

5 HERITAGE VALUES

5.1 Method and Basis of Assessment

Assessments of the heritage values of the Acton Conservation Area have determined that the site is a place exhibiting *high cultural significance* to the nation. Any existing assessments of places in or around the Acton Conservation Area, as well as recent inspections of the sites and relevant documents, have been taken into consideration in the preparation of this section.

The site's heritage 'significance' – that is, why the place is of value to present and future generations – derives from an understanding of its heritage values and forms the foundation upon which the conservation policy for the place is developed. The EPBC Act (Section 528) defines the 'heritage value' of a place as including the place's natural and cultural environment having aesthetic, historic, scientific or social significance, or other significance, for current and future generations of Australians. This HMP includes statements of significance taken from the Commonwealth Heritage List (CHL) entry for the Acton Conservation Area.

Previous Assessments

The Acton Conservation Area was initially assessed in 1993 for inclusion onto the Register of the National Estate (formally Registered on 26 October 1999). The formal assessment of values was retained after the creation of the Commonwealth Heritage List in 2004.

A Heritage Study was conducted on the ANU's Acton campus in 1993-95 by Richard Ratcliffe and John Armes. This assessment included a historical overview, description and condition assessment of the different parts of the Acton Conservation Area. The assessments and significance criteria in the Ratcliffe/Armes review are now somewhat obsolete, as the EPBC Act was not in effect at the time. The condition of the buildings and landscapes and any internal ANU policies relating to heritage on the campus have altered considerably.

An assessment of Cottage No. 3 (16 Lennox Crossing) was undertaken by Freeman, Collett & Partners in 1992. This document provided a detailed history of the property, though little attention was given to the surrounding areas and efforts to minimise risk at the place.

A Conservation Management Plan was also prepared for Lennox House in 1996 and recently updated by John Armes & Associates. Aspects of the Lennox House CMP have been incorporated in this HMP in Section 4.1.

No Heritage Management Plans have previously been prepared for the Acton Conservation Area as a whole.

Limitations

Some major works have been undertaken in the Acton Conservation Area since the formal assessments of the site's significance were carried out. Overall, most actions have been sympathetic, though some have clearly had a marked effect on the heritage values of the area.

Previous assessments have identified observable social associations at the place, although the Commonwealth Heritage List entry remains somewhat imprecise in the

identification of which components represent which heritage values – in many cases referring to the entire site, rather than its constitutive elements. Recent research has identified a number of minor inaccuracies in the CHL entry. The Acton cottages were not the first ‘subdivision’; they were a group of residences established in a convenient location, unencumbered by future planning of the Capital, as envisaged by Walter Burley Griffin. In addition, changes that have occurred in the Conservation Area over the past two decades are not recorded (for example, the garage at Old Canberra House was demolished in 2001, yet the CHL still notes it as an important component of the zone). The CHL entry also notes that Indigenous values may exist in the ACA, though are yet to be identified, documented or assessed.

While noting the above limitations and suggestions for future work, the assessments and statements recorded in the CHL remain relatively accurate summaries of the site’s significance. Therefore, it has been viewed as unnecessary to undertake a reassessment of values for the HMP.

5.2 Commonwealth Heritage List

The Acton Conservation Area was included on the Commonwealth Heritage List in 2004 (Place ID 105340). As a Commonwealth property managed by the ANU (a Commonwealth agency), the site was assessed against the Commonwealth Heritage criteria prescribed by the EPBC Act and Regulations, which define the ways in which the place has *significant heritage value*. The site was found to meet criteria A, B, D and H.

The following Statement of Significance and description of the Commonwealth Heritage values of the site are taken from the Commonwealth Heritage List. The complete Commonwealth Heritage List entry for the Acton Conservation Area is reproduced as Appendix 2.

Summary Statement of Significance (CHL)

The Acton Conservation Area is important for the significant role it played as the administrative, residential and social centre of Canberra, from 1911 to the 1920s, prior to the construction of the city to the plan by Walter Burley Griffin. The extant fabric, roads, tracks, remnant indigenous vegetation and introduced plantings and building setbacks and alignments of the former Acton ‘village’ contribute to the most extensive surviving cultural landscape from that period. A number of firsts for the new city are sited within the Acton Conservation Area including the hostel known as Lennox House (separately listed as Place No. 8/01/000/0436); the Canberra Community Hospital and a diplomatic mission, housed in Old Canberra House (Criteria A.4 and B.2). The Conservation Area demonstrates the provision of accommodation according to socio-economic status. High level public servants and married officers were accommodated high on the ridge in Old Canberra House and the Acton Cottages. Lower ranking public servants were housed on the slope of the peninsula in Lennox House and Acton Workers Camp, which provided nearby tent accommodation (Criterion D.2). The Lennox House complex, erected in stages from 1911 to 1927, is individually significant as the first hostel in Canberra and the only surviving hostel from the earliest period of development of Canberra as the national Capital. G Block is the only surviving example of a mess building associated with an early Canberra tent camp. Lennox House has been continuously used for residential accommodation and is important as the social centre of early Canberra (Criteria A.4 and B.2). Old Canberra House, erected in 1913, is individually significant as the home of the first Administrator of the Federal Capital Territory and is associated with the early development of Canberra. It also provided accommodation for the first diplomatic mission in Australia, the High Commission for the United Kingdom from 1932-53 (Criterion A.4).

The Acton Cottages, erected 1913-27, are individually significant for the two housing subdivisions associated with the early development of Canberra which accommodated high and middle level public servants. The earliest subdivision in Canberra developed between 1913 and 1914 on what

are now Liversidge Street and Lennox Crossing, and which together form one of the few surviving Canberra roads which predate the Griffin plan. The Balmain Crescent sub-division, developed from 1924, is the second oldest surviving 1920s subdivision after Braddon which was developed in 1921. The earlier subdivision contains three surviving cottages from 1913 which were the first, albeit temporary, government houses constructed for the new city:

- the cottage at Number 7 Liversidge Street;
- the cottage at Number 8 Liversidge Street; and
- the cottage at Number 16 Lennox Crossing which is individually important as a highly intact example of the earliest surviving government housing erected in Canberra. The significance of Number 16 Lennox Crossing is reinforced by the early garden and intact outhouses including a loose box and standard buggy shed and stalls, the latter shared with the former adjacent property (Criterion B.2).

The Acton Conservation Area is demonstrably associated with architects J.S. Murdoch, as Commonwealth Architect, and H.M Rolland (1912-27), resident architect in 1912; Colonel Miller, first Administrator of the Federal Territory (1912-16); and T.R Casaboulte, executive architect to the Federal Capital Commission (Criterion H.1).

Indigenous values of national estate significance are likely to exist in this place. As yet, these values have not been identified, documented or assessed.

Principal Australian Historic Themes: 2.5 Promoting settlement on the land through selection and settlement; 3.25 Treating what ails Australians; 4.1 Planning urban settlement; 7.5 Developing administrative structures and authorities.

Official Values

Commonwealth Heritage Criteria	Values
A. Processes	<p>The Acton Conservation Area is important for the significant role it played as the administrative, residential and social centre of Canberra, from 1911 to the 1920s, prior to the construction of the city to the plan by Walter Burley Griffin. A number of firsts for the new city are sited within the Acton Conservation Area including the hostel known as Lennox House; the Canberra Community Hospital and a diplomatic mission, housed in Old Canberra House.</p> <p>The Lennox House complex, erected in stages from 1911 to 1927, is individually significant as the first hostel in Canberra. Lennox House has been continuously used for residential accommodation and is important as the social centre of early Canberra.</p> <p>Old Canberra House, erected in 1913, is individually significant as the home of the first Administrator of the Federal Capital Territory and is associated with the early development of Canberra. It also provided accommodation for the first diplomatic mission in Australia, the High Commission for the United Kingdom from 1932-53.</p> <p><i>Attributes:</i> All buildings, roads, tracks, vegetation and planning dating from Acton's initial construction phase, including Lennox House, Old Canberra House, the former Canberra Community Hospital and remnant indigenous vegetation.</p>
B. Rarity	<p>The extant fabric, roads, tracks, remnant indigenous vegetation and introduced plantings and building setbacks and alignments of the former Acton 'village' contribute to the most extensive surviving cultural landscape from that period.</p> <p>The Lennox House complex is the only surviving hostel from the earliest period of development of Canberra as the National Capital. G Block is the only surviving example of a mess building associated with an early Canberra tent camp.</p> <p>The Acton Cottages, erected 1913-27, are individually significant for the two housing subdivisions associated with the early development of Canberra which accommodated the high and middle level public servants. The earliest subdivision in Canberra developed between 1913-14 on what are now Liversidge Street and Lennox Crossing, and which together form one of the few</p>

	<p>surviving Canberra roads which predate the Griffin plan.</p> <p>The Balmain Crescent sub-division, developed from 1924, is the second oldest surviving 1920s subdivision after braddon, which was developed in 1921. The earlier subdivision contains three surviving cottages from 1913 which were the first, albeit temporary, government houses constructed for the new city:</p> <ul style="list-style-type: none"> ➤ the cottage at Number 7 Liversidge Street; ➤ the cottage at Number 8 Liversidge Street; and ➤ the cottage at Number 16 Lennox Crossing which is individually important as a highly intact example of the earliest surviving government housing erected in Canberra. The significance of Number 16 Lennox Crossing is reinforced by the early garden and intact outhouses including a loose box and standard buggy shed and stalls, the latter shared with the former adjacent property. <p><i>Attributes:</i> The extant fabric, roads, tracks, remnant indigenous vegetation and introduced plantings and building setbacks and alignments of the former Acton 'village', plus the Lennox House complex including G Block, and the two subdivisions of Acton Cottages, one in Liversidge Street and Lennox Crossing and the other in Balmain Crescent.</p>
<p>D. Characteristic Values</p>	<p>The Conservation Area demonstrates the provision of accommodation according to socio-economic status. High level public servants and married officers were accommodated high on the ridge in Old Canberra House and the Acton Cottages. Lower ranking public servants were housed on the slope of the peninsula in Lennox House and Acton Workers Camp, which provided nearby tent accommodation.</p> <p><i>Attributes:</i> Old Canberra House, the Acton Cottages and Lennox House.</p>
<p>H. Significant People</p>	<p>The Acton Conservation Area is demonstrably associated with architects J.S Murdoch, as Commonwealth Architect, and H.M Rolland (1912-27), resident architect in 1912; Colonel Miller, First Administrator of the Federal Territory (1912-16); and T.R Casaboulte, executive architect to the Federal Capital Commission.</p> <p><i>Attributes:</i> Architectural design evident in Old Canberra House, the Acton Cottages and Lennox House.</p>

5.2.1 Condition of Commonwealth Heritage Values

The Official Values of the Acton Conservation Area, as outlined in the Commonwealth Heritage List, have largely been retained, including the inter-relationship of the different site elements and the wider connection between the different zones. The following condition assessments refer to the Official Values of the Commonwealth Heritage List only; additional values are examined in the following section.

Processes

Attributes: All buildings, roads, tracks, vegetation and planning dating from Acton's initial construction phase, including Lennox House, Old Canberra House, the former Canberra Community Hospital and remnant indigenous vegetation.

The buildings of the Acton Conservation Area are generally in good condition and are largely reminiscent of the original site complexes. Modifications to the different zones, in particular those wrought by the recent Crawford School development at Old Canberra House and the Research School of Earth Sciences at the Old Hospital Buildings, have resulted in the loss of some aspects of the original site plans.

However, the buildings themselves are generally reminiscent of their original forms. The wider connection between the different site complexes is readily visible.

The existing roads and tracks of the Conservation Area have changed little since their original formation. They are still considered important thoroughfares for inter-campus travel and, along with open landscape areas, serve to demarcate the separate zones.

Overall, the connection between the physical elements of the site has not been lost. The remnant buildings and roads are able to provide an understanding of the development of Acton as an early 'subdivision' of the Territory.

Rarity

Attributes: The extant fabric, roads, tracks, remnant indigenous vegetation and introduced plantings and buildings setbacks and alignments of the former Acton 'village', plus the Lennox House complex including G Block, and the two subdivisions of Acton Cottages, one in Liversidge Street and Lennox Crossing and the other in Balmain Crescent.

The majority of the early Acton buildings have been retained for each of the different site complexes. Together with the original roads, tracks, and significant vegetation species, the buildings contribute to a thorough understanding of the development of Acton as an early 'suburb' of the Territory and planning practices of the time.

Modern developments in the Area, including the formation of the Acton Tunnel, construction of new and unsympathetic additions and conversion of buildings into offices and commercial premises, has resulted in the loss of some important elements of the site complexes. The inter-relationship of the different zones has been retained, however, and is visible through the open views.

Characteristic Values

Attributes: Old Canberra House, the Acton Cottages and Lennox House.

The connection between Lennox House, the Acton Cottages and the Old Canberra House zone is an important value of the Acton Conservation Area. This connection has generally been maintained. However the construction of the WEH Stanner Building has severed the visual link (through the landscape) between the Acton Cottages zone and Old Canberra House zone.

Significant People

Attributes: Architectural design evident in Old Canberra House, the Acton Cottages and Lennox House.

Despite extensive modifications to some original Acton buildings, in particular Old Canberra House and the old Canberra Community Hospital buildings, the architectural qualities of the Acton buildings have not diminished. Certain elements of all buildings display aspects of the different architects' styles. In some cases the particular characteristics of buildings are somewhat obscured by maturing vegetation. However, the landscape setting in which the buildings are located reinforces the importance of the area as one of the earliest landscaped areas in the Territory.

Summary – Condition of CHL values

Value	Condition/Integrity	Risk Assessment (H/M/L)
A. Processes	<i>Fair-Good/Medium</i>	<i>Medium.</i> Danger of connection becoming diluted with further development.
B. Rarity	<i>Fair-Good/Medium</i>	<i>Medium.</i> Further additions and alterations may place undue risk on the remnant features.
D. Characteristic Values	<i>Good/High</i>	<i>Low-Medium.</i> There is a risk of this value being diluted if developments are not kept to a minimum.
H. Significant People	<i>Fair-Good/Medium</i>	<i>Medium.</i> Any modern additions or alterations, both internal and external, should be kept to a minimum to retain the architectural and landscape qualities of the place.

