

STATEMENT OF HERITAGE IMPACT NEW RUTLEDGE ST DEVELOPMENT

prepared by

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For

Village Building Group



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1. INTRODUCTION

This statement of heritage impact relates to the potential impact on the two heritage listed buildings on the site which face Crawford St (Former Fire Station and Dutton Cottage) and the recently discovered well of the proposed mixed use (commercial ground floor with 9 residential floors above and 2 car park levels below) which is to be developed along Rutledge St (refer Figure 1).



LEGEND

NSW State Heritage Register			
A	Christ Church Anglican Group		
Queanbeyan Palerang LEP			
1	Anglican Church Group	5	House
2	Fire Station (former) and Dutton's Cottage	6	Masonic Hall
3	Former School of Arts (Queanbeyan City Council Chambers)	7	House
4	Cottage	8	Hereford House

Figure 1: Location Plan

Source: <https://www.hms.heritage.nsw.gov.au/> accessed 22 September 2023

The Statement of Heritage Impact has been prepared by Eric Martin AM of Eric Martin & Associates and is consistent with the NSW Department of Planning and Environment *Guidelines for Preparing a Statement of Heritage Impact*.

2. CURRENT STATUS AND IMPLICATIONS

2.1 Heritage Listings

The site history is outlined in the current citation and the Queanbeyan Heritage Study. The previous analysis and assessment have resulted in the following details.

The listed places as individual heritage items on QPRC 2012 are:

- 261 Crawford Street Former Fire Station Lot 2 DP806157 (LEP Item 150¹: State Heritage Inventory Item 2290027²)

¹ <https://legislation.nsw.gov.au/view/html/inforce/current/epi-2012-0576#sch.5>

² <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2290027>

- o Details from the 2002 Heritage Study are attached (Attachment 3).
- 263 Crawford Street Dutton's Cottage Lot DP 806157 Item 151³.
 - o Details from the 2002 Heritage Study are attached (Attachment 3).

Unlisted item is the well recently uncovered. Some details have been provided by the QPRC Heritage Advisor (included as Attachment 2) and details of its integration into the design is provided below.

The area across the road in Rutledge Street is in a conservation area.

2.2 Planning Requirements Related to Heritage

The main requirements are:

- QPRC LEP 2012 Clause 5.10 Heritage Conservation. This relates more to the proposals for the listed heritage items but includes as its objectives:
 - (a) *To conserve the environmental heritage of Queanbeyan,*
 - (b) *To conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views.*
 - (c) *To conserve archaeological sites,*
 - (d) *To conserve Aboriginal objects and Aboriginal places of heritage significance.*
- QPRC DCP 2012 Part 4 Heritage and Conservation including:
 - o Part 4.3.4 Vicinity of a Heritage Site

These guidelines include controls to ensure that development in the vicinity of a heritage item addresses the heritage values of that item. A place is defined as 'in the vicinity' if it shares a common boundary with the heritage item or is across the road from it.
 - o Part 4.6 New Buildings in the Vicinity of a Heritage Site

This section relates to the construction of new buildings, both residential and commercial, that are in the Conservation Area and/or in the vicinity of a heritage item or the vicinity of a Conservation Area. It also relates to the construction of a secondary dwelling or a dual occupancy on the same parcel of land as a heritage item.

Objectives:

 - 1) *To ensure that a new building fits seamlessly into its streetscape and is designed to complement the predominant character of the local built environment.*
 - 2) *To achieve an architectural style, character, scale and bulk of new design that harmonises with that of the Conservation Area.*

2.3 Implications for Heritage Listed Items

Key issues arising from the listings are:

- Conserve the buildings;
- Endeavor to retain interior details as far as is reasonable (an internal inspection will clarify this);
- Use as is possible for a compatible function;
- Maintain street elevations with minimal change; and
- Possible minimal change to the rear and remove unsympathetic changes to Dutton's Cottage, but the end design will need to be sympathetic.

2.4 Implications for Adjacent Development

Key issues arising from the development adjacent to the two heritage listed items are:

- The excavation of the basement must not place the building under any threat of any movement including through vibration and underpinning.

³ <https://legislation.nsw.gov.au/view/html/inforce/current/epi-2012-0576#sch.5>

- There are no specific guidelines for new commercial high rise adjacent heritage listed items except 4.6.2 objective as listed in Section 2.2 above.

The new building on the corner will respect the scale of the heritage building but be a modern design to fit in with the adjacent buildings.

3. PROPOSED DEVELOPMENT

The proposed development includes a consolidation of blocks along Rutledge St and a new development which includes:

- Two levels of basement parking;
- Ground level commercial and public space and landscaping; and
- Two residential towers – one 7 levels and the other 9 levels.

The site plan is below and further drawings in Attachment 1.

