Secretary / ACT Heritage Manager

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

the proposed development is unlikely to have a detrimental impact upon the heritage values of the place, subject to the condition outlined below.

NOTES:

Block 8, Section 35 Forrest is located in the Forrest Fire Station Precinct (the precinct) and contains an original Inter-war Functionalist residence. The seven residences organised around the Fire Station and associated landscaping are features intrinsic to the heritage significance of the precinct.

The proposed works comprise alterations and additions to the existing dwelling including: construction of a rear and side addition (fronting both Empire Circuit and Fitzroy Street); construction of a carport structure; installation of a new pedestrian entry gate, off-street car-parking and associated landscape works.

The architectural character of the proposed additions would generally complement the architectural style of the original building in accordance with Part iii)a) of the Specific Requirements for Conservation of the Forrest Fire Station Precinct (the Guidelines). The proposed rear addition as seen from Manuka Circle is sufficiently setback in the streetscape and would not unreasonably dominate the original building form or adjacent dwelling, in accordance with Part iii)e) of the Guidelines.

The proposed first floor addition above the existing garage would be setback from the front wall of the original building in accordance with previous heritage advice. The proposed addition allows the original building form to remain dominant in accordance with Part iii)e) of the Guidelines and retains the original existing external appearance of the building in accordance with Part ii)a) of the Guidelines. The proposed carport is an open cantilevered carport structure with pedestrian entry gate setback behind the adjacent front wall of the original dwelling, in accordance with previous heritage advice.

The proposed granite cobblestone driveway is inconsistent with architectural character of the Interwar Functionalist residence or precinct and will be a visible component in the historic streetscape. To ensure that the landscape setting for the residence is conserved in accordance with Part i)a) and iii)a) of the Guidelines, the following condition is identified as a DA consideration: • In lieu of the proposed granite cobblestone, driveways are to have brick pavers in an orange/red colour to match the existing. Where illustrated on the landscape plan, the proposed permeable concrete pavers may be installed.

Subject to the condition recommended above, the proposed works are consistent with the documentation previously assessed by the Council and would not diminish the heritage significance of the Forrest Fire Station Precinct. A detailed heritage assessment is not required.

Fiona Moore A/g Secretary (as delegate for), ACT Heritage Council



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

ACT Planning Ref: Heritage Ref: Contact Officer: Received: 201630153 Forrest 8-35 Kate Harrison 7 September 2016

TO: ACT planning and land authority Environment and Planning Directorate EPDCustomerServices@act.gov.au

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

Status of Place:	Registered Heritage Place
Description of Works:	Residential – alts + adds including new office
Council Advice provided by:	Secretary / ACT Heritage Manager

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ACT Heritage Council

Clearance Form

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Advice prepared by: KATE HARRISON	Designation: CONS. OFFICER
Proposal: ACTS + ADDS 2 FITEROY ST	,
Impact / Concern: DRIVEWAY MATERIALITY	
Recommendation: SUPPORT, SUBJ TO CONDITION	
Signature:	Date: 2.7. / 09. / 2016
Checked by: Jennifer Dumm	Designation:
Comment: Agril .	
Signature: (.J.DMA	Date: 2.7/ / 2016
Chair / Deputy Chair / Secretary:	Designation: AG. Marage
Comment:	Ŭ
Agree Signature:	Date: 27/ 9./2016