5.3 Additional Values

Lennox House

Historical Values

Evidence of pre-pastoral Canberra is increasingly obscure with development. Remnant grasses and some trees are the only reminders and they are in ageing and/or poor condition.

Associations with notable persons (e.g. Weston, Murdoch) are obscure. As the plantings mature and decline, and if the appearance of the buildings is not maintained, these associations will become less recognisable.

The earliest associations with the establishment of the new Federal Capital Territory and Canberra are apparent with the retention of the buildings, but the details of these associations are not explained or evident to the spectator.

Aesthetic Values

The siting and design of the buildings is distinctive and has a pleasing relationship with the tree canopy and topography. The condition of this relationship has changed with the addition of playground structures and temporary buildings. The maturing vegetation has obscured many views from Lennox House. An external appreciation of the architectural character of H Block (timber deck), G Block (temporary buildings) and F Block (E Block) has been obscured by a range of developments.

Aesthetic values relating to the intactness of the original construction is poor due to the low occurrence of original colour schemes, fittings, floor coverings and furniture.

Social Values

Lennox House was the location of sporting and recreational groups at Acton. It was the centre of social life for the early workmen of the Acton camp, and later Bachelors Quarters.

Lennox House is currently used as child-care facilities and has been used as such for over forty years. This in itself is an important part of social life for the University community, although restricted access to the public reduces these values somewhat.

Creative/Technical Values

The construction of the Lennox House buildings is still clear, as is their relationship to Murdoch and other early Federal architects. However, a myriad of alterations have occurred and are not always recognisable in comparison to the original components.

Old Canberra House

Historical Values

There is little evidence of pre-pastoral and pastoral Canberra at Old Canberra House. The original boundary between Acton and Springbank properties ran through the site, to the west of the complex. A blaze on a tree has been identified as a possible link to the boundary, however this could not be confirmed, as the tree is a considerable distance from the original boundary, there is no evidence of a survey mark and the blaze is low to the ground. Significant examples of indigenous vegetation can be found interspersed amongst the later plantings.

Associations with notable persons are clear in some respects. The building was constructed for Colonel Miller, though there is little evidence of his influence. The remaining bow window was likely requested by the Millers, although this has largely become obscured by later works and has lost much of its original mystique. Other contributions by the Millers can be seen in the two large cedars flanking the main entrance, which were very likely chosen for the commemorative planting by Mrs Miller. Associations with other government employees, in particular Sir John Butters and Colonel Percy Owen, are lacking. The southern/western exposures were added by the British High Commission, which has left an unmistakable mark on the building. The conversion of the building into commercial premises of the Commonwealth Club and ANU Staff Centre also resulted in substantial changes to the superstructure and internal aspects, although many of these unsympathetic alterations were removed with conversion to office space.

The historic associations with Weston are clear, although the size of the gardens and type and number of species planted has been gradually reduced. The notable trees that are attributed to Weston (or his influence) are today aging examples of experimental species and are in differing conditions.

The historical associations the site has with the early development of Canberra are evident in the size of the building, reminiscent of the socio-economic status of the occupants, and the style of architecture, embodying signature forms of Murdoch's work in Australia. Internal details, including the room layout, have been heavily modified in line with recurring alterations. The foyer and upstairs Common Room retain a similar layout to the original.

Aesthetic Values

Much of the appeal that was inherent in the early forms of Canberra House has been lost with later developments, although parts of the building (in particular the main foyer and central staircase) do hark back to the original style of the Residence.

The surrounding gardens of Canberra House have been greatly diminished since they were initially formed. However, the gardens do retain vestiges of their original beauty, with many early introduced species still healthy and accessible to visitors. This is a vital link between the early embellishments and the later additions down-slope towards the International Sculpture Park.

Social Values

Old Canberra House has been the location of many important social gatherings. In the early years of Canberra's development the building served as a meeting venue of the executive committees involved with its construction. The British High Commission celebrated occasions and held functions at Canberra House. As the Commonwealth Club the building again served as the meeting place of upper-level members of the local community. The ANU Staff Centre was the first venue of its type in Australia to welcome all members of the campus community.

The gardens have stood as the venue for outdoor functions, weddings and social gatherings since they were formed.

Technical/Creative Values

Old Canberra House is an eclectic mix of architectural styles, providing a dignified composition, improved by the benefits of a visually pleasant site, which echo the character of upper-crust living in the earliest days of the Territory. Fragments of the original architectural scheme can still be observed in the building; Mediterranean Revival and Californian Bungalow (roughcast walls), Victorian Arts & Crafts (steep roof and exposed rafters), Public Victorian (bar-less windows), Queen Anne (roof gables) and Italianate (bay windows incorporating the chimney). An important Australian contribution, and a signature motif of JS Murdoch and characteristic trait of Acton architecture, are the louvred vents at the gables.

Acton Cottages

Historical Values

The Acton Cottages are a rare surviving example of a 'sub-division' of the early development of Canberra, designed to accommodate high and middle level public servants. Some houses pre-date the formal implementation of the Burley Griffin plan for Canberra and some built later correspond with the opening of the Provisional Houses of Parliament in 1927.

The houses, in particular numbers 16 Lennox Crossing and 20 Balmain Crescent, have the potential to provide further understanding of the history and architectural development of the region. They are able to demonstrate a distinctive way of life, the evidence of which is gradually being lost in other parts of Canberra.

The Acton Cottages have accommodated many notable people who have been involved with the formation and growth of the Capital, as well as the development of the University.

Aesthetic Values

The Acton Cottages combine historic and new architectural elements to provide a distinctive character that achieves prestige with commonplace materials. Modern extensions have made little impact to the architectural merits of the cottages, with most added to the rear of the buildings and constructed with sympathetic materials and styles. Additional modern 'cottages', such as the Winston Churchill Trust, are also of similar style to the original, though are obvious in that they lack chimneys and other significant features of the original buildings.

The landscape of the Acton cottages zone have lost much of its character, largely as a result of carparking requirements related to their non-residential use. There are, however, traces of the original gardens in the form of shrubs and trees, as well as in the overgrown hedges along Liversidge Street. The hedges were likely the original forms that were kept trimmed by the Parks and Gardens Staff until 1954 and, now overgrown, no longer give an indication of the character that the gardens would have possessed when maintained as neatly trimmed screens. No. 16 Lennox Crossing and 20 Balmain Crescent do retain the basic form of the gardens, although today are overgrown and contain examples of later introduced species.

Social Values

Some aspects of the cottages still display evidence of a distinctive way of life, taste, land use and custom no longer practiced. This is of particular importance at Number 16 Lennox Crossing, where this evidence has been carefully retained. This includes the presence of intact outhouses (including the detached laundry structure, which still retains the copper pan and terracotta wash troughs and intact firewood store), cellar beneath the east verandah and remnants of the orchard and vegetable garden. Number 20 Balmain Crescent is also significant for the intact features of a cottage designed and built for an upper-level public servant in the mid-1920s.

The positioning of the houses and cottages demonstrates the socio-economic status of the original occupants and housing standards for the upper echelons of the Federal Capital community. The presence of a number of intact garages supports the social position of the tenants.

Creative/Technical Values

The Acton Cottages demonstrate the design and technical achievements of the Department of Works and, later, by the designs of the Federal Capital Advisory Committee (FCAC) and the Federal Capital Commission (FCC).

Old Canberra Community Hospital Buildings

Historical Values

The old Canberra Community Hospital buildings are the earliest surviving remnants of the 1920s Hospital complex in Acton (all buildings of the original 1914 hospital have been demolished). The buildings have associations with numerous medical workers in Canberra, including Matron Margareta 'Charles' West, one of the earliest 'professional' women in Canberra; Doctors Peter Lalor, John Thomson, John James

and Lewis Nott and individuals involved with the FCC and Commonwealth Department of Health.

The Animal Laboratory and Animal House are the only such surviving facilities of the 1920s and appear to be the site of some of the first officially-sanctioned Commonwealth research in Acton (as a precursor to the University, CSIRO or Canberra University College). The internal layout of rooms has changed little since their original construction, though little evidence of the experimental works remain.

The small auxiliary canteen is one of only two surviving sporting pavilions/shelters from the earliest development of Acton (the other the tennis court shed at Old Canberra House). The building was also used as a payroll office for government employees in the 1950s.

The location of the old Hospital Buildings is an important contrast to the residential area of Acton, found to the south/east. The distance between the individual hospital buildings has importance for the history of medical care in the region. The location of the Isolation Block, in particular, is an important planning consideration of the site.

Aesthetic Values

The old Canberra Community Hospital Buildings are pleasant additions to the Acton streetscape. The ubiquitous weatherboard form on red brick base is reminiscent of other FCAC/FCC designs, with the central front porticos providing classical and Georgian elements that serve to balance the façades.

Some examples of the original trees planted by Weston on the Hospital grounds remain, though the decorative garden areas and vegetable garden to the north has since been lost.

Social Values

The Canberra Community Hospital was a prominent regional facility and served an important function for the new city. The Isolation Block also has significance as the site of the first Nursery School in Canberra. The Nurses Quarters was the first YMCA hostel in the ACT (catering to returned servicemen) and also served as the National Library Film Division repository.

The Auxiliary Canteen was constructed for the nurses' tennis club in 1938 and used until 1943. The Auxiliary provided internal furnishings for the hospital, as well as food stuffs (e.g. eggs and jam), gowns, pillow cases, flowers and library services. The building appears to have later been used as a payroll office for government employees working out of the old Hospital Buildings.

Creative/Technical Values

The Old Hospital Buildings demonstrate the design and technical achievements of the Federal Capital Commission, based on earlier Department of Works designs of the original hospital buildings. The porticoed entrance to the Administration Block, as well as the later portico addition to the Nurses' Quarters, are important embellishments with parallels in some of the Acton cottages (e.g 16 and 18 Balmain Lane and 3 Liversidge Street).

The technical achievements of the FCC are somewhat diminished in the old Isolation Block and Nurses' Quarters, which have been extended and altered internally.

The location of the Isolation Block is demonstrative of medical practices of the 1920s and the Animal Laboratory and Animal House demonstrate scientific practices of the time.

5.4 Values of Adjacent Lands

Acton Peninsula Landscape

This section concentrates on the Acton peninsula landscape, located to the south and west of the Old Canberra House zone. Curtilage is defined by the southern boundary of the ANU campus to the south and west and the Old Canberra House zone to the north and east (refer Figure 4.25). This area is thoroughly examined in the recent ANU Biodiversity Management Plan, currently under review by the Australian National University. The following information is included to assist in an understanding of the associated values of the place, though it is not actually included on the Commonwealth Heritage List as part of the Acton Conservation Area.

Like much of the landscape of the Acton Conservation Area, that to the south of the Old Canberra House zone has been considerably disturbed with pastoral practices and later developments. Archival photographs of the 1950-60s detail a sparse landscape with less vegetation than can be seen today.



Figure 5.1: The Acton peninsula landscape prior to the inundation of Lake Burley Griffin. The old Balmain Crescent ring-road can be seen centre-left, and the Acton racecourse on the right (ANU Archives).

This area is an important part of a biodiversity corridor and represents the single most valuable wildlife corridor on the Acton campus. The corridor stretches from Black Mountain to the end of the peninsula and is characterised by native vegetation, with large stands of eucalypts (*E. melliodora*, *E. blakelyi*, *E. bridgesiana* and *E. rubida*) and a diversity of native grasses and herbs. A substantial number of terrestrial and waterbird species have been recorded either nesting or using the corridor as a stepping-stone to water sources. Recent surveys indicate that at least 25% of all bird species on the campus are found in this location.

Five patches of remnant White Box - Yellow Box - Blakely's Red Gum Grassy Woodland and Derived Native Grassy Woodland have been surveyed in the grounds to the west and south of Old Canberra House and the Crawford School (illustrated in the plan of Significant Landscape Elements for Old Canberra House – refer Figure 4.25). These patches are listed as part of a critically endangered ecological community under the EPBC Act and also listed as an Endangered Ecological Community under the ACT *Nature Conservation Act 1980*. These patches of grassy woodland constitute an important part of the biodiversity corridor and support native fauna, including endangered bird species.

Historical values

Little remains of the pre-pastoral era of the Federal Territory in this area. The original boundary between Acton and Springbank properties ran through this site (about 200m west of Old Canberra House). A concrete boundary marker was rediscovered in 1970 by Jule Knight of the ANU Buildings & Grounds Division, who also planted a commemorative row of native *Callitris endlicheri* (Black Cypress Pine) along the boundary in 1985. Unfortunately no identifiable evidence of the original boundary, concrete marker or row of *Callitris* trees remains. The small stone wall that forms the lookout of the International Sculpture Park was formed immediately over the boundary line in 2001. Any evidence of the original boundary marker or commemorative trees was likely destroyed.

A row of *Eucalyptus mannifera* ssp. *Maculosa* were planted along the original southern ring-road of Balmain Crescent. The road itself has been neglected and the landscape has taken over the area, although traces of the road remain on the landscape and is used as a walking trail for local residents and University occupants. The eucalypts planted along its length are in good condition, and are an important feature (refer view #13, p.46).

Aesthetic Values

The remaining Eucalyptus savannah woodland and later introduced species provide an important contribution to the aesthetic qualities of the area. The International Sculpture Park, a modern addition that spreads from the Old Canberra House south gardens to the boundary of the University campus near the National Museum of Australia, is an important aesthetic feature.

Social Values

The Acton peninsula remains a thoroughfare for pedestrians and cyclists who use the Lake foreshores as a regular travel route. The land may have been used as a

viewing platform for the Acton racecourse below the site, or as part of social activities at Old Canberra House.

Technical/Creative Values

The landscape of the Acton peninsula was an important part of early Acton and creative liberties were taken in the area by Weston, Bruce and the later Parks and Gardens Branch of the Department of the Interior.