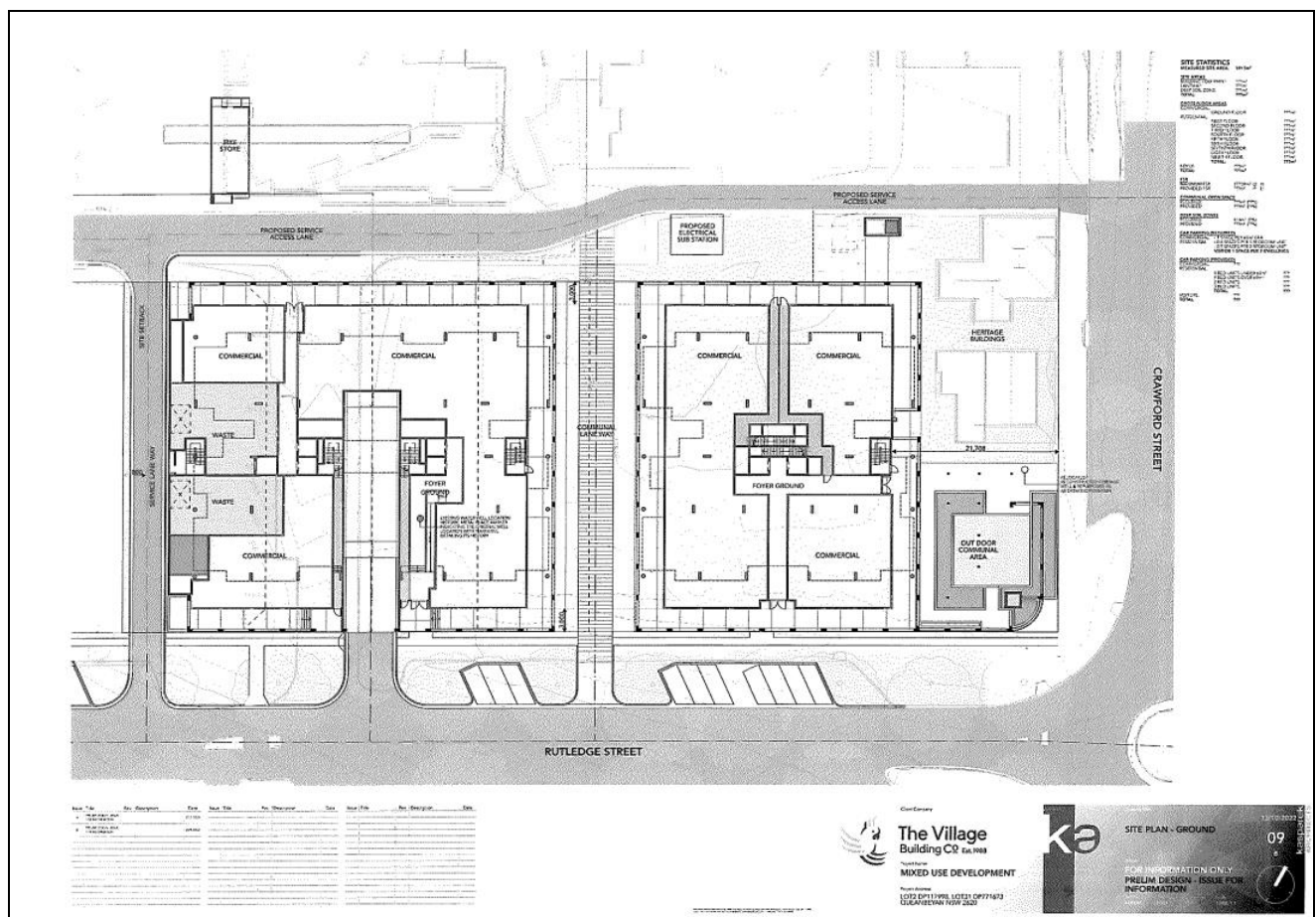


Figure 2: Site Plan

At this stage the proposed work to the two heritage listed places and their use is not resolved and work to these will be subject to a separate and later DA.

During work on the adjacent site an old well on this development site was uncovered. Details of the well are included in Attachment 2. This is not heritage listed but remains evidence of past history of the site. The design has been refined so the well will be identified in a corridor with interpretation signs adjacent.

There will also be retention of bricks from the well and reuse in an area of the development only accessible to residents, and to an area open to public access, complete with lemon trees to reference the lemonade factory, with plaques/interpretation to tell the story of the site. This would be a small heritage park near the listed buildings.

These two proposals are illustrated below.



Figure 3: Treatment of Well Options

Source: Village Building

4. HERITAGE IMPACT ASSESSMENT

4.1 DCP Clause 4.3.4 Vicinity of a Heritage Item

The new development has been sited behind the heritage buildings as to not compete with them from a street frontage point of view. Similarly, no new development is proposed to Crawford Street to ensure that the assets remain visible looking north up Crawford Street/ Moreover, the corner of Crawford Street and Rutledge Street is repurposed as a water feature/drinking fountain. It is also intended to reference the lemonade factory which used the well (with plaques and the planting of lemon trees) in this corner park as well.

4.2 DCP Clause 4.6.2 New Building in the Vicinity of a Heritage Site

The intention for the new development is that the ground floor component is constructed from brick and has a reference to the heritage items and other masonry buildings around Queanbeyan. The residential component from Level 1 up will revert back to be of a more modern design with glazing and painted precast.

4.3 General Comment

The height and bulk of the proposed development is not inconsistent with the current Council development which is adjacent the Fire Station with no greater impact on streetscape and heritage values.

There is a conservation area adjacent the site but the immediate adjacent areas have few individually listed places and no consistent character. The area adjacent has a range of residential, public and commercial buildings which range in height, age, detail and character so is a diverse collection greatly softened or enhanced by the well-established street trees. These trees will further soften and reduce the impact of the new development on the area.

The site includes the Fire Station and Dutton Cottage which were considered and addressed in the design as detailed below.

There will be no precedent set with the proposal but the existing Council building has set a precedent. It is worthy of note that as urban areas consolidate for sustainability goals then it is not uncommon to have heritage listed properties with taller development behind and in some cases above them. The ground level design of the new building is sympathetic to the heritage buildings and will encourage a greater appreciation of them. The street trees will also filter the visibility of the development behind.

The scale of the new building is significantly larger than the Fire Station and Dutton Cottage.

The design has been developed to conserve the Fire Station and Dutton Cottage, create space around them to enhance the setting and create an urban plaza off Crawford Street to compliment the space around the current Council development.

The new buildings are separated from the heritage building. The building material and detail at the lower level are sympathetic to the Fire Station and Dutton Cottage. This will remove the visual presence of the new development somewhat from the streetscape.

The new building mass has been broken down with lower levels designed to relate to human scale and tactile brick materiality of the Fire Station and Dutton Cottage. The chosen details are sympathetic and the retention of street trees will go some way to screen the upper levels of the new building.

The overall width of the new building has been broken down in narrower components at both upper and lower levels which relate to the width of the Fire Station and Dutton Cottage. While the scale is different this separation responds meaningfully to the dominant pattern of the streetscape with two building forms.

The setbacks are similar to driveways separating buildings in the streetscape and provide public access around the heritage buildings. This partly mitigates against the size of the new building.

The physical impact of the development can be managed and the social impact enhanced by greater public access and interpretation.

The mitigation measures taken to reduce impacts have been:

- Separation of new building;
- Material selection of new building especially lower level; and
- Design detailing and breaking up the façade of the new building with balconies and effective separation of the building mass.

5. OTHER MATTERS FOR CONSIDERATION

5.1 Subdivision

The development consolidates the historical small blocks into a large block which changes the character of the area even though the two heritage listed places in Crawford St remain. The consolidation and development exposes the rear of the heritage listed places which will need to be resolved when a use and final design for these places is prepared.

5.2 Basement Car Park

These have no visual impact on the heritage buildings or the streetscape but as mentioned above excavations and new construction work, including vibration that will occur, must ensure they are preserved.

5.3 Visual

The scale of the multi-storey residential building is significantly larger than the heritage places and risks overwhelming the fine grain of these buildings. However, given the existing planning overlay there has been effort made in the design to relate ground floor spaces and materials to the single storey brick buildings. There are also spaces created to engage with the heritage places.

The development on the corner of Rutledge and Crawford Streets will be of a scale and fine detail to compliment the heritage places and complete a lower scale of building in Crawford Street.

The elevations are broken down with the use of balconies and articulation in the façade and the towers are set back from Rutledge St above the Level 1 podium maintaining a low scale at street level and reducing the mass of the new building.

5.4 Physical Impact

This should be minor if care is taken during excavation (refer to Section 5.2 above) and construction to provide safe distance and appropriate barrier from the new construction work. A dilapidation report should precede any works on site.

The landscape design (refer Attachment 1) will add a strong spatial definition of the building and areas around it improving the area for pedestrian users and the public at large.

There will be no real impact on existing street and verge areas including the street trees.

5.5 Social Impact

The increased activity in the area of the development and adjacent QPRC office building is likely to be a positive especially if the heritage listed places become an integral part of the public space and activity. With appropriate interpretation this would also benefit a better understanding of heritage of the area.

The recognition/interpretation of the well and the former lemonade factory is a positive addition to the area especially as it is little known.

6. CONCLUSION

The proposed building will contrast considerably with the existing and past development on the site but will complement the multi-storey QPRC office being erected beside it.

The design has taken steps to maintain a suitable scale at street level by the Level 1 podium and set back of towers and the brick material at ground level.