The International Sculpture Park was formed in 2001-02 and contains examples of sculptured artworks from notable international and Australian artists. A number of artworks embody Australian Aboriginal themes.

5.5 Revised Summary Statement of Significance

The following Revised Summary Statement of Significance has been prepared to take into account the additional values identified above:

The Acton Conservation Area is the site of the earliest planned grouping of residential and administrative buildings of the Australian Capital Territory. It is of historical and social significance to the Canberra region and showcases valuable aesthetic qualities not found elsewhere in the city.

Acton played a significant role as the administrative, residential and social centre of Canberra, from 1911 to the 1920s, prior to the formal implementation of the Walter Burley Griffin plan of the city. The extant fabric, roads, tracks, remnant indigenous vegetation and introduced plantings and building setbacks, and alignments of the former Acton 'village' contribute to the most extensive surviving cultural landscape from that period.

A number of firsts for the new city are sited within the Acton Conservation Area, including the hostel now known as Lennox House (originally the Bachelors Quarters), the Canberra Community Hospital and Old Canberra House, the first double-storey brick residence erected after the land was resumed by the Commonwealth, and which also housed the first diplomatic mission in Australia (CHL Criteria a & c).

The Acton Conservation Area demonstrates the provision of accommodation according to socio-economic status. High level public servants and married officers were accommodated high on the ridge in Old Canberra House and the Acton Cottages. Lower ranking public servants were housed on the slope of the peninsula in Lennox House and the Acton Workers Camp, which provided nearby tent accommodation (CHL Criterion c).

The Lennox House complex, erected in stages from 1911 to 1946, is individually significant as the first hostel in Canberra and the only surviving hostel from the earliest period of development of Canberra as the National Capital. G Block is the only surviving example of a mess building associated with an early Canberra tent camp. Lennox House is important as the social centre of early Canberra; the occupants formed many of the first sporting and recreational groups in the Territory (CHL Criteria a & c).

Old Canberra House, constructed in 1913, is individually significant as the home of the first Administrator of the Federal Capital Territory and is associated with the early development of Canberra. It also provided accommodation for the first diplomatic mission in Australia, the High Commission for the United Kingdom, from 1932/36-53. Old Canberra House became an important centre for social life after the first premises of the Commonwealth Club (1955) and later the ANU Staff Centre (1966) were opened in the building (Criterion a).

The Acton Cottages, constructed between 1913 and 1929, are individually significant for the two housing 'subdivisions' associated with the early development of Canberra which accommodated high and middle level public servants. The earliest collection of cottages in

Canberra developed between 1913 and 1916 on what are now Liversidge Street and Lennox Crossing, and which together form one of the few surviving Canberra roads which predate the Griffin plan. The Balmain Crescent cottages were developed from 1924 to 1929. The Liversidge Street cottages contain two surviving examples from 1913, and one from 1916, which were the first, albeit temporary, government houses constructed for the new city:

- the cottage at number 7 Liversidge Street (1913);
- the cottage at number 16 Lennox Crossing ('Constable's Cottage') (1913), which is individually important as a highly intact example of the earliest surviving government housing erected in Canberra. The significance of number 16 Lennox Crossing is reinforced by the early garden and intact outhouses, including a loose-box and standard buggy shed and stalls, the latter shared with the former adjacent property.
- The cottage at number 8 Liversidge Street (1916), which is individually important as the only cottage dating from the earliest period of Canberra's development that is still used for residential accommodation purposes (Criteria b & c).

The remaining buildings of the Canberra Community Hospital (Old Hospital Buildings) are able to provide information on medical practices of the time. The complex subsequently served a number of purposes associated with the continued development of the region. These include early government offices, the first YMCA hostel and Nursery School in Canberra and early offices of the Australian National University. The old Department of Health Animal Laboratories and Animal House are individually significant for providing some of the first accommodation to a Government Department in the Capital, and as the location of early Commonwealth research in the ACT (Criteria a & c).

The Acton Conservation Area is demonstrably associated with architects JS Murdoch, as Commonwealth Architect and HM Rolland (1912-27), resident architect in 1912; Colonel D. Miller, first Administrator of the Federal Territory (1912-16), and TR Casaboulte, executive architect to the Federal Capital Commission. The Acton Cottages accommodated numerous public servants involved with the growth of the Canberra region as the Capital Territory, academics involved with the formation of the Canberra University College and some of the first research schools of the Australian National University (Criterion h).

Most of the gardens and landscapes of the Acton Conservation Area were formed in the initial years of Canberra's development by Charles Weston, Canberra's first committed gardener who was the first to fully develop the Garden City concept in the region. Later plantings were undertaken by his successor, Alexander Bruce, who continued Weston's landscaping schemes (CHL Criterion h).

Local Indigenous communities have expressed a connection with the landscape to the south of the Acton Conservation Area, as land that was able to support large numbers of people in prehistory (CHL Criterion i).

Principal Australian Historic Themes

2. *Peopling Australia*

- 2.1 – Living as Australia's earliest inhabitants
- 2.5 – Promoting settlement

3. *Developing Local, Regional and National Economies*

- 3.14.1 – Building to suit Australian conditions
- 3.22 – Lodging people
- 3.26.2 – Providing hospital services

4. *Building settlements, towns and cities*

- 4.1.2 – Making suburbs
- 4.1.4 – Creating capital cities
- 4.3 – Developing institutions
- 4.5 – Making settlements to serve rural Australia

- 5. *Working*
 - 5.2 – Organising workers and work places
 - 5.3 – Caring for workers' dependent children
- 6. *Educating*
 - 6.2 – Establishing schools
 - 6.4 – Building a system of higher education
- 7. *Governing*
 - 7.3 – Making City-States
 - 7.6.1 – Developing local government authorities
- 8. *Developing Australia's Cultural Life*
 - 8.1.1 – Playing and watching organised sports
 - 8.5.3 – Associating for mutual aid
 - 8.5.4 – Pursuing common leisure interests
 - 8.10.5 – Advancing knowledge in science and technology
 - 8.12 – Living in and around Australian homes
 - 8.13 – Living in cities and suburbs
- 9. *Marking the phases of life*
 - 9.1.1 – Providing maternity clinics and hospitals

6 MANAGEMENT FRAMEWORK

The Acton Conservation Area is part of the Acton campus of the Australian National University in the Australian Capital Territory. The ANU is the owner of the site, its structures and its objects. Responsibility for the protection, conservation and management of the Acton Conservation Area is vested in the ANU.

The Acton Conservation Area is afforded protection under Australian legislation, the ANU Heritage Strategy and other internal University policies. The ANU's role is to ensure that the policies in the endorsed Heritage Strategy are implemented and the heritage values of the site are conserved, interpreted and presented to the Australian community.

6.1 Australian Legislation

Environment Protection and Biodiversity Conservation (EPBC) Act 1999

The Acton Conservation Area is situated on Commonwealth land. It is listed on the Commonwealth Heritage List (Place ID105340) under Chapter 5, Part 15, Division 3A of the EPBC Act and is therefore a Commonwealth Heritage place.

Under Chapter 2, Part 3, Division 2 of the EPBC Act, Section 26 requires a person to seek approval for an action on Commonwealth land that is likely to have a significant impact on the environment (subsection 26(1)), or an action outside of Commonwealth land likely to have a significant impact on the environment on Commonwealth land (ss26(2)).

Section 28 requires a Commonwealth agency, such as the Australian National University, to seek approval for an action likely to have a significant impact on the environment inside or outside the Australian jurisdiction without approval.

Actions that may have a significant impact on the environment must be referred to the Department of Sustainability, Environment, Water, Population & Communities (DSEWPC). An action that is deemed to be a 'controlled action', if taking the action without an approval, is prohibited under sections 26 or 28 (section 67); a controlled action requires approval by the Minister for Sustainability, Environment, Water, Population & Communities. Deciding whether approval of actions is needed is covered by Chapter 4, Part 7 of the EPBC Act and approval of actions by Part 9. The departmental publication EPBC Act Policy Statement 1.2: *Significant Impact Guidelines; Actions on, or impacting upon, Commonwealth land, and actions by Commonwealth agencies* (May 2006) provides advice on the referral process.

Chapter 5, Part 15, Division 3A, Section 341Z of the EPBC Act requires a Commonwealth agency that owns or controls a place that has, or might have, one or more Commonwealth Heritage values to take all reasonable steps to assist the Minister and the Australian Heritage Council in the identification, assessment and monitoring of the place's Commonwealth Heritage values.

Section 341ZA requires a Commonwealth agency that owns or controls one or more places to prepare a written heritage strategy for managing the places to protect and conserve their Commonwealth Heritage values, to give a copy of the strategy to the Minister and to review the strategy every three years. Regulation 10.03E and Schedule 7C of the *Environment Protection and Biodiversity Conservation Regulations 2000* set out the matters to be addressed in the strategy.

Under Section 341ZB a Commonwealth agency must conduct a program to identify the Commonwealth Heritage values for each place it owns or controls, produce a register that sets out the Commonwealth Heritage values of each place and give the Minister a written report on the assessment process with a copy of the register.

Section 341ZB of the EPBC Act prohibits a Commonwealth agency from taking an action that is likely to have an adverse impact on the Commonwealth Heritage values of a Commonwealth Heritage place, unless there is no feasible and prudent alternative to taking the action and the agency has taken all measures that can reasonably be taken to mitigate the impact of the action.

Section 341S requires a Commonwealth agency to make a written plan to protect and manage the Commonwealth Heritage values of a Commonwealth Heritage place it owns or controls. Regulation 10.03B and Schedule 7A prescribes the contents of a management plan.

The Acton Conservation Area is also listed on the Register of the National Estate (RNE). Following amendments to the Australian Heritage Council Act 2003, the RNE was frozen in February 2007 and is set to expire in February 2012. Until that time, under s391A the Minister for Sustainability, Environment, Water, Population & Communities must take RNE listings into account in making decisions on actions likely to have a significant impact on the environment.

The Australian National University has begun a system of identification and assessment of places that have, or might have, Commonwealth Heritage values. The ANU Heritage Strategy includes information on the assessment program, as well as a copy of the ANU Heritage Register, information on heritage management at the University and any foreseeable risks to the Commonwealth Heritage, and other heritage values, of the ANU's Acton campus[†].

Protection of Movable Cultural Heritage Act 1986

The *Protection of Movable Cultural Heritage Items Act 1986* regulates the export of Australia's significant cultural heritage objects. Cultural heritage objects that are identified in the Commonwealth Heritage values of a Commonwealth Heritage place, such as the Acton Conservation Area, are also protected under the EPBC Act.

6.2 Agency Mechanisms

The ANU has a corporate management framework which operates in accordance with a series of policies, rather than a corporate or business plan. The University has a number of internal policies that have relevance for the management of heritage assets. The role of each is briefly examined below and are explained in more detail in the ANU Heritage Strategy.

In addition, the ANU has also prepared a Heritage Management Manual[‡], which outlines internal procedures to be undertaken by the ANU in the running of its Heritage Program. It presents a standardised set of heritage management processes

[†] The endorsed ANU Heritage Strategy 2010-2012 can be found on the ANU Heritage website: <http://heritage.anu.edu.au/index.php?pid=20>.

[‡] The ANU Heritage Management Manual can be found here: <http://heritage.anu.edu.au/index.php?pid=20>

that reflect 'best-practice'. The manual is updated regularly to account for changes in legislation and any issues that arise. It includes the following:

- Site protection protocols for Indigenous and European sites
- References to the relevant legislation
- Classifications for heritage places on ANU properties
- Contact lists for relevant government departments, non-government organisations and Indigenous groups.

Environmental Policy

The ANU Environmental Policy provides a framework for the University to establish itself as a corporate leader in its management of environmental issues. The ANU Environmental Policy:

- Establishes environmental management principles
- Presents a vision-statement specifying key goals, operational objectives and strategies and policies to achieve these
- Identifies the environmental values to be protected and enhanced and the means to do this
- Identifies environmental problems to be managed and the means to do this
- Establishes an environmental audit process as the basis for evaluation and continued improvement and involves stakeholder groups in the formation of the ANU Environmental Management Plan.

The ANU Environmental Management Plan is prepared every five years by the University's Environmental Office (ANUgreen). It takes into account the policies and processes that are outlined in the Heritage Strategy.

Landscape Protection Guidelines

The ANU Landscape Protection Guidelines seek to clearly articulate the aims, methods and procedures to protect the landscape during works that have the potential to cause damage, and to identify the respective responsibilities of University staff and external consultants and contractors in these processes.

The University has begun an identification and assessment process, whereby landscape features that have heritage significance are to be included on the ANU Heritage Database. Criteria that exist for works at, or near, significant landscape features will also be applied to places that exhibit heritage value. Where relevant, specific heritage expertise and/or advice will be sought from the appropriate government agencies or through external consultants.

ANU Masterplan 2030

The Acton campus Masterplan (CMP 2030) has been designed to provide a development framework for the Acton campus to the year 2030 and beyond. The CMP 2030 was developed through extensive consultation with the ANU, its neighbours, government, commerce and industry.

The ANU Masterplan 2030 recognises the importance of heritage to the ANU. This will continue to be maintained in the future.

Permission to Excavate Policy

The ANU Permission to Excavate Policy contains a set of criteria under which excavation can proceed on ANU property. This policy sets out certain items to be located and marked on the site before permission to excavate is given.

Where necessary, the Permission to Excavate Policy and the Heritage Management Manual will be integrated and used as a guidance framework for areas that embody heritage values and marked for excavation. It is also necessary for clearance to be obtained from the relevant University Officer before excavation to proceed to ensure any heritage values are protected and conserved.

Approvals Checklist for Alterations in or About Buildings

The Approvals Checklist for Alterations in or About Buildings lists three categories of approvals required for alterations that are associated with ANU buildings or their surrounds.

The unique character of heritage assets and the need to ensure that their significance is maintained dictates that all assets with heritage values must be included as a separate list within these guidelines. Any such actions require the approval of the Director, Facilities & Services, through a nominated officer.

Policy on Contractor Induction

The Policy on Contractor Induction applies to all Project Managers, Contractors and others appointed by Facilities & Services to provide services to the University. This includes maintenance, capital works, minor works, grounds and general service contractors (e.g cleaning and water/recycling contractors). The policy defines the induction process and the responsibilities of individual Division Officers.

The Contractor Induction Booklet includes a Short section on heritage management, as well as references to documents that outline heritage management protocols on the campus. Refer to the ANU Heritage Strategy for more information on training of agency staff.

6.2.1 Decision Making Process of Management of the site

Under the EPBC Act, the Minister for Sustainability, Environment, Water, Population & Communities is responsible for provision of advice on, and approval of activities at the site.

The Australian Heritage Council advises the Minister on identification, assessment, conservation and monitoring of heritage, and in particular provides comment to the Minister on management plans for listed sites.

The Australian National University is responsible for management of the Acton Conservation Area within the context of the direction provided by the ANU Heritage Strategy, the EPBC Act and with advice from DSEWPC.

The Director, Facilities & Services, is broadly responsible for heritage management policy and major planning activities related to heritage.

The Associate Director(s), Facilities & Services, is/are directly responsible for approving proposed activities at the site under the provisions of the ANU Heritage Strategy, ongoing liaison with stakeholders, coordinating referrals for proposed activities under the EPBC Act and coordinating the implementation of this plan, including conservation works at the site.

Works plans that are prepared by, or submitted for the approval of, the Australian National University, will adhere to the principles and protocols that are formalised in this HMP. In compliance with processes outlined in the ANU Heritage Strategy, any future developments at the Acton Conservation Area will require works plans and progress reports to detail how any works in support of the conservation of the site – including the monitoring and maintenance of building structures, repairs to internal fittings, reporting on the condition of fabric or the site's heritage values, and on-site or off-site assessment and conservation of material and artefacts – are in accordance with this Heritage Management Plan.

Where necessary, the Australian National University will consult with interested stakeholders and DSEWPC when preparing works plans or reviewing draft works plans that have been submitted for its consideration. The ANU will address any feedback when recommending to the decision maker which elements of the proposed works should be prioritised and authorised and which conditions should be applied to the authorisation, or when forwarding its comments to DSEWPC (should a referral under the EPBC Act be required).

6.3 Australian Capital Territory Legislation

Within the ACT, developments in relation to external and landscape works on ANU land require the approval of the National Capital Authority (NCA). Before approval is given for any development or alterations to Registered or Nominated sites, the University must satisfy the NCA that it has adhered to all Commonwealth, State and Territory legislation in force in the ACT. Within the ACT there are two major pieces of legislation that have relevance for heritage assets: the *Land (Planning and Environment) Act 1991* and the *ACT Heritage Act 2004*.

The University has established a relationship with the NCA due to its obligations regarding approvals for capital works on ANU land within the ACT. The ANU Heritage Office has also consulted with the ACT Heritage Unit concerning how the University's requirements under the EPBC Act will affect those assets that are Registered or Nominated on the ACT Heritage Register.

Specific places that are either Nominated or Registered on the ACT Heritage Register, and appear in the Acton Conservation Area, are outlined in Appendix 1.

7 MANAGEMENT REQUIREMENTS, CONSTRAINTS AND OPPORTUNITIES

7.1 Goals

The Australian National University's primary objectives for the Acton Conservation Area are threefold:

- The Acton Conservation Area should be valued, protected and understood.
- Significant fabric should be conserved in its original context.
- Research and conservation partnerships are to be encouraged, particularly to enrich the interpretation and public awareness of the site.

An interpretation plan should be prepared that outlines how the Commonwealth Heritage values and other values of the Acton Conservation Area should be conserved, presented and transmitted to all generations.

On-site, this involves managing access to and activities at the place appropriately and ensuring that there is an appropriate program of works to conserve and present the historic buildings, landscape features and associated cultural heritage objects.

Off-site, this involves documenting and interpreting the place in a manner that encourages Australians to appreciate the experiences and achievements of the early development of Canberra. Innovative technologies should be examined to enable people to appreciate the site's values without having to travel to the Conservation Area.

The Australian National University aims to ensure that on-site conservation and off-site documentation and interpretation are substantially complete by the centenary of the founding of Canberra in 1913. As part of the celebrations visitors should be able to stand inside the buildings and experience the unique nature and history of the area - either in reality or virtually - and know that the Conservation Area is fully documented and conserved, in the hope that they may be similarly appreciated for the next generation.

In implementing this HMP, the Australian National University aims to focus on sympathetic works to the buildings, conduct investigations into the movable cultural heritage in and around the buildings and continue to monitor the Conservation Area.

Recent developments in the Acton Conservation Area have met with a variety of responses from DSEWPC, the National Trust and the public in general. The Crawford School at Old Canberra House was the first major development in the area for seven years and is reflective of the University's requirements on the Acton campus. Any such developments in the future are to be examined in association with the principles, protocols and policies outlined in the HMP.

7.2 Proposals for Change

This HMP does not envisage any alterations to the identified Commonwealth Heritage and other values of the Acton Conservation Area. While potential locations for development are identified, any actions are to be sympathetic to the identified values of the Conservation Area or its separate elements. The HMP formalises

existing management arrangements and aligns current University policies with Australian and Territory legislative requirements.

The Australian National University will continue to be responsible for authorising activities at the Acton Conservation Area in accordance with policies that it administers for the effective and sensible planning of the Acton campus. The ANU will continue to consult with DSEWPC, the Australian Heritage Council, the National Trust and other interested stakeholders, as appropriate.

This HMP also finalises the management zones established by the Commonwealth Heritage List. The CHL entry for the Acton Conservation Area requires minor revisions and the Hospital Administration Building (A Block) and Number 8 Liversidge Street must be included in the site description map. Other aspects of the landscape, in particular those associated with the Acton peninsula and located to the southwest of the Vice-Chancellor's Residence, should be considered for inclusion on the CHL.

7.3 Pressures on Commonwealth Heritage Values

7.3.1 Environmental Pressures

Adverse weather conditions

A major 'supercell' hailstorm hit Canberra in February 2008, dumping nearly one metre of ice in a very short span of time. Major damage was reported throughout the City, including to the roof of the Civic shopping centre, National Gallery of Australia, National Museum of Australia and a number of buildings on the Acton campus. The following day many buildings in Canberra were also subjected to flash flooding, caused by storm water infrastructure's inability to cope.

Fortunately, most of the buildings and landscape of the Acton Conservation Area were not damaged or suffered only minor damages. A number of the Acton Cottages sustained damages to the walls and floor fabrics through leaking roofs, though were minor and have since been repaired. The ANU reacted quickly to the damages and the repairs were carried out soon after.

It is difficult to predict such heavy storms in Canberra, and more difficult to undertake protective measures to all of the buildings in the Acton Conservation Area. It is known that a number of major storms have hit the Capital in the past hundred years, including those of 2005 and storms effecting more than 25,000 people in January 1996. In all instances damages to the Acton structures were minimal. This can be seen as a result of the unique nature of the place and the high quality of workmanship of the buildings, coupled with a certain degree of good luck.

Faunal Impacts

Damages resulting from native fauna forcing an entry into the buildings on the Acton campus are largely uncontrollable, though manageable. The mature tree species (many of high significance) are inviting to creatures such as possums and the warm interiors of roof space are ideal for nesting. Though the damages resulting from fauna have been repaired on many of the buildings, possums continually force entry to some of the structures.

Recommendations for the control of possums in roof spaces are outlined in *Life in the Suburbs: Urban Habitat Guidelines for the ACT*[§]. This guide aligns with standard NSW National Parks & Wildlife Service (NPWS) protocols for the control of possums. Rather than removing the creatures, the Guidelines note the positive effects of constructing a detached possum nest elsewhere on the grounds, adjacent to the mature tree species. This action would serve to control the nesting of the animals and remove them from the structures.

In line with these recommendations, the ANU Maintenance and Gardens & Grounds Divisions have taken steps to manage the campus possums. A number of ply-wood boxes have been placed in trees throughout the Conservation Area to provide a comfortable nesting place for the animals. Routine inspections and cleaning of the nesting boxes ensures the animal waste is controlled and removed. Implementation of this system should be examined for all buildings in Acton that have been affected by possum damage and the results monitored over a fixed term (six-month to one year period).

Feral cats find entrance to the sub-floor spaces, where many often expire, resulting in a disagreeable odour. This is relatively easy to control if the external sub-floor areas are skirted and maintained. However, this also depends upon a certain degree of control by the current occupants of the buildings, some of whom are known to feed the animals.

Major termite damage has been noted for a number of buildings in the past, though these have largely been repaired and the termites removed. The ANU monitors the presence of termites and takes steps in removing the creatures. No recent termite damage was observed in any buildings of the Acton Conservation Area, although signs of previous damages were noted at Lennox House I Block and 7 Liversidge Street.

7.3.2 Fire safety and Protection

One of the greatest risks to timber buildings is fire as a result of accidental or deliberate human action. A number of bushfires have been recorded in the vicinity of Black Mountain, although these do not appear to have threatened the early Acton structures. At least one of the Acton cottages has been destroyed through arson and fire events have threatened others.

Fire safety audits of all University buildings are undertaken on a regular basis. The most recent fire audit (2010) noted that the buildings were sufficiently outfitted to deal with a minor fire breakout.

Safety systems include external fire hydrants, internal hoses and extinguishers in obvious places (often in old built-in cupboards near the front entrance to the buildings) and full sprinkling of the structures in some instances. Such installations are necessary and are largely sympathetic.

[§] Mitchell, B. 2008. *Urban Habitat Guidelines for the ACT*. (www.lifeinthesuburbs.net.au)

7.4 Logistical Constraints

Remoteness

Prior to the inundation of Lake Burley Griffin in the 1960s, Acton was an inviting area. It was located on high land, sheltered by Black Mountain and contained numerous native tree species. However, the small settlement gradually lost its importance with the development of other areas of Canberra and resulted in relative isolation from the City and Parliamentary Triangle. Acton was also seen as a very distant and separate part of the ANU campus during the first twenty years of its development; major developments were focused in the centre of the campus to the north. Since the Molonglo Arterial/Parkes Way was formed in the late 1970s, Acton has slowly regained some of its past prestige and attention has once again been focused on developments in the area.

The remote nature of Acton is now considered an advantage that the other areas of the ANU campus do not enjoy. Other than a few examples, developments have been relatively low-impact throughout most of the Conservation Area. This, coupled with maturing vegetation and unique views, have resulted in a highly attractive area that is looked upon as prime land for redevelopment.

Resources

The Australian National University is responsible for ensuring the site's conservation and management and the preparation and implementation of this HMP. The University will accord the conservation of the heritage values of the Acton Conservation Area the highest priority, within the capacity of its heritage management resources.

The Australian National University is not specifically resourced to undertake on-site conservation works within the Acton Conservation Area.

7.4.1 Other University Developments

As part of the natural evolution of the ANU campus it is likely that some developments will occur in the Acton Conservation Area in the future. A number of opportunities exist for sympathetic developments. Of note, these include the site of 9 Liversidge Street (with the removal of the 'transportable' currently on-site) and extensions to the Lennox House complex for child-care facilities or permanent accommodation for the Canberra Environment Centre (Sustainable Learning Community) and Bicycle Recyclery. Development opportunities also exist for the carpark between Lennox House and Constable's Cottage.

Any proposed developments should be sympathetic to the heritage values of the place. For example, improvements to the Gardener's Depot should not obscure the inherent connection between the Animal House and Animal Laboratory buildings. On a wider scale, the connection between the different zones must also be retained. These include significant views and vistas, such as the view of the Hospital Administration Block from the Acton Cottages, and the specific fences, hedges or landscape 'buffer zones'.

The construction of the Crawford School at Old Canberra House, completed in early 2010, is a major addition to the Area. Works included the construction of a large three-storey building linking Old Canberra House and the WEH Stanner Buildings,

the transfer of the Chauffeur's Cottage and Garden shed from their original sites and the removal of a number of significant trees of the western cypress shelter belt. This development looks set to be followed by an extension of the Crawford School to the northwest in 2011-12. Investigations have revealed that little heritage values will be lost in the construction of this building and the notable grassy woodland ecosystem is protected. All actions associated with this development are to align with the policies outlined in the HMP; a Heritage Impact Statement has been prepared for the proposed works and a referral opened under the EPBC Act.

The recent demolition of the Women's Ward (B Block) of the Old Hospital Buildings will make way for a formal entrance and research facility for the Research School of Earth Sciences from Mills Road. B Block is not actually considered part of the Acton Conservation Area, though has been nominated for the ACT Heritage Register. A feasibility study (John Armes 2007) noted that little values associated with the hospital complex would be lost with the proposed development. Approval has recently been granted from DSEWPC and the ACT Heritage Unit to proceed with the proposed works.

Development policies for the Acton Conservation Area are outlined in Section 8.

No other major developments are due to occur in the Acton Conservation Area during the life of this plan. Any proposed maintenance works will proceed with due respect for the heritage values of the different zones.

7.5 Conservation Works

Generally, the majority of the buildings that constitute the Acton Conservation Area are in fair-good condition, are structurally sound, with a medium degree of intactness. However, a number of buildings require repair and/or restoration works to ensure that the values are retained.

7.5.1 Lennox House – I Block

Lennox House I Block is in a poor state of repair. The building has been altered and years of neglect have seen the gradual deterioration of the different components. Much of the original fabrics of the two phases (1911 & 1923) are damaged and the building requires extensive repairs to ensure it is fit for occupation.

Internal modifications must be approached with a 'minimum removal' attitude to the original fabrics. Guidelines to restorative works were summed up by Armes (2007), who recommended that the first phase of the building, the Warden's Flat, be returned to its original appearance, construction and finishes, along with a selection of later rooms, including a bathroom and the verandah. This policy demonstrates a high standard of conservation practice and ensures that the original character of the Lennox House buildings is maintained and enhanced.