The heritage listed places and the area around them needs further work and a separate DA.

The main risk to the heritage places is the excavation and construction phases but with appropriate care this can be minimised. A dilapidation report before work starts is important.

The increased use of the spaces and the integration of the heritage places and potential for public space and interpretation of the places and newly found well are a positive.

Overall the proposed development because of its scale will have an impact on the area but the impact on the heritage values of the listed buildings will be small.

ATTACHMENT 1 DRAWINGS

PROJECT STATISTICS OVERVIEW

PROPOSED SITE AREA:	5913m ²
EXISTING AREAS	
EXISTING BUILDINGS:	261m ²
EXISTING BASEMENT FOOTPRINT:	5,427m ²
EXISTING BUILDING FOOTPRINT:	3,032m ²
LANEWAYS:	764m ²
DEEP SOIL ZONE:	335m ²
COMMERCIAL GROUND FLOOR NLA:	1,877m ²
GROSS FLOOR AREAS	
RESIDENTIAL:	15,361m ²
FOYER:	1,946m ²
TOTAL:	17,307m ²

FSR		
FSR (+BONUS 10%):	19 513m ²	(3.3 : 1)
PROVIDED FSR:	19 445m ²	(3.29 : 1)

COMMUNAL OPEN SPACE		
REQUIRED:	1 479m ²	(25%)
PROVIDED:	2 024m ²	(34%)

DEEP SOIL ZONES
REQUIRED: 414m² (7%)
PROVIDED: 260m² (4%)

UNIT AMENITY
SOLAR AND DAYLIGHT ACCESS (9am ~ 3pm)

>3 HOURS (REQUIRED MIN):	125 (70% MIN)
>3 HOURS (PROVIDED):	125 (70%)

0-3 HOURS (if PROVIDED): 23 (13%)

0 HOURS (REQUIRED MAX): 27 (15%)

0 HOURS (PROVIDED): 30 (17%)

NATURAL VENTILATION (Cross Flow):

STORAGE: 114 (64%); PROVIDED:

BASEMENT: 188
BALCONIES: 16

CAR PARKING (REQUIRED):

0.9 SPACES PER 2 BEDROOM UNIT
1.4 SPACES PER 3 BEDROOM UNIT
VISITOR 0.2 SPACE PER DWELLING

1.0 SPACES PER 1 BEDROOM UNIT

2.0 SPACES PER 3 BEDROOM UNIT
VISITOR 0.2 SPACE PER DWELLING

CARPARKING STATISTICS		Q
	PARKING CATEGORY	

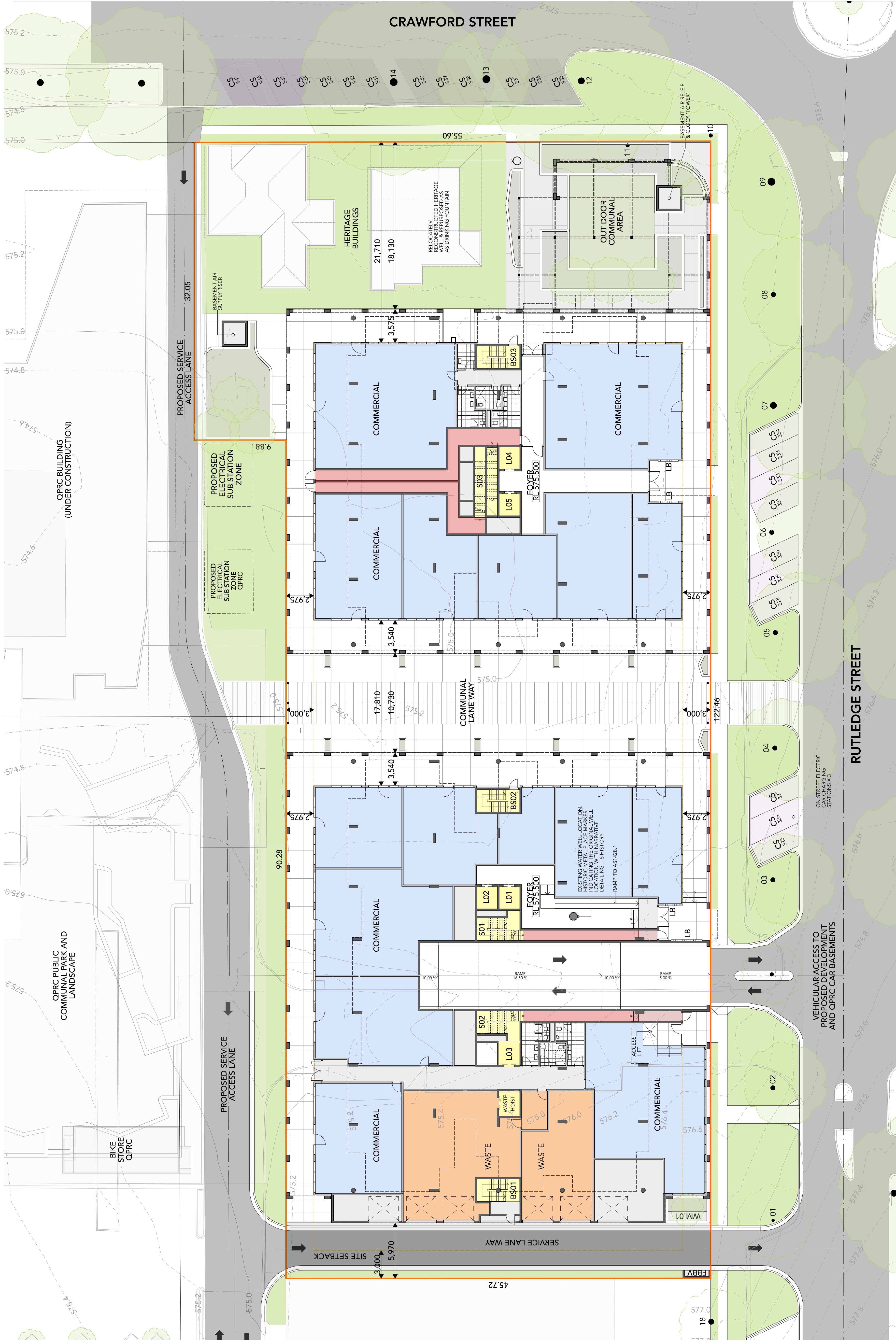
CP -S ON STREET VISITOR CARSPACE

RESIDENTIAL ADAPTABLE CARSPACE	RESIDENTIAL CARSPACE
--------------------------------	----------------------

RESIDENTIAL VISITOR CARSPACECP - C COMMERCIAL ACCESSORI E CARSPACE

COMMERCIAL CASUALTY

CP -A	
	CIRCULATION

[illegible][illegible]



ELEVATION - A. NORTH-EAST
1:200

[illegible]



Client Company:

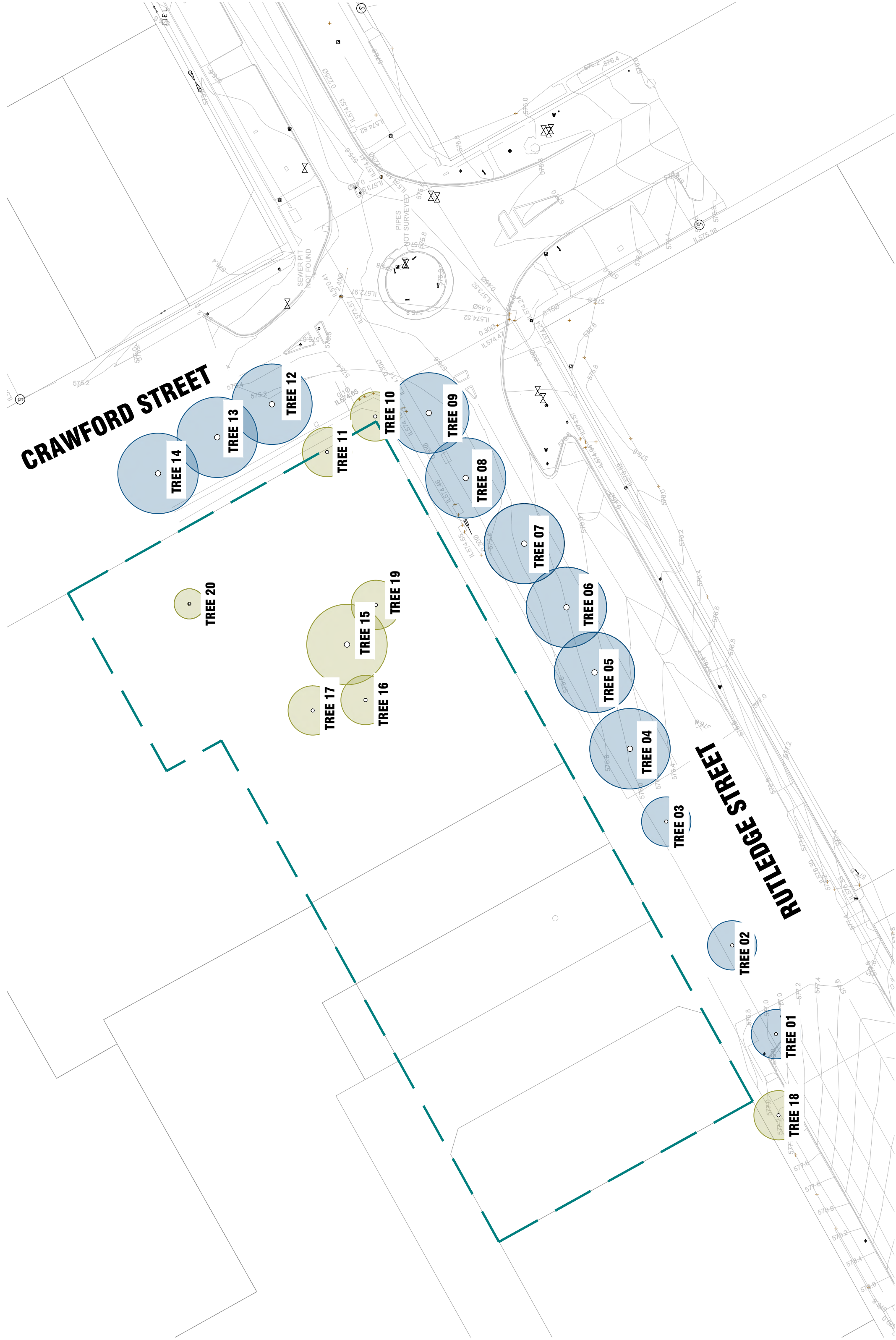
The Village
Building Co Est. 1988

Project Name:

**SHOP TOP HOUSING
DEVELOPMENT**

Project Address:

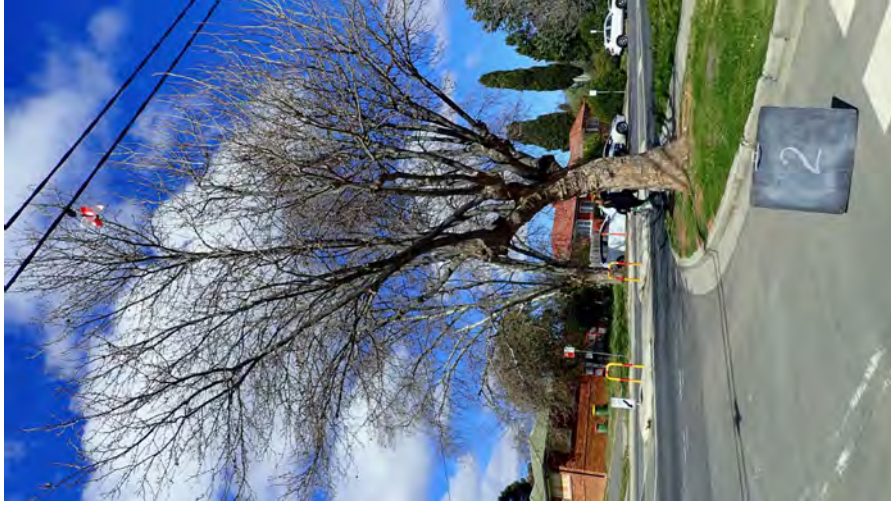
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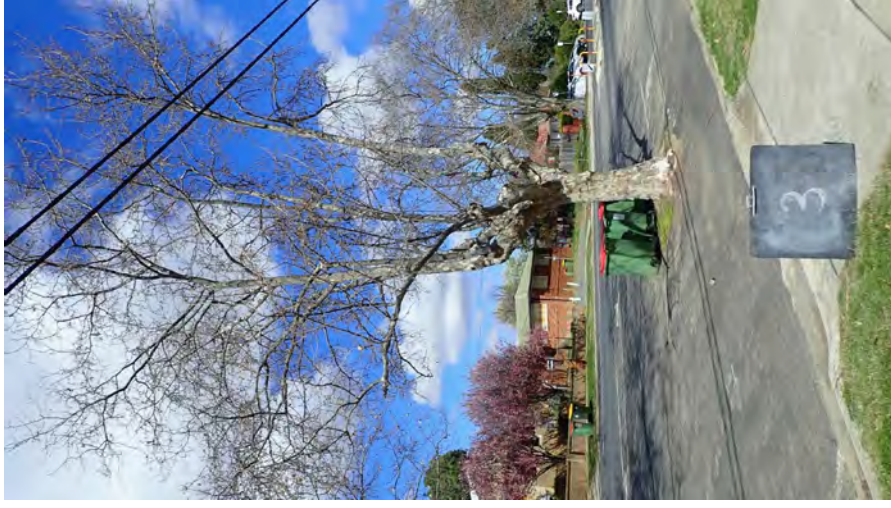
TREE ASSESSMENT PHOTOS



1



2



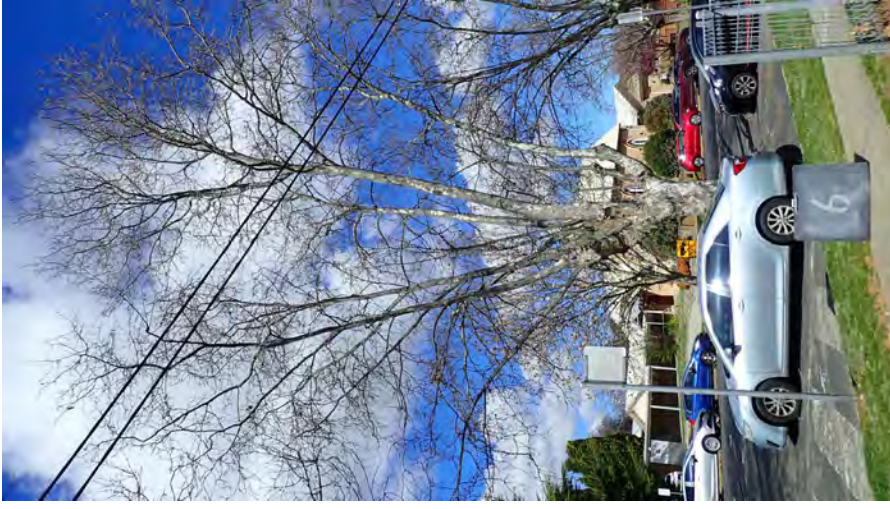
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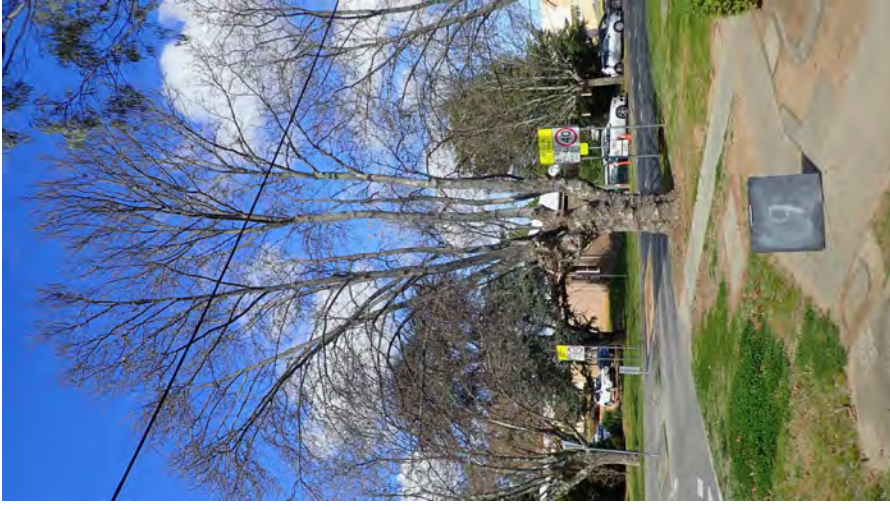
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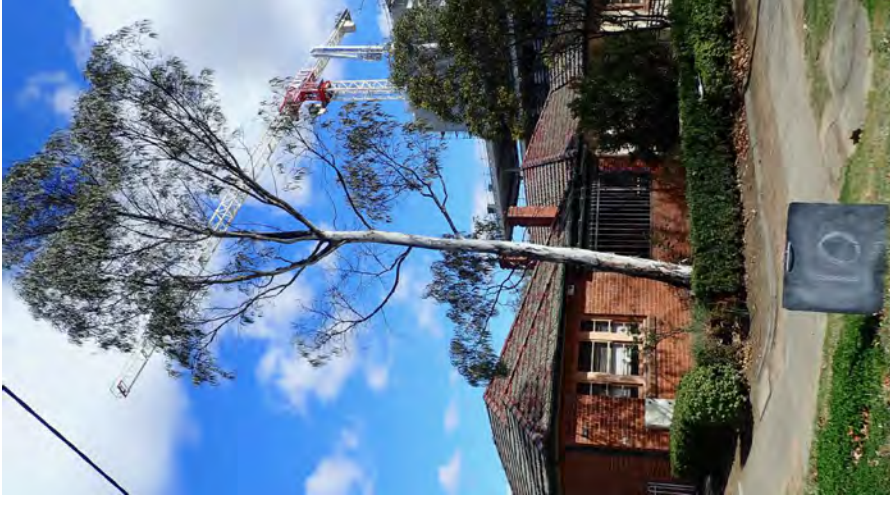
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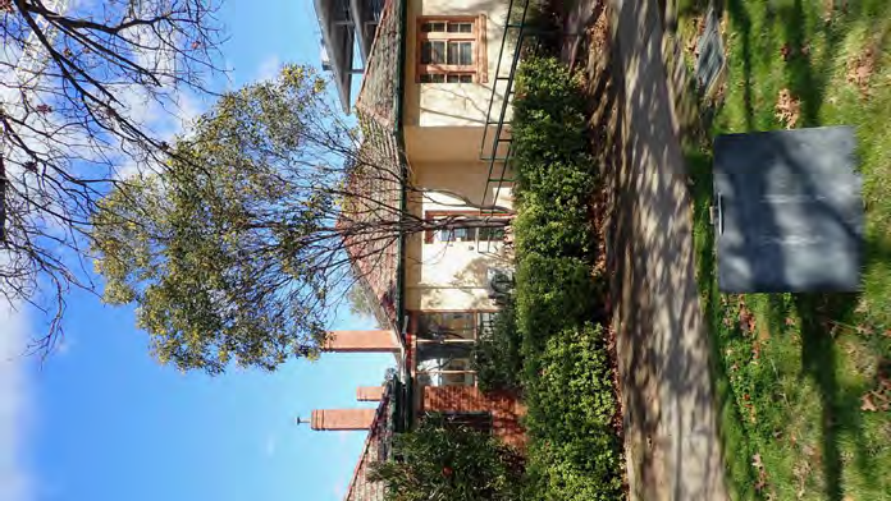
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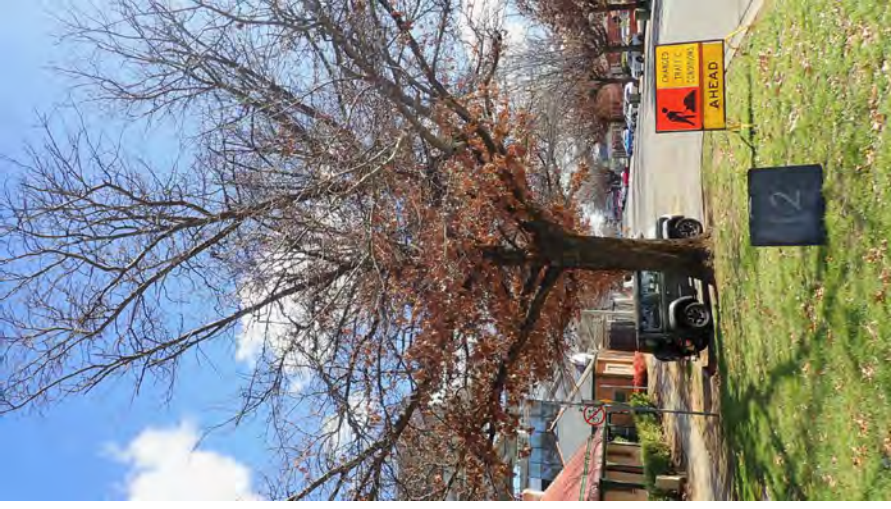
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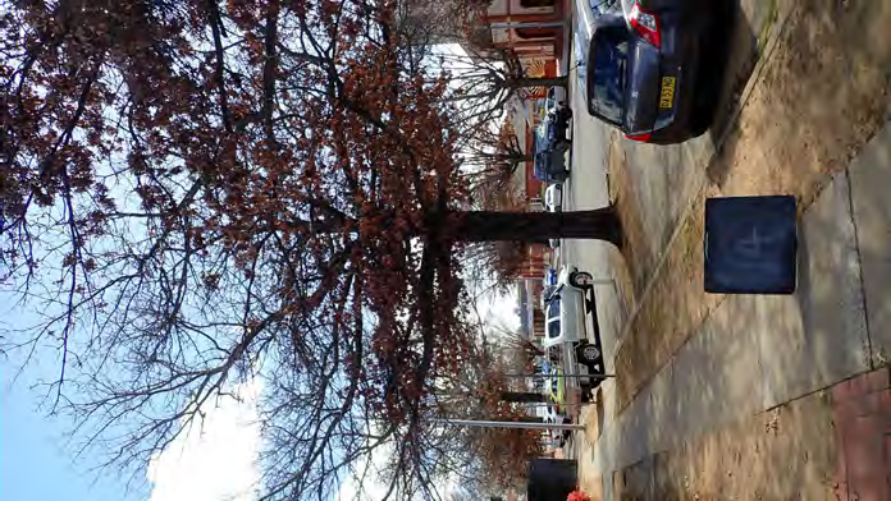