Block I requires a range of basic conservation work, including:

- Installation of window sashes recently removed
- Removal of fibro and louvres at verandah
- Work to extend the life of the roofing
- Repairs to verandah floor
- Reconstruction of windows and doors
- Repairs to concrete piers supporting the floor

The University is currently considering options for the building, including future uses such as child-care purposes or University office space. Complete demolition of the building should only be considered if other options for the retention of the building, including the procurement of external funding, have been exhausted.

7.5.2 16 Lennox Crossing – Garage

The buggy shed/garage structure located on the boundary of 16 Lennox Crossing (Cottage No. 3) and Cottage No.2 (previously destroyed) was likely not the first of such structures in the Territory, yet remains a unique surviving structure for the area and is representative of new technologies at a particular time.

The unfortunate removal of the garage roof (in 1999) has accelerated the decay of both internal and external fabrics, with the surrounding overgrown vegetation fueling this process. Much of the fabrics have been damaged and the entire roof structure should be replaced.

A Conservation Report for the stables undertaken by Eric Martin and Associates (2001) outlines a number of options, from complete demolition to conservation of the building as a ruin. The surrounding vegetation has recently been pruned and the interior cleaned and inspected; the University is currently examining options for the site.

7.6 Risks to Cultural Heritage Objects

7.6.1 Management and Documentation of Objects inside buildings

Very little movable cultural heritage objects remain in the buildings of the Acton Conservation Area. To preserve the archaeological (as opposed to interpretive or aesthetic) value of any items that are recovered, their location should be documented before they are moved or deteriorate. The values may be similarly compromised if the documentation is not available for research.

Significant objects may be treated to stall further deterioration, preferably on-site. The storage of items such as failed building materials (e.g. window & door locks, light fittings, electrical fixtures, etc.), within the buildings is appropriate, as long as this does not obscure the aesthetic values and current University uses. A process has begun of removing these cultural items to the Acton Tunnel, where they are documented and locked in a storage facility.

7.6.2 Documentation of Cultural Heritage Objects and Artefact Scatters

The original locations and patterns of deposition of cultural heritage objects may contain information on human behaviour beyond that found in documentary sources. While it is likely that the placement of artefact scatters on the site are influenced by human intervention in the present, the patterns and placement of these objects could yield information that will contribute to a wider understanding of the past. Therefore, it is important that site management aims to document the items in context, as exposure permits, and prioritise items that are exceptional and require treatment to ensure their survival.

Any items that are removed from the Acton Conservation Area that may embody heritage values are to be stored in the Acton Tunnel or a secure repository on the University campus. Access is restricted to those associated directly with ANU Facilities & Services Division or with the actual item itself.

7.7 Current and Future Uses

The Acton Conservation Area is owned and managed by the Australian National University, ACT. The current uses of the buildings are summarised in Section 4. Generally, they are mostly used as office research or teaching space by the University or its associated affiliates. Two Acton cottages and Lennox House are used for child-care purposes and 8 Liversidge Street is used as a residence. The conversion into University offices from residential accommodation or administrative structures was a gradual process. Though this process involved, in many cases, substantial alterations to the buildings, much of the original character has been retained and some highly intact features are found throughout.

Any preferred new uses for the remnant structures of the Acton Conservation Area are those that will enhance the appreciation of the place and ensure the conservation of the identified significant structures and landscape features. However, as a constantly evolving research institution, the buildings must be congruous with ANU purposes. Future uses of the buildings may be considered compatible if the following criteria are met:

- The cultural significance of the buildings and their significant interior spaces and detail are not compromised.
- The integral relationship between the significant landscape setting, individual gardens and buildings is not compromised.
- The proposed new use need not necessarily be sympathetic to the original use, though it must not compromise the cultural significance of the buildings and landscape setting.
- Significant fabric and space are not to be damaged or destroyed.
- Any modern services required (e.g. fire safety provisions, lift, air-conditioning, amenities, etc) for any potential new use will not cause damage, destroy or compromise the buildings or any interior spaces of significance.
- Any unsympathetic accretions or installation of services are to be removed or reversed as part of future works to accommodate new uses.
- The fixtures or fittings required for the new use would not damage or compromise the significant fabric or spaces.
- The types of occupants should be selected on the basis that they 'fit' the building's extant spaces; the reverse approach wherein the significant fabric of the building is altered and/or demolished to suit the requirements of the occupants is unacceptable.

8 CONSERVATION POLICY

In meeting its obligations to conserve the Commonwealth Heritage, and other values of the Acton Conservation Area, the Australian National University will ensure that the site is managed in accordance with the highest conservation standards.

The following policies are presented under various headings seen to be those of critical importance to the conservation of the Commonwealth Heritage values, the buildings and their settings. Each group of policies has been followed by an explanatory segment which is intended to highlight the intent behind the policy. This has been done to assist any future discussion of the merits of the policies and possible changes to their recommendations.

Management Policies will uphold the key principles of previous Heritage Management Plans or Heritage Studies where relevant, as well as addressing legislative obligations.

8.1 Managing Change

Adoption of the Heritage Management Plan

Policy 1.1 The Australian National University has formally adopted this HMP. It will become a standard requirement for works contemplated in or around the Acton Conservation Area to be in accordance with its recommendations.

Policy 1.2 This HMP should be submitted by the ANU to the Australian Heritage Council for approval, before being gazetted and tabled in Parliament as a legislative instrument in accordance with s341S of the EPBC Act.

It is a requirement of s341V of the EPBC Act that a Commonwealth agency must not contravene a plan made under s341S. In addition, s26 of the Act prohibits a person from taking an action on Commonwealth land that is likely to have a significant impact on the environment, while s28 prohibits a Commonwealth agency from taking an action that is likely to have a significant impact on the environment inside or outside the Australian jurisdiction.

Proper Use of the Management Plan

Policy 1.3 The management of the site known as the Acton Conservation Area will be informed by an understanding of the cultural significance of the place as described in this Heritage Management Plan.

Policy 1.4 A management structure will be implemented which incorporates the following elements:

- Integration of conservation policies into the overall management of the site
- Provisions for the long-term conservation of the cultural significance of the site
- Dissemination of the aims and intentions of this HMP to appropriate officers

- An outline of the responsibility, at each staff level, for implementing the Heritage Management Plan
- Strive to reach a balance between proposed site functions and the conservation of cultural significance
- Maintenance of a permanent archive at the ANU

Policy 1.5 Heritage management expertise will be drawn upon to ensure that:

- Effective and consistent conservation practices are implemented across the whole site, including the continuous protective care of the grounds
- Areas to be managed are created on logical spatial units that maintain the integrity of the whole site and the various precincts within it

The Acton Conservation Area is managed by the Australian National University.

This Heritage Management Plan has endeavoured to identify the reasons why the Acton Conservation Area as a whole, and each of its major elements, are significant. The Statement of Cultural Significance and the significance assessments of individual elements within the site, the policies recommended and the options discussed throughout this report will guide future planning and works.

The conservation policies make recommendations regarding the conservation of the place so that any proposed future intervention will not result in inappropriate loss of cultural significance. It is intended to be of practical use to the managers of the site, enabling them to make decisions about the place having due regard to its significance.

The effectiveness of this HMP depends on its being implemented. An effective management structure is required to ensure that the policies are implemented. The document will be made available to, and read by, all relevant officers. In addition, it is essential that all officers are made aware of the processes which are to be followed when proposing maintenance or other work which involves the modification of significant fabric.

A person shall be nominated by the Director, Facilities & Services, to be responsible for making all decisions related to this HMP.

Statutory Considerations

Policy 1.6 Works approval for demolition and for the external design and siting of any new building in the Acton Conservation Area will be sought from the National Capital Authority (NCA) and the Department of Sustainability, Environment, Water Population & Communities (DSEWPC).

Policy 1.7 The NCA and DSEWPC will be given opportunity to consider and comment on any proposals that may affect the cultural significance of the site. If necessary, the works will be formally referred under the EPBC Act.

Policy 1.8 Upgrading of buildings to comply with requirements of the Building Code of Australia and Disability Discrimination Act will

be undertaken in a way which considers the cultural significance of the group of buildings and their settings.

- Policy 1.9* The descriptions and Statements of Significance on the listings maintained by DSEWPC (CHL and RNE) for the Acton Conservation Area (and Lennox House) should be updated to reflect the findings of this report and periodically reviewed to ensure the cultural values of the place are accurately represented in statutory listings.

Both the NCA and DSEWPC have jurisdiction over works at the Acton Conservation Area.

The Australian National University campus, including the Acton Conservation Area, is Designated Land and as such under the jurisdiction of the National Capital Authority (NCA) for external design and siting of any new development.

Works to upgrade the existing buildings to comply with the requirements of the Building Code of Australia (BCA) and the Disability Discrimination Act (DDA) guidelines will consider the cultural significance of the site and the fabric.

The findings of this HMP have been based on extensive research and analysis of all aspects of the Acton Conservation Area. The assessment of the place's cultural value has not been undertaken lightly.

Approach to Maintenance of the Fabric

- Policy 1.10* Routine maintenance is undertaken by the ANU Maintenance Division, in sympathy with the identified elements of significance in this HMP.
- Policy 1.11* The significant fabric of the buildings and their landscaped settings will be maintained to an appropriate heritage standard to safeguard the heritage values of the site.
- Policy 1.12* Work done to the significant fabric of the buildings and their settings will be undertaken in accordance with the principles of the Burra Charter.

Routine maintenance inspections are undertaken on the buildings of the Acton Conservation Area in order that the significance of the items is retained for future generations and that they are fit for University occupation.

In general, the approach towards maintenance of the historic and culturally significant fabric will be in accordance with the Australia ICOMOS Burra Charter, which is widely recognised by conservation professionals in Australia as the standard for conservation practice. Work done on items of heritage significance is generally required to be undertaken in accordance with the principles of this Charter. While the HMP provides an assessment of the condition of the place, the precise specifications of the maintenance or restoration works are not detailed; each are examined on a case-by-case basis when works are proposed.

Approach to Changes to the Fabric

- Policy 1.13* While recognising the need for change, the approach to the building fabric will be one of sympathetic intervention.

The fundamental principle of the Burra Charter is one that requires the least intervention in the fabric as possible while achieving the desired results. This approach as applied to the Acton Conservation Area site would recognise the intrinsic value of the fabric and its ability to tell an important story. It is an approach that respects the existing fabric and intervenes, when necessary, in a sensitive way.

Policy 1.14 Retain, enhance and retrieve culturally significant fabric as the opportunities arise.

This policy will be implemented when and as the opportunities arise and take into consideration the differing needs of the various future uses.

Recording Changes

Policy 1.15 Changes to the Acton Conservation Area will be carefully recorded.

When decisions are made requiring changes to the building fabric a process of recording those changes will be immediately instituted. All changes to the Conservation Area, including change of use and occupation patterns and changes to the fabric of the site (building and landscape) will be recorded.

It is conceded that the fabric can tell an important story; this fabric will be carefully recorded to ensure that the story is not lost or diluted. Future generations of historians, scientists and archaeologists will be grateful for the adoption of this attitude. The record of these changes will become part of the permanent archive held by ANU Facilities & Services Division, in conjunction with ANU Central Records and University Archives at the Noel Butlin Archives Centre.

The extent of significant fabric has been impacted by numerous alterations to many of the buildings. However, it is important to document the site, creating a record of the existing buildings and site elements. Past alterations, even if unsympathetic, reveal an important chapter in the life of the structure and the changing attitudes and uses of the Acton area. A full record of such changes will facilitate understanding of the buildings in the future and provide the basis for comparison of any new works carried out.

Integration of the Services

Policy 1.16 Upgrading of services to the significant buildings will be undertaken in such a manner as to ensure:

- Minimal impacts on significant fabric.
- The location of services in areas designed for, or previously damaged by, services.
- The location of services in areas that are not visible, wherever feasible.
- The provision of services that are complementary to their surrounding.
- The use of fixings that do not damage significant fabric, where practicable.

It is recognised that services of a specific nature may be required for future new use(s) of the buildings and that future upgrading of services will be needed. These will be designed with respect for the significant fabric and spaces.

Conservation Advice

Policy 1.17 Conservation work undertaken at the Acton Conservation Area will be carried out in consultation with qualified and experienced conservation consultants acting within the guidelines of the adopted HMP.

The Acton Conservation Area includes a number of significant buildings and landscape elements. The conservation of a wide variety of items requires the expertise of professionals. The coordination and briefing of these professionals will be performed by a suitably qualified conservation consultant, such as a conservation architect, in conjunction with ANU Facilities & Services Division.

Policy 1.18 Prior to undertaking conservation, maintenance or demolition works on any part of the significant building's fabric or spaces, additional investigations may need to be carried out.

The purpose of additional investigations would be to:

- a) Assist in the determination of the impact of future works on the elements, spaces or components.
- b) Assess the suitability of specific adaptive re-use works required for the accommodation of a new use, or for the upgrading of facilities for an existing function. This would include the assessment of impact of:
 - Detailed alterations in relation to significant spaces, details and fabric.
 - Removal of unsympathetic additions which may or may not reveal or deface the significant fabric.

Additional investigations would be required to assist any proposed conservation works, including the examination of window and door locations and original joinery details, colour schemes, etc.

Archaeology

Policy 1.19 The assessment of the likely impact on the archaeological resource of any area considered for development, within or adjacent to the boundary of the HMP curtilage, will be undertaken prior to works commencing.

Policy 1.20 An Archaeological Management Strategy will be prepared for any proposals that are likely to have an impact on the archaeological resource of any proposed development areas within the HMP boundary area.

Policy 1.21 Any excavation works that may be required at the site shall be undertaken with care. Significant findings during excavation will be reported immediately and not be disturbed until the appointed ANU representative issues formal instructions.

Conservation, reconstruction, refurbishment or upgrading of works associated with any compatible future use proposal may result in the potential disturbance of, or uncovering of, the evidence of activities associated with earlier uses. In order that the history and significance of the building and its site may be fully understood and appreciated, the evidence shall be professionally recorded and assessed. The

planning of works affecting the buildings and grounds is to consider the effect on the identified archaeological resource. Impacts will be minimised wherever possible.

Priority will be given to retaining the archaeological resource, if assessed to be of significance, undisturbed. To this end, recommendations to minimise disturbance will be considered once details of specific works impacts are known. The discovery of major archaeological remains may require localised stop-work while the remains are recorded and advice sought. The ANU Heritage Management Manual** outlines specific processes relating to the possible discovery of archaeological material, including Indigenous heritage consultation.

Contractors on site are required to report archaeological remains to the appointed ANU representative and are encouraged to do this. Allowance for time variations will be permitted.

Interpretation of the Site

- Policy 1.22* Prepare an Interpretation Plan for the Acton Conservation Area that examines the need for accommodating visitors to the site while protecting the significant cultural fabric of the place.
- Policy 1.23* The interpretation of the whole of the Acton Conservation Area, including the landscaped setting and archaeological evidence (potential structures and artefacts found on the site), will be seen as an important element of the conservation of the place.
- Policy 1.24* Any reconstruction of parts of the site will be on the basis of their ability to interpret key aspects of the cultural significance of the place.
- Policy 1.25* Retention of any unsympathetic alterations will be on the basis of their ability to interpret key aspects of the cultural significance of the place.
- Policy 1.26* The site's history has been documented in this and other relevant CMP/HMPs. The continued publication (via the ANU Heritage webpage) and revision of this text will facilitate public appreciation and interpretation of the Acton Conservation Area in the future.

The following possibilities will be addressed in the interpretation of the site:

- The continued accessibility of the site by the public, with controlled access to buildings.
- Publicity.
- Presentation of a site map with a basic site history and key indicators of significant items and elements within the site.
- A modest interpretive display at a number of key locations.
- Publication of an interpretive document (to accompany the published history).

Public access will be coordinated with the ANU to determine times that will not disrupt the research or other work in the Acton Conservation Area (whether for University or other purposes). The frequency of open days will also be determined by an assessment of the anticipated nature and extent of the adverse impact on the

** <http://heritage.anu.edu.au/index.php?pid=20>

fabric arising out of public visitation. The frequency shall be determined and subsequently monitored (and revised if necessary to minimise adverse impact).

Policy 1.27 The Interpretation Plan will allow for the interpretation of all elements of the site, either current or 'lost'.

The interpretive displays and information will be prepared to enable the significance of each item to be understood by future generations.

For any proposed future use, adequate financial resources will be made available for the professional preparation of an Interpretation Plan, in order that the representation of the buildings to the site's users and occupants, the general public and the visitor is carefully planned to accurately and simply reflect the scientific, historic, aesthetic and social importance of the place.

Policy 1.28 The important phases of the historical development of the Acton Conservation Area will be acknowledged in the future interpretation of the site, including:

- The development of Acton as an early collection of residences and administrative facilities in Canberra, connected with the foundation and early growth of the Federal Capital Territory.
- The development of the Capital by the FCAC and FCC, both groups linked to planning and developments in the Acton area.
- The decline of the Acton area as the centre of administration and social networks of the Capital and the use by other notable occupants such as the British and South African High Commissions and Commonwealth departments.
- The birth and growth of the ANU.
- The development of the southern aspect of the ANU campus and recognition of the Conservation Area.

The distinct phases of the development of the Acton Conservation Area will be acknowledged and interpreted in any future proposals. The historical development of the place is demonstrated through the physical development of the buildings and landscape setting.

Public Accessibility of the Heritage Management Plan

Policy 1.29 A copy of the adopted HMP will be lodged with DSEWPC.

Sections of the HMP (to be determined by the Director, Facilities & Services) will be accessible to the public in order to raise and foster community awareness of the significance of the Acton Conservation Area.

Review of Heritage Management Plan

Policy 1.30 This HMP will be reviewed by the ANU as the need arises. The results of future studies will be kept up to date, regularly reviewed and revised as necessary. The adopted HMP must be reviewed every five years (EPBC Act s341X).

This HMP, and particularly the conservation policies found herein, may need adjustment to take into account discrepancies and unforeseen circumstances, to clarify intentions or as a result of uncovered evidence. It is a requirement of the EPBC Act (s341X) for management plans to be reviewed at least every five years.

8.2 Policies for Future Use/Development

- Policy 2.1* The site will continue to be used by the Australian National University or its associated affiliates.
- Policy 2.2* The preferred new uses for the significant buildings are those that enhance the appreciation of the significance of the place, ensure the conservation of the important buildings and landscape features and further research work at the ANU.
- Policy 2.3* New buildings to suit the ongoing requirements of the ANU may be introduced to the site provided that they respect the significance of the place, the pattern of historic development and the topographic and landscape characteristics of the place. The inter-relationship of the different zones of the Conservation Area must also be taken into account, including the views and notion of the landscape as natural buffers that serve to demarcate the zones.
- Policy 2.4* Any future use of the site will acknowledge the significance of the land as a place facilitating scientific research and associated activities and have regard to issues of public access.

Principles for the adaptation of the ACA site have been previously discussed in Section 7.7. New future use(s) for the buildings would be considered acceptable/compatible provided that they adhere to these principles.

The management of the site will include careful siting of any future development so it will enhance appreciation of the cultural significance of the place.

Section 4 has identified and described the characteristics of the various zones (based upon the different site complexes) within the ACA that combine to create the total area. The function and character of these zones will be considered when determining the location of any new building on the site.

While the Acton Conservation Area is an important site as a whole, it is also important to recognise the values of the separate zones. Distinct features of the place, including any remnant fences, hedges or areas of undeveloped landscape that serve to demarcate the separate zones, must be maintained.

8.3 General Treatment of the Fabric

- Policy 3.1* Significant elements such as fabric, relationships, spaces or vistas, as outlined in the HMP, will be carefully considered for any future proposals. This will ensure that the work will not reduce, but reinforce, the identified levels of significance.

- Policy 3.2* Appropriate conservation methods and processes will be used to guide conservation of the building(s) and site fabrics, features and artefacts.
- Policy 3.3* Surviving areas of significant original and early fabric and spaces of the original construction and design will be retained intact and conserved unless otherwise stated within these policies and as funding provides for.
- Policy 3.4* All conservation works will be preceded by thorough investigation and monitored to assess their effectiveness.
- Policy 3.5* Identified fabric, features and associated artefacts of contributory and little or no significance to the Acton Conservation Area will either be conserved, through retention and interpretation, or recorded prior to adaptation or removal.

8.4 Specific Treatment of the Built Fabric

8.4.1 Lennox House

A Block

A Block is in good condition, but requires some work to the fabric to arrest deterioration to walls, floors and joinery. The roofing has been replaced. Timber floors, ceilings and walls should be retained, along with original windows and doors. Details such as ceiling vents and any original fittings (e.g electrical conduits) should also be retained.

- Policy 4.1* The following should be addressed:
- Repair termite damage (NW crnr and near toilets)
 - Any original fittings or fixtures, including electrical conduits or other components affixed to the external façade are to be maintained.
 - Original vents are to be maintained.
 - Where necessary, joinery should be made that reflects the original style.
 - Any internal modifications should be approached with a ‘minimum removal’ attitude to original fabric.

D Block

D Block is in good condition, though requires some work to arrest deterioration to walls, floor and joinery. The roofing has been replaced in the past and any necessary repairs should be fairly straightforward.

- Policy 4.2* The following should be addressed:
- External façade should be restored to its original appearance when feasible.
 - The remnants of the covered way roof should be retained as the only physical evidence of this element surviving at Lennox House.

- Replace inappropriate verandah posts and concrete floor when economically feasible.
- Building should be recognised as part of a loosely symmetrical relationship with G and H Blocks.

E Block

This building has moderate heritage significance for the Lennox House complex, although it intrudes on higher-status heritage values regarding the view to F Block. Removal of E Block would allow the architectural significance of F Block to be more visible. The building is in reasonable condition.

Policy 4.3 The following should be addressed:

- Building should be thoroughly recorded and its removal investigated at a date when it is seen that the building is no longer necessary.
- The presence of asbestos-cement sheeting should be examined and, if necessary, removed.

F Block

F Block should be retained and its interior conserved to return the building to its original appearance. The building is in good condition (exterior quality is high), but the removal of many internal walls has changed much of the architectural character and quality.

Policy 4.4 The following should be addressed:

- Adaptation of the building is conditional on the retention of sufficient original material to explain its original configuration.
- Any new use should retain windows, doors and other external elements.
- Appropriate safety and access standards must be adhered to, but any alterations must be as sympathetic as possible.

G Block

G Block is in good condition, although a series of infill works (e.g. modern amenities) obscure much of the architectural character and quality of the building.

Policy 4.5 The following should be addressed:

- The interior of the building should be returned to its original appearance upon cessation of current activities at the site.
- Adaptation of the building should be conditional upon retention of all original materials.
- Refurbishment should aim to reconstruct original decorative finishes and furnishings as much as is possible.
- Modifications to the east façade (1920s addition) are acceptable subject to an emphasis of symmetry.
- Roofing requires attention.
- External painting is weathered or incomplete. There is an opportunity to recover some of the historic character of the

building with accurate re-painting of the key features (e.g. chimneys, fireplaces, roof trusses).

H Block

H Block is generally sound and is an important part of the 'perimeter' of Lennox House.

Policy 4.6 The following should be addressed:

- The modern verandah has an excellent aspect, though the roof is unsympathetic to the adjacent roofs (of Blocks H and G) and should be replaced.
- Exterior of the building should be conserved and returned to its original appearance as closely as possible.

I Block

I Block requires a range of basic conservation work to enable the building to be re-opened for University purposes. The building contains rooms which are part of the first phase of construction of the Bachelor's Quarters (1912). The second phase (1923) is less significant, though it does sustain the architectural character of the complex. All options for the retention of the building should be examined prior to proposals for demolition, including external funding.

Policy 4.7 If the building is to be retained, the following should be addressed:

- Sympathetic additions are a possibility (see 1998 plan, Appendix 4).
- The building is suitable for child-care purposes, though investigation of other uses should be undertaken, subject to an assessment of the impact of any proposed alterations on the heritage values.
- Internal modifications should be approached with a 'minimum removal' attitude to the original fabrics.
- The first phase of the building (Warden's Flat) should be restored to its original appearance, construction and finishes, along with a selection of later rooms, including a bathroom and the verandah.
- Window sashes that were recently removed should be replaced.
- Removal of fibro and louvres at verandah.
- Works to extend the life of the roofing.
- Repairs to verandah floor.
- Reconstruction of original windows and doors.
- Repairs to concrete piers supporting the floor.

Laundry A

Laundry A is in good condition, although there are some concerns with the weathering of the ground floor under the floor slab.

Policy 4.8 The following should be addressed:

- The floor slab should be under-pinned.
- Consideration should be given to stabilising the building and displaying it as a protected relic.
- Future uses should be examined, including a small storage building, art studio or garden shed.

Grounds and Landscape

The landscape of Lennox House has gradually been reduced and there is a danger of Weston general landscape scheme to become lost or diluted.

Policy 4.9 The following should be addressed:

- Any trees at Lennox House are not to be removed or damaged without consultation with ANU Gardens & Grounds.
- No displacement of buildings is to occur in the Lennox House zone and any additional buildings are to be in sympathy with those at the site.
- Interpretive materials are to be installed that fully convey the evolution of the site and the role Lennox House has played in the development of the Acton area.

8.4.2 Old Canberra House

The Residence (Old Canberra House)

Generally, Old Canberra House is in good condition, though has been heavily modified over time. Recent developments at Old Canberra House have re-vitalised the zone, with the re-introduction of catering facilities, repairs to the Residence and outbuildings and an upgrade of the services. Emphasis must be placed on the retention of any original elements.

Policy 4.10 The following needs to be addressed:

- Minor repairs and paintwork to external roughcast coating.
- Roof tiles need minor repairs and measures should be taken to prevent possums from entering.
- Gutters and downpipes should be repaired/repainted or replaced as necessary.
- Modern display cabinets in front vestibule should be removed, when economically feasible.
- Fireplaces should be repaired and opened up/showcased, where possible.
- The difference between the original (few) and later windows are obvious. This theme should be continued, with the eastern wing adhering to the later style of fixture.
- Cracking in internal plaster or paintwork should be addressed, including the ceilings.
- Any original door or window furniture must be retained and/or repaired as necessary.
- Verandah rails should be repainted/repaired.

- Interpretation should be displayed in a location that will not disrupt regular University operations.
- Enclose or remove air-conditioning units at front and rear.
- Any unsympathetic internal additions or alterations should be gradually removed in the west wing.
- Any office shelving is not to be attached directly to walls and any damages from old shelving repaired.
- Any pictures, posters, notices or other items are to be attached to noticeboards, hung from picture rails or otherwise attached in a way that will not result in damages to the paint or plasterwork.
- Wherever feasible, any introduced services are to be hidden, and any past unsympathetic installation of services are to be reversed.

Chauffeur's Cottage

Following recent refurbishments and the transfer of the building, the Chauffeur's Cottage is in very good condition. A new 'Canberra red-brick' staircase has been built to the rear.

Policy 4.11 The following must be addressed:

- The current granite plaque (rear door) should be replaced with appropriate interpretation.
- The building is not to be transferred to a different site again.
- Any other modern additions, such as the locks and light fittings/electrical outlets should be attached to the building in a sympathetic manner. Any existing unsympathetic alterations should be removed and replaced when economically feasible.
- Any original or significant elements must be protected.

Gardener's Cottage

The Gardener's Cottage is in relatively good condition, though has been altered after the building was converted into office space.

Policy 4.12 The following must be addressed:

- The minor instances of damage to the rough-cast should be repaired and re-painted.
- The hole in the top of the electrical switchboard in the kitchen should be repaired and the electrical cable properly inserted. Any other electrical cables or services should be attached sympathetically.
- The rear door should be replaced with one more in keeping with the original style.
- Damaged picture rails in the computer suite should be repaired.
- Any animals are to be removed from the building and any waste cleaned from the ceiling/walls.