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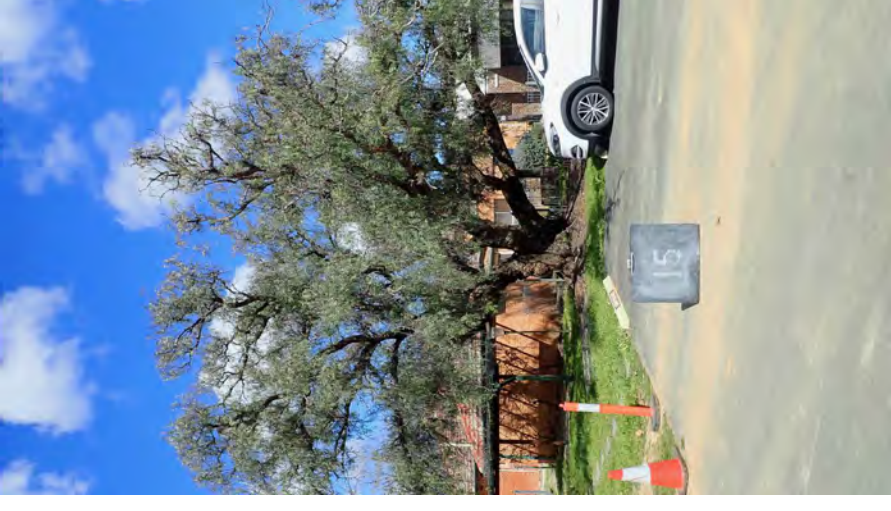
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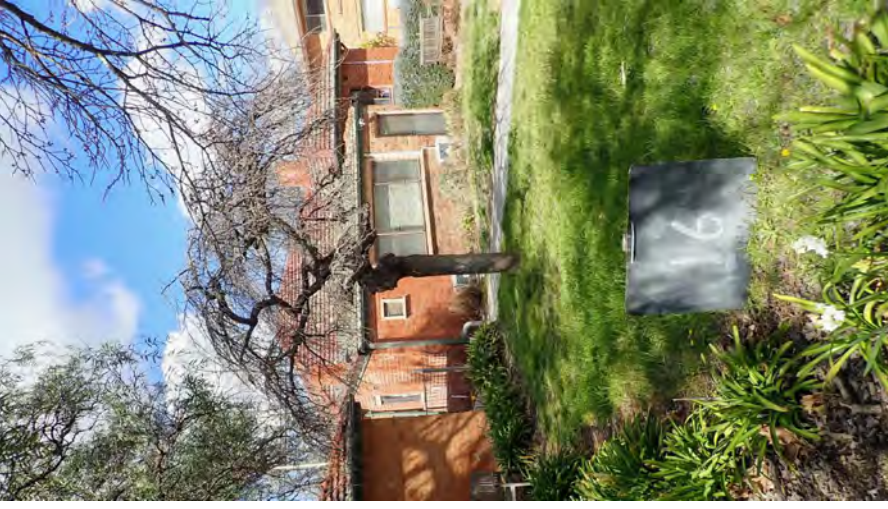
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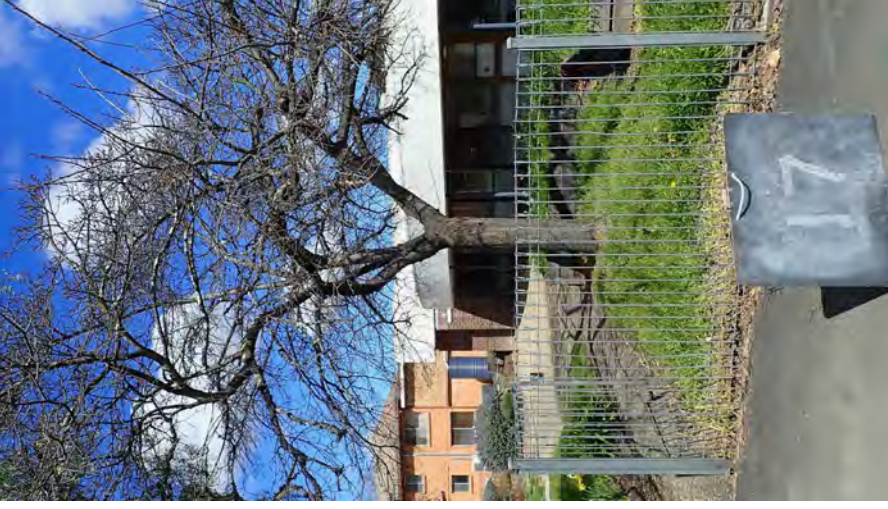
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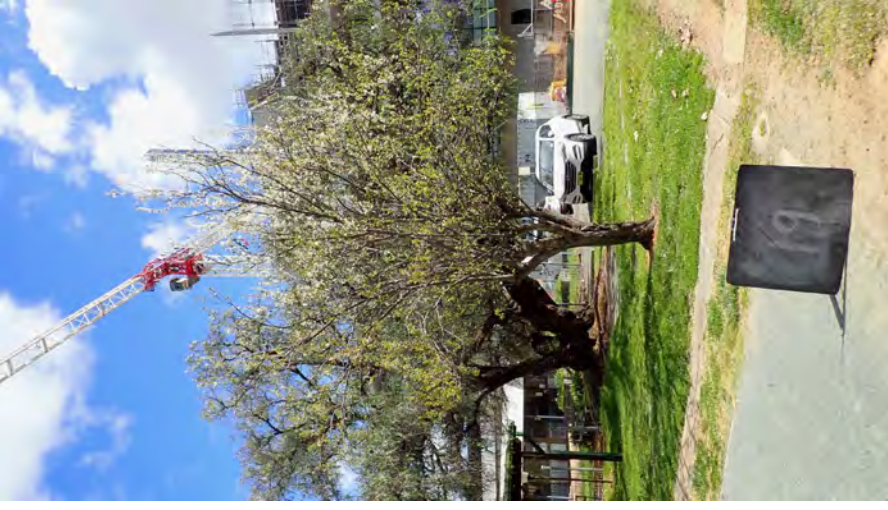
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TREE ASSESSMENT TABLE

Arborist Assessment by BMS Forestry

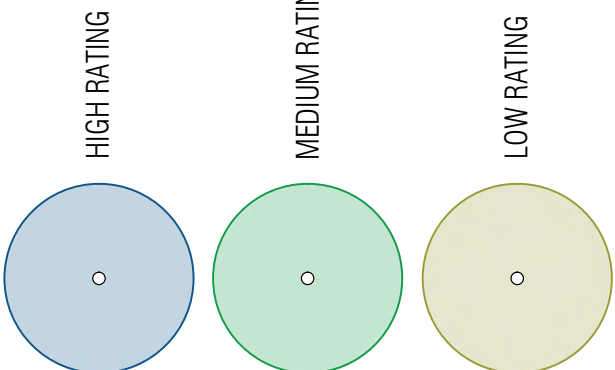
Tree No.	Botanical Name	Common Name	Canopy	Height	Number of Trunks	Trunk Circumference mm	Cultural Significance	Classification	Exposure	Botanical Significance	Retain	Comments	Date	Arborist
1	Platanus acerifolia	London plane	8	8	1	1000	Low	High	Long	Low	Remove	To enable site access. Replacement street tree proposed	13/9/22	ST
2	Platanus acerifolia	London plane	9	8	1	1700	Low	High	Long	Low	Retain	Street tree Previously pollarded	13/9/22	ST
3	Platanus acerifolia	London plane	10	14	1	1000	Low	High	Long	Low	Retain	Street tree Previously pollarded	13/9/22	ST
4	Platanus acerifolia	London plane	11	14	1	1600	Low	High	Long	Low	Retain	Street tree Previously pollarded	13/9/22	ST
5	Platanus acerifolia	London plane	12	14	1	1700	Low	High	Long	Low	Retain	Street tree Previously pollarded	13/9/22	ST
6	Platanus acerifolia	London plane	12	14	1	2100	Low	High	Long	Low	Retain	Street tree Previously pollarded	13/9/22	ST
7	Platanus acerifolia	London plane	14	14	1	2200	Low	High	Long	Low	Retain	Street tree Previously pollarded	13/9/22	ST
8	Platanus acerifolia	London plane	13	15	1	2000	Low	High	Long	Low	Retain	Street tree Previously pollarded	13/9/22	ST
9	Platanus acerifolia	London plane	13	14	1	2400	Low	High	Long	Low	Retain	Street tree Previously pollarded	13/9/22	ST
10	Eucalyptus mannifera	White bottle gum	3	12	1	1000	Low	Low	Short	Low	Remove	Low leafiness, bark disease	13/9/22	ST
11	Acacia pycnantha	Golden wattle	4	5	3	700	Low	Low	Short	Low	Remove	Poor form	13/9/22	ST
12	Quercus palustris	Pin oak	20	12	1	2000	Low	High	Long	Low	Retain	Street tree drought affected	13/9/22	ST
13	Quercus palustris	Pin oak	10	15	1	2000	Low	High	Long	Low	Retain	Street tree	13/9/22	ST
14	Quercus palustris	Pin oak	20	11	1	2000	Low	High	Long	Low	Retain	Street tree drought affected	13/9/22	ST
15	Schinus molle	Peppercorn tree	18	8	2	6000	Low	Low	Medium	Low	Remove	To enable development. Severe, low leafiness, environmental weed	13/9/22	ST
16	Prunus serrulata	Flowering cherry	3	4	1	800	Low	Low	Medium	Low	Remove	To enable development	13/9/22	ST
17	Prunus serrulata	Flowering cherry	9	4	1	900	Low	Low	Medium	Low	Remove	To enable development	13/9/22	ST
18	Ulmus procera	English elm	8	6	3	2900	Low	Low	Short	Low	Remove	Poor unions, inappropriate species for site, likely to be wilding	13/9/22	ST
19	Pyrus ussuriensis	Manchurian pear	5	4	3	1400	Low	Low	Short	Low	Remove	To enable development	13/9/22	ST
20	Pyrus ussuriensis	Manchurian pear	2	3	2	700	Low	Low	Short	Low	Retain		13/9/22	ST

LEGEND

BOUNDARIES

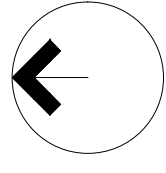
--- SITE BOUNDARY

EXISTING VEGETATION - ARBORICULTURAL ASSESSMENT



TREE XX

TREE NO.



SCALE 1:500 @A1



Notes: Copyright and property of Place Logic Pty Ltd - may be used only for the stated project and issue status and is accurate as of the date of issue. It is not to be used for any other purpose. To be read in conjunction with all relevant contracts, specifications, reports, drawings and development approval conditions - obtain any outstanding statutory approvals prior to commencement of works. Use figured dimensions - do not scale from drawings. Dimensions are in millimetres unless noted otherwise.

REV DESCRIPTION FOR REVIEW FOR APPROVAL

DATE 12/11/20 28.10.22

DWN MD MD

CHK SK AJ

CLIENT VILLAGE BUILDING COMPANY



CONSULTANT

Urban Design | Landscape Architecture www.placelogic.com.au ABN 25 619 119 743

Place Logic

TREE ASSESSMENT PLAN

PROJECT 22-380 Rutledge Street QBN Queanbeyan, NSW

ISSUE FOR APPROVAL

REV. A

L100

TREE MANAGEMENT + PROTECTION NOTES

FENCING

- Maintain temporary protective fences erected in accordance with the approved drawing.
- Fencing must be erected before the commencement of any site works and removed at completion of all construction and commencement of verge restoration.
- The fence is to remain in place throughout the duration of the project
- Use of temporary 1800 mm tall continuous mesh fence supported by steel posts with concrete bases is mandatory.
- Variation from this requirement must be accompanied by written agreement from the Project Arborist.
- All construction activity including stockpiling of materials, vehicle access and parking must be excluded from the fenced area.
- Ensure that site access points are outside all the protection zones.

WORKING INSIDE THE TREE PROTECTION ZONE

Work inside the tree protection zone shall be conducted according to this drawing and the following controls:

1. ROOT PROTECTION

- 1.1. Excavation that occurs within the drip zone of a tree shall be restricted to one side of the tree only and shall have prior approval from the Project Arborist.
- 1.2. Where excavation is approved the following measures are to be adopted for tree protection: Do not sever large roots (>30 mm diameter) closer than halfway from the drip-line to the trunk.
- 1.3. Exploratory low-pressure hydro-excavation trenching must be undertaken in structural root zone to a depth of 300mm prior to side of excavation and trenching being undertaken. Where roots >30mm are uncovered, underbore or contact the TCSC tree unit.
- 1.4. Cut roots cleanly with equipment specifically designed for this purpose or by suitable pruning equipment.
- 1.5. Protect exposed roots from desiccation by lightly watering or covering with hessian which must be kept moist, and maintain the good health of the trees that have had disturbance in their roots zone by continual watering.
- 1.6. At no time shall the disturbed area be allowed to dry out to the detriment of the trees health.