- The excess paint on the toilet window louvres should be scraped off and the louvres cleaned.
- Any original or significant features must be protected.

Garden Shed

The garden shed is in good condition. It has survived the recent transfer well.

Policy 4.13 The following should be addressed:

- This structure must not be transferred to a different location.
- Any original or significant elements must be protected.

Tennis court & pavilion

The tennis court is in good condition, although the pavilion requires minor repairs.

Policy 4.14 The following should be addressed:

- The small tennis court pavilion should be repaired and both court and shelter continue to be available for use by the University community.

Landscape and Grounds

The grounds of Old Canberra House have seen numerous alterations. The location and type of plantings reveal important information of planning practices and are reminiscent of the socio-economic status of the original occupants. The landscape has gradually been reduced, although there are tantalising hints of Weston's original planting schemes available through the remnant introduced species and their placement. The remnant patches of endangered grassy woodland found to the west of the site must be protected throughout all future works.

Policy 4.15 The following should be addressed:

- The principles, protocols and policies of the Tree Replacement Strategy, included with this HMP as Appendix 6, are to be adhered to at all stages of future development.
- No alterations to the landscape are to be made without prior consultation with ANU Gardens & Grounds Division, or an appointed heritage or landscape expert.
- The remnant patches of endangered grassy woodland ecosystem are to be protected and rehabilitated where possible.

8.4.3 Acton Cottages

Acton Cottages – General

Overall, the Acton Cottages are in fair-good condition, although modern alterations have resulted in some original elements becoming obscured. Though further alterations may be necessary to accommodate different University uses, emphasis must be placed on the maintenance of original features and sympathetic installation of services.

Policy 4.16 The following should be addressed:

- The connection between the buildings should not become obscured by later developments or extensions to the original cottages.
- Any past unsympathetic installation of services at the cottages should be reversed when economically feasible and any damages to the buildings repaired.
- Any future installation of services in the cottages must have due regard for the significance of the fabrics and hidden as much as possible.
- The buildings must be maintained to an appropriate heritage standard (e.g greasy finger prints and marks on ceiling access covers must be cleaned and covers repainted if necessary).
- Any disabled ramps should be installed in sympathy with significant elements and should be avoided on the front façades ('front' access is mostly gained from the rear carpark).
- All buildings checked for possums and other animals.

16 Lennox Crossing ('Constable's Cottage')

Following recent restoration works 16 Lennox Crossing is in good condition. The building is largely intact, with clear evidence of the original purpose and extent of alterations. Modern fixtures and fittings have been added throughout to provide for office space.

Policy 4.17 The following should be addressed:

- Investigate nature of wall/foundation cracking and repair accordingly.
- Ensure possums and other animals are removed from building and any damages repaired (particularly in the western vestibule).
- Assess the suitability of current climate control systems and ensure any future a/c or heating units are installed in sympathy to the original fabrics.
- Undertake any necessary repairs and/or cleaning to wall space directly above heaters.
- Re-hang rear flyscreen door to original jamb (replace jamb if necessary).
- Repair damaged verandah floorboards.
- Investigate feasibility of restoring buggy shed/garage and possible future uses.
- It is vital that any original or significant elements, both of the buildings and the surrounding gardens and landscape, are protected throughout all stages of future works at 16 Lennox Crossing.

7 Liversidge Street

No. 7 Liversidge Street is in fair condition. It requires repairs and restoration works.

Policy 4.18 The following should be addressed:

- Possums removed and damages repaired.
- Repairs/repaint of weatherboards and verandah.
- Repairs to internal walls (paint and plasterwork) and repaint.
- Assess heating requirements and remove or alter heating system.
- Repairs to bathroom and kitchen.
- Investigate nature of old stables/garage structure, including current uses. Record building and undertake any necessary repairs.
- Any original or significant elements of the site are to be protected throughout all stages of work.

8 Liversidge Street

No. 8 Liversidge Street is in good condition, though the roof requires repairs. It has recently been restored, during which the original room layout and finishes were altered.

Policy 4.19 The following should be addressed:

- Replace roof with sourced like materials.
- Clean and repair external laundry building.
- Take paint scrapings and re-paint building with original tones, when feasible.
- Any original or significant elements are to be protected.

9 Liversidge Street

No. 9 Liversidge Street was demolished a number of years ago, although the faint remains of its foundations are visible.

Policy 4.20 The following should be addressed:

- Investigate potential as an archaeological site.
- Any future developments at the site must be sympathetic to the other cottages (refer Section 8.4.1).

14 Balmain Lane

No. 14 Balmain Lane is in good condition. Internally, the building has lost much of its original character; most of the original features have become obscured with conversion into office space.

Policy 4.21 The following should be addressed:

- Repair and repaint damages to walls.
- Any original or significant elements must be protected throughout all future works.

- Modern galvanised garage should be removed when feasible.

16 Balmain Lane

No. 16 Balmain Lane is in good condition. Some of the original features have been retained, though have been diluted with new paintwork and conversion into a child-care facility.

Policy 4.22 The following should be addressed:

- Repair and repaint walls and frames, including any water damages.
- No holes are to be punched into the walls unless absolutely necessary (this includes hooks or hanging of pictures).
- Paint scrapings should be taken and original finishes applied throughout.
- Upgrading of toilets and facilities should be undertaken to comply with child-care regulations, but in sympathy to any original features or joinery.

18 Balmain Lane

No. 18 Balmain Lane is in good condition. Important significant features have been retained, though have been largely obscured by later paintwork and conversion into office space.

Policy 4.23 The following should be addressed:

- Paint scrapings should be taken, with the original tones/finishes applied when economically feasible.
- Original features are not to be removed or obscured with future works.

20 Balmain Crescent

No. 20 Balmain Crescent is in good condition. It is relatively intact, although modern additions such as the computer laboratory have resulted in the loss of some original features.

Policy 4.24 The following should be addressed:

- Paint scrapings should be taken and the original fabrics re-painted/stained accordingly, when feasible.
- Repair and repaint walls and weatherboards (in particular damage to computer laboratory and southeast wing).
- Restorative works should be investigated and significant elements, such as the lounge room fireplace and kitchen range, preserved as features.
- External façade should be preserved and restored as close to its original appearance as possible.
- Investigate new uses for building during restoration works; minor internal works are permitted on the proviso that they do not result in loss of heritage values.

22 Balmain Crescent

No. 22 Balmain Crescent is in good condition. It has been converted into a child-care facility, which has obscured some of the original features. There is a risk of damages to some original elements, such as the sitting room panelling.

Policy 4.25 The following should be addressed:

- Any original or significant features must be protected throughout all stages of works and regular child-minding activities.
- Address cracking in plaster and repair and repaint walls.
- External façade should be preserved and returned to its original appearance as close as possible.
- Any new electrical outlets should be above floor level, and should not damage joinery or panelling. Existing outlets at mid-wall height should be covered or removed when feasible.
- Additional services should be sympathetic to the original building, as well as the later extension. This is particularly important in rooms such as the sitting room.
- Minor repairs to garage, including repainting doors.

26 Balmain Crescent

No. 26 Balmain Crescent is in good condition. Recent refurbishments have seen some internal alterations, though the room layout remains the same and the character of the house has been mostly retained.

Policy 4.26 The following should be addressed:

- Remove any possums and repair resulting damages.
- Undertake minor repairs and repainting to walls.
- Address water damage to ceiling.
- Re-installation of disabled ramp should be investigated to align with DDA requirements, in sympathy with the original fabrics and appearance.

28 Balmain Crescent

No. 28 Balmain Crescent is in good condition. Some original features have been retained, though the current paint tones detract from the original character of the building.

Policy 4.27 The following should be addressed:

- All original or significant features must be retained, including bathroom fittings and fireplace details.
- Paint scrapings should be taken and the building re-painted in line with original tones, when feasible.
- Address minor damages to walls and ceilings.
- Remove rosella nest at front and repair damages to eaves; a nesting box should be provided nearby.

- Investigate condition of gutters and downpipes and replace with sympathetic fabrics, when feasible.
- Possums and cats should be removed from roof space or sub-floor area, damages repaired and measures taken to prevent the animals from living in the building in future.

3 Liversidge Street

No. 3 Liversidge Street is in good condition. The building has been extended to the north, using largely sympathetic materials.

Policy 4.28 The following should be addressed:

- Address ceilings cracks and any water damage, clean and repaint accordingly.
- Investigate new disabled ramp to building, skirting the later extension.
- Front façade of both original and northern extension should be preserved and returned as close as possible.
- Undertake minor repairs to garage, including repairs to weatherboards and re-painting.
- Re-paint external façade, focusing on original tones.

5 Liversidge Street

No. 5 Liversidge Street is in good condition. The building has sustained some alterations that have reduced the heritage values of the interior.

Policy 4.29 The following should be addressed:

- Address repairs and repainting needed to walls and ceilings.
- Remove compactus shelving in kitchen, when feasible.
- Any original features, including doors and windows, must be retained.
- Repaint building with sympathetic tones.

Landscape and Grounds

The landscapes of the Acton Cottages have gradually been reduced with conversion into offices. This has provided for a more open area between the buildings, though some important landscape features have been lost.

Policy 4.30 The following should be addressed:

- Any significant trees or landscape features must be protected throughout all stages of works, including the original garages. No original garages are to be removed or transferred from their current locations.
- Any alterations to the surrounding gardens or landscapes must be undertaken in consultation with ANU Gardens & Grounds Division.

- Any repairs should be carried out to the fence of the compound to the rear of 7 Liversidge Street. The current users are to continue occupying the site, provided that the stables/garage structure is protected.

8.4.4 Old Canberra Community Hospital Buildings

Administration Block (A Block)

A Block is in good condition. The building is relatively intact and displays original joinery and finishes.

Policy 4.31 The following should to be addressed:

- Address flyscreen requirements and manufacture screens identical to the remaining timber examples. Metal screens are to be removed when feasible.
- Repair minor damages to walls and ceiling and repaint with colours sympathetic to original, based upon paint scrapings.
- Retain any original or significant features.
- Replace or repair threshold of front door.

Isolation Ward (N Block)

N Block is in good condition. It has been altered internally, though the original room layout is visible and some faint vestiges of its original use can be gleaned.

Policy 4.32 The following should be addressed:

- Undertake minor repairs to walls and repaint.
- Minor repairs to doors and windows (including frames) and repaint.
- External façade should be repainted with original tones when feasible, as based upon paint scrapings.
- Any original features, in particular internal weatherboards and small compartments used for hospital purposes, must be retained.

Nurses' Quarters (M Block)

M Block is in good condition. It has seen internal alterations, though the basic room layout and some original features have been retained, such as the western staircase and wall vents.

Policy 4.33 The following should be addressed:

- Repairs to ceiling strapping should be completed and ceilings repainted original tones when feasible.
- Minor repairs to walls (in particular basement walls) and repaint.
- Installation of modern shelving, services and electrical installations should be kept to the absolute minimum. Any

damages resulting from shelving or services installed directly onto walls should be repaired when possible.

- Possums and other pests are to be removed from building and damages repaired.

Animal Laboratory (Gardeners Depot)

The Animal Laboratory is in good condition. It is relatively intact and hints of its original use can be gleaned in the current configuration.

Policy 4.34 The following should be addressed:

- Repairs to fabrics near front door.
- Address wall cracking and repainting.
- Retain any original or significant features, such as the cupboard in the current tea room.
- Retain use as Gardener's Depot, with a minimum of further alterations. Any new use cannot obscure the connection between the Animal House and Animal Laboratory.

Animal House (Gardeners Depot)

The Animal House is in good condition. Though converted into a workshop, important elements have been retained with original tones and finishes.

Policy 4.35 The following should be addressed:

- Retain use as part of Gardener's Depot. Any new use cannot obscure the connection between the Animal House and Animal Laboratory.
- Repair damages to floors (particularly north-eastern storage room), when economically feasible.
- Address damages to walls and ceiling (and repaint), when feasible.
- Replace floor covering as necessary.
- Ensure original features, in particular the joinery and animal hatches, remain intact, with sympathetic staining or repainting as necessary.

Auxiliary Canteen & Tennis Court

The canteen is in poor condition, currently undergoing minor repairs. The tennis court is in good condition, though also needs minor repairs.

Policy 4.36 The following should be addressed:

- Broken windows and frames to be replaced.
- New lock added to doors, but original lock also retained.
- Damaged Masonite sheeting replaced with modern Villaboard, though examples of the original should be maintained in-situ.
- Any original features to be protected throughout all works.
- The building should be repainted in line with original tones.

- Recent graffiti removed.
- Tennis court should be repaired (lines re-marked, repairs to perimeter fence and clay cover).

OHBs - Landscape and Grounds

The grounds of the Old Hospital Buildings have been gradually reduced in line with University developments. A number of significant trees remain.

Policy 4.37 The following should be addressed:

- Any significant trees, including remnant eucalyptus, Weston or Bruce plantings, should be retained.
- Any alterations to surrounding landscapes to be undertaken in consultation with ANU Gardens & Grounds Division.

8.4.5 Acton 'Underhill' Tunnel

Though the Tunnel does not have heritage status per se, it is an important part of the Acton Conservation Area and impacts upon the nearby buildings and landscapes. The Tunnel can be seen as an extension of the original Acton Road, which once provided access from north Canberra to Queanbeyan.

Policy 4.38 The following should be addressed:

- Future uses of the Tunnel include present configuration: storage of furniture and as archives repository, or its intended use as carparking. This should be determined as based upon the current University requirements and impact to nearby sites.

8.4.6 Specific Treatment of Views and Vistas

The significant views and vistas (identified in Section 3.12) should be maintained. This may include the lopping of mature trees, where deemed necessary by the ANU Gardens & Grounds Division.