2. ROOT DAMAGING ACTIVITIES

Techniques to minimise damage to roots within the tree root zone will include hand excavation, under boring or hydro excavation to expose the roots. The use of these techniques within the tree root zone is mandatory.

Do not cut large roots >30mm diameter, where roots >30mm are uncovered, underbore or contact the TCSC tree unit. Tree roots less than 30mm in diameter that are required to be removed must be cut cleanly with pruning equipment specifically designed for this purpose.

If any trench/hole is not going to be back-filled within 24 hours, keep the roots lightly watered cover with hessian and keep hessian moist; and where hydro excavation methods are used, water pressure must be limited so that bark surrounding roots and roots greater than 30mm diameter are not damaged;

3. BRANCH PROTECTION

On the advice of the project arborist and with written approval from Lessee of the block on which any tree is located, remove any branches that are impeding access, and trunk wrap those that are likely to be damaged during works as per Figure 4, AS 4970, or similar.

Any pruning, if required, to be in accordance with AS4373 - 2007 Pruning of Amenity Trees and is to be carried out by a qualified, experienced, practicing arborist/tree surgeon who is a member of Arboriculture Australia;

4. EXCAVATION WITHIN THE TPZ

Excavation for walls, services and any other enabling works shall be carried out strictly by hydro-excavation using minimal pressure with no over-excavation towards the tree side of the wall.

All exposed roots are to be cleanly cut by a qualified arborist and root pruning is to be inspected by the consulting arborist before the footings are put in place.

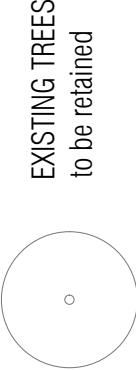
Contractor shall organise for Arborist to be present at time of excavation to monitor tree root presence & management.

LEGEND

BOUNDARIES

--- SITE BOUNDARY

TREES TO BE PROTECTED + RETAINED

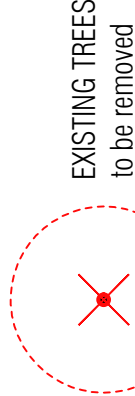


EXISTING TREES
to be retained

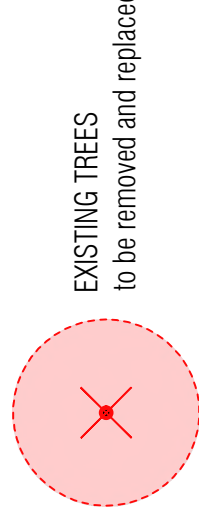


PROPOSED TREE
REPLACEMENT LOCATION

TREES PROPOSED FOR REMOVAL



EXISTING TREES
to be removed



EXISTING TREES
to be removed and replaced

OTHER

TREE XX TREE NO.

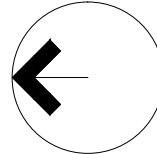
--- PROPOSED BUILDING FOOTPRINT
(GROUND FLOOR)
refer to Architect's drawings

STREET TREES

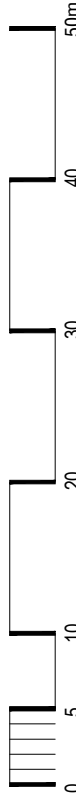
ID	Botanical Name	Pot Size	Quantity
PLA	Platanus x acrifolia	200L	1



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SCALE
1:500 @A1



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CLIENT



VILLAGE BUILDING COMPANY



The Village
Building Co

CHK

MD AJ

DWN

MD MD

DATE

12/11/22
28/10/22

DESCRIPTION

FOR REVIEW
FOR APPROVAL

REV

DRAFT
A

PROJECT

22-380 Rutledge Street QBN
Queanbeyan, NSW

ISSUE

FOR APPROVAL

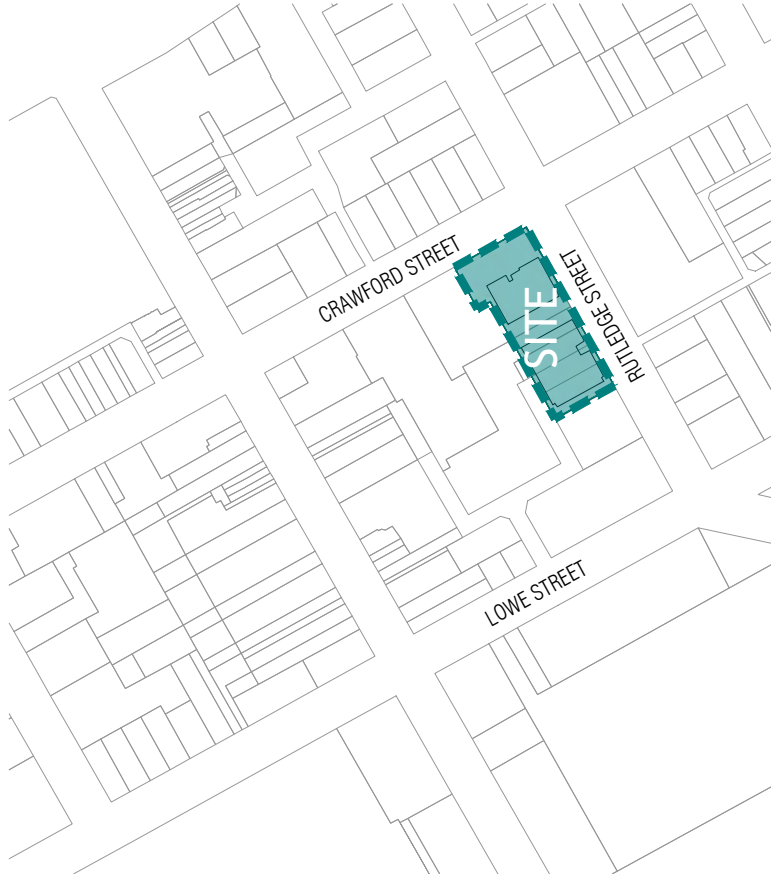
REV.

A

L101

TREE MANAGEMENT PLAN

KEY PLAN



LEGEND

BOUNDARIES

SITE BOUNDARY

EXISTING PLANTING

EXISTING SITE TREES
-to be retained

EXISTING STREET TREES
-to be retained

OFF-SITE PROPOSED WORKS

PROPOSED PLANTING

PROPOSED TREES

MASS PLANTING

VERTICAL GREENING
climbing plants

PROPOSED SURFACES - PERMEABLE

SYNTHETIC TURF

PROPOSED SURFACES - HARD

SAWCUT CONCRETE PAVING

COBBLESTONE PAVING

BITUMEN

TIMBER SEATING

PROPOSED WALLS, STRUCTURES AND EDGES

RETAINING WALL <1M HIGH