Policy 4.39 The following should be addressed:

- No lopping of trees is to be undertaken without consultation with ANU Gardens & Grounds Division.
- Interpretive information on the importance of the views as a planning consideration should be developed, in line with interpretive materials for the wider Conservation Area.

8.5 Site Conservation Guidelines

Significant items, in particular buildings, within the Acton Conservation Area contribute to the place as a whole. The organisation of zones as outlined in this HMP has been developed as a management tool to assist in defining areas of specific characteristics and appropriate conservation guidelines for the different zones. Some locations lend themselves to future development, though only on the proviso that the

scale and character of the proposed development does not compromise the particular characteristics or values of the site or its connection to the Conservation Area as a whole. This principle should also be adopted for adjacent areas.

Retention of open spaces in accordance with the historical context for each zone is important for the setting of the significant buildings and landscapes of the Acton Conservation Area. In addition, it is important that the potential for future archaeological research is considered for any new development. The following conservation objectives will have an influence on the development of planning controls:

1. Conservation and/or effective re-use of the significant buildings and landscapes.
2. Maintenance of an adequate setting for the different zones.
3. Maintenance of the major views of the site and the significant buildings associated with the views, both from within and without the zone.
4. Maintenance of the significant vegetation and landscape elements of the place.

8.5.1 Conservation Guidelines for zones and Principles for new Developments

There are four identified zones in the Acton Conservation Area, separated via the main roads and pathways or notable changes to vegetation types. The four site complexes include the Lennox House zone, Old Canberra House zone, Acton Cottages zone and the Old Canberra Community Hospital zone. They are located at the southern end of the Australian National University's Acton campus, and embody significant Commonwealth Heritage values.

The Australian National University will adopt the following Principles to guide future developments in or adjacent to the Acton Conservation Area.

General Policies for new Development

Policy 5.01 A Heritage/Environment Impact Statement will be prepared to address any new development on the site and assess the likely impact on the identified Commonwealth Heritage values. If necessary, it will be prepared by a third party not directly involved with the development process.

Any proposed new buildings or developments in the Acton Conservation Area will be carefully considered and sited to respect the historic uses, important views and vistas and general character of the Conservation Area. A Heritage/Environment Impact Statement will assess the proposed works in light of the identified heritage values of the place and policies as outlined in this document and determine the likely impact of future works.

In addition, any new development in areas adjacent to the Acton Conservation Area will also be reviewed to ensure the significant views and connections are retained.

Policy 5.02 The relationship between the different zones will be able to be interpreted in the future.

It is important to understand the development of the Conservation Area as a whole. Each of the site complexes is an important part of the overall development of Acton and should not be obscured or lost. The planning principles established in early Acton were not perpetuated in most of the later suburbs of Canberra (as they were not part of the overall Griffin plan) and is reflective of the socio-economic status of the original tenants. The landscape 'buffer zones' or established fences and hedges are important features that serve to separate the different zones and are reminiscent of the original planning schemes developed in the earliest years of the Territory.

Policy 5.03 The zones will be maintained in respect to the overall planning arrangement of each. No buildings are to be transferred to a different location.

The recent transfer of the Chauffeur's Cottage and garden shed at Old Canberra House has resulted in the loss of part of the original plan of the complex. It is vital that all buildings of the separate zones in the Acton Conservation Area are maintained in their original context to ensure that the values are not lost or diluted.

Lennox House zone

Policy 5.04 Interpretation will be provided to enable an understanding of the significance of the Bachelors Quarters/Lennox House complex to the development of the ACT and University campus.

Policy 5.05 'Transportable'/modular structures and modern utilitarian sheds that are considered to be of low significance, or visually intrusive elements, will be removed from the precinct.

A number of modern galvanised modular units ('transportables') have been erected at Lennox House to serve as headquarters of the Canberra Environment Centre (organic gardens) and Canberra Recyclery (Bike Co-op). These buildings should be removed or replaced with structures more in keeping with the heritage values of the zone.

A number of small steel sheds have also been erected as toy and equipment storage for the childcare centre. These buildings do not immediately detract from the heritage values of the place, nor do they obscure any significant views.

Policy 5.06 New developments in the zone will respect the existing significant structures and established planning principles.

The original buildings of the Lennox House complex were mostly elongated weatherboard buildings with a fairly loose symmetrical planning arrangement. Future additions are to be sympathetic to the original fabrics and adhere to the symmetrical planning principles wherever possible.

Policy 5.07 Any new uses of the Lennox House complex should be sympathetic to their original form and overall planning arrangement. These include child-care facilities, student accommodation or as University offices.

Lennox House is currently used for a range of child-care facilities with some intermittent accommodation provided for students when needed. These uses are not

detrimental to the buildings or the planning arrangement of the site and should be continued in the zone. Other introduced uses may include University offices.

Old Canberra House zone

Policy 5.08 Interpretation will be provided to enable an understanding of the significance of the Old Canberra House complex to the development of the ACT and ANU campus.

Policy 5.09 Any new additions to the zone are to be kept to the absolute minimum and are to be sympathetic to the existing structures and landscape. No modular/ 'transportable' units are to be added to the site.

Modern developments in the Old Canberra House zone have resulted in a variety of very distinct architectural styles, reminiscent of different phases of ACT/ANU development. Any future additions to the zone must be sympathetic to the values identified in the HMP for each of the buildings, the landscape and the site as a whole.

Policy 5.10 Any future use(s) of the building(s) are to be sympathetic to the existing arrangement.

The extent of alterations to Old Canberra House and the site itself have resulted in a unique and ideal location for University offices. The buildings should be retained as office space in the future with any further alterations to Old Canberra House itself kept to the absolute minimum.

Acton Cottages zone

Policy 5.11 Interpretation will be provided to enable an understanding of the significance of the Acton Cottages complex to the development of the ACT and University campus.

Interpretation of the Acton Cottages zone should not exclude the possibility of restoring one cottage of each type (i.e one 1912-13 example and one 1924-30 example) and retaining a building as a regional museum. This is dependent upon University funding and dedicated management.

Policy 5.12 The significant extant cottages will be retained.

Within the Acton Cottages zone, there remain twelve (relatively) intact cottages, constructed between 1912 and 1930. The intact houses are to remain as representative examples of their type. The original garages and utilitarian structures (e.g. laundry outbuildings) are considered to be of high significance and are to be retained as part of the original complex and demonstrative of planning principles at the time of their construction.

Policy 5.13 Any new developments are to be sympathetic to the mass, fenestration and design of the original cottages.

Three 'cottages' have been constructed in the Acton Cottages zone in the past twenty years (National Europe Centre cottages and Winston Churchill Trust cottage). Any new developments should echo the principles espoused in these designs and not detract from the heritage values.

Policy 5.14 New buildings will respect the existing planning arrangement of the extant significant buildings, including garages and utilitarian structures.

Policy 5.15 Any introduced uses of the buildings are to be sympathetic to the fabrics, setting of the zone or original use.

All but one of the Acton Cottages have been converted into University offices. Number 8 Liversidge Street is singularly important as the only residential cottage; this use should be continued.

Canberra Community Hospital zone (Old Hospital Buildings)

Policy 5.16 Interpretation will be provided to enable an understanding of the significance of the Canberra Community Hospital complex to the development of the ACT and University campus.

Appropriate interpretive signage should be installed to explain the functions of the original hospital complex and how the buildings relate to the wider Acton Conservation Area.

Policy 5.17 Any new developments or additions to the buildings are to be sympathetic to the mass, form and design of the original structures.

8.5.2 Appropriate Development Controls

The following development controls have been formulated to ensure the protection of the Commonwealth Heritage values of the Acton Conservation Area and will influence future planning in the Area.

Controls for new developments	
<i>Bulk and Scale</i>	Any new buildings or extensions to existing buildings are to be complementary in bulk and scale to the existing buildings. New structures must not be of such a scale to dominate the existing structures or detract from their setting.
<i>Views</i>	Major views to or from the significant buildings (refer Section 3.12) are to be respected and not obstructed when considering the proposals for new developments.
<i>Building Style</i>	The style of new structures will complement the existing significant buildings. Design of structures may be in the language of the existing buildings but will not attempt to replicate the original (the reconstruction of Lennox House I Block and 16 Lennox Crossing garage are exceptions). The design of new structures will not conflict with the design of existing structures.
<i>Materials and Colours</i>	New materials will respect the existing materials of the buildings. Any change of colour or repaint of the structures must be informed by an understanding of the past paintwork or tones common for the time of construction.
<i>Design details</i>	Experienced personnel with suitable architectural skills must be employed. A combination of heritage conservation and design skills is essential. The location and design of new buildings will ensure that any significant views are retained and any significant planning axes preserved.
<i>Access</i>	Liversidge Street will remain the primary thoroughfare of the Acton area and is to remain in its original form. The southern loop of Balmain Crescent will not be reinstated.
<i>Location</i>	The provision of new development may be permitted in the four identified zones. New buildings are to have like functions to those which exist in each zone, although may be converted to University research or teaching offices if necessary.

8.6 Recommendations for Development of Adjacent Properties

It is vital that any future development of adjacent land is controlled. The Commonwealth Heritage values of the Acton Conservation Area must be safeguarded, along with the functionality of University facilities.

The Acton Conservation Area is bounded by very distinct landscape areas, serving as a buffer from surrounding roads, as decorative examples or as remnant notable vegetation. It is recommended to maintain the surrounding landscapes as the species found therein relate in most instances to the individual buildings. Principles for the management of landscape and areas of biodiversity values are found in the ANU Environmental Management Plan and the ANU Biodiversity Management Plan.

There are a number of important 'links' between the zones and neighbouring areas. These include the Acton Cottages to University House; Acton Cottages to Liversidge Street apartments; Acton Cottages to the Vice-Chancellor's Residence; Community Hospital to RSES and Graduate House; Old Canberra House to the landscape of the Acton peninsula. These links demonstrate the evolution of architecture or the landscape on the University campus. They showcase the original Acton buildings, in conjunction with initial University developments (1950-60s), scientific research (RSES), accommodation (Liversidge Apartments and Graduate House) and more modern buildings (e.g. Innovations building to the north of the Hospital). These links between the different building styles are significant, with major roadways and landscape features serving as buffers between the different areas.

8.7 Policy Implementation

This section is set out as a strategic management approach for the successful implementation of the conservation policies and guidelines for the Acton Conservation Area. The implementation is outlined in appropriate timeframes to coordinate with the Australian National University management and operations and the use of the site by the University and its associated affiliates for the long term. The ANU will prioritise the potential activities to suit available resources.

Short-term Implementation Strategies

Short-term implementation strategies will be undertaken within a one-year timeframe. These works will likely include:

- Feasibility assessments of major repairs and/or restoration to significant site elements.
- Recording of changes.
- Identification of the pressing service and compliance requirements to address the relevant Acts and serviceability of the buildings, in sympathy to any original fabrics, and the removal of unsympathetic service installations, if economically feasible.

Medium-term Implementation Strategies

Medium term implementation strategies are those which can or will be undertaken within the next five years. They recognise that some actions need to be planned and

evaluated before they can be implemented, while others take some time to commence given the available financial resources, and then continue for a few years.

Long term-Implementation Strategies

Long term implementation strategies are not expected to commence for up to five years or which need a major change in the overall situation of the place before they will become feasible or realistic. They also include the on-going management and monitoring of programs.

8.8 Schedule for Policy Implementation

The following schedule aligns with the policies determined in the preceding sections and provides a time frame in which they will be implemented. The time frame is suggestive only. Work will be carried out as the financial resources of the Australian National University allow.

8.8.1 Short term (<1 year)

- Findings of the Acton Conservation Area Heritage Management Plan will inform the future Masterplan for the ANU Acton campus
- Stabilise any ruins or heavily deteriorated structures (primarily 16 Lennox Crossing garage and Lennox House I Block)
- Conduct detailed inspection of the condition of the buildings and structures on the site against the findings of the HMP. Prepare a Conservation Action Schedule, in conjunction with external heritage experts
- Identify a routine maintenance programme to guide the future maintenance of the items
- Confirm a condition assessment of the significant remnant landscape elements with ANU Gardens & Grounds Division
- Identify extent of measures required to be taken to safeguard against destruction due to natural or human factors (including installation and regular monitoring of nesting boxes)
- Identify works required to upgrade the services of the existing buildings
- Identify works to upgrade the existing buildings to comply with the requirements of the Building Code of Australia
- Identify works to upgrade the existing buildings to comply with the requirements of the Disability Discrimination Act
- Prepare a record of any recovered artefacts or movable objects
- Begin installation of interpretive materials, centred around Old Canberra House and the Lennox House complex
- Continue rehabilitation of endangered grassy woodland ecosystem to the south/west of Old Canberra House.
- Begin tours or other events

8.8.2 Medium term (1-5 years)

- Review/revise the Heritage Management Plan as necessary
- Conduct regular inspections of all buildings
- Investigate reconstruction of significant elements, including adaptation and modification for new uses
- Ensure all works to significant fabrics are recorded to provide a valuable archival resource
- Continue maintenance program
- Monitor condition of significant landscape elements in conjunction with ANU Gardens & Grounds Division
- Remove unsympathetic accretions and unsympathetic installation of services to buildings, when possible
- Identify works required to upgrade the services of existing buildings
- Conduct regular series of tours throughout the Acton area, showcasing all heritage or other values
- Prepare interpretive materials for the Conservation Area by the anniversary of the founding of Canberra in 1913. These should include signs, a committed trail through the area and a number of guided tours.

8.8.3 Long term (>5 years)

- Review the content and policies of the Heritage Management Plan and revise as necessary
- Review condition of significant fabric and act in accordance with the Burra Charter and the principles for conservation
- Ensure all works to significant fabrics are recorded
- Review extent of archival records prepared to date, and revise archival record program as necessary
- Ensure maintenance program is continued
- Continue to monitor the significant landscape elements in conjunction with ANU Gardens & Grounds Division
- Periodically monitor the buildings for service productivity and client requirements
- Periodically monitor buildings for BCA compliance
- Periodically monitor buildings for DDA compliance
- Monitor the condition of the installed interpretive materials

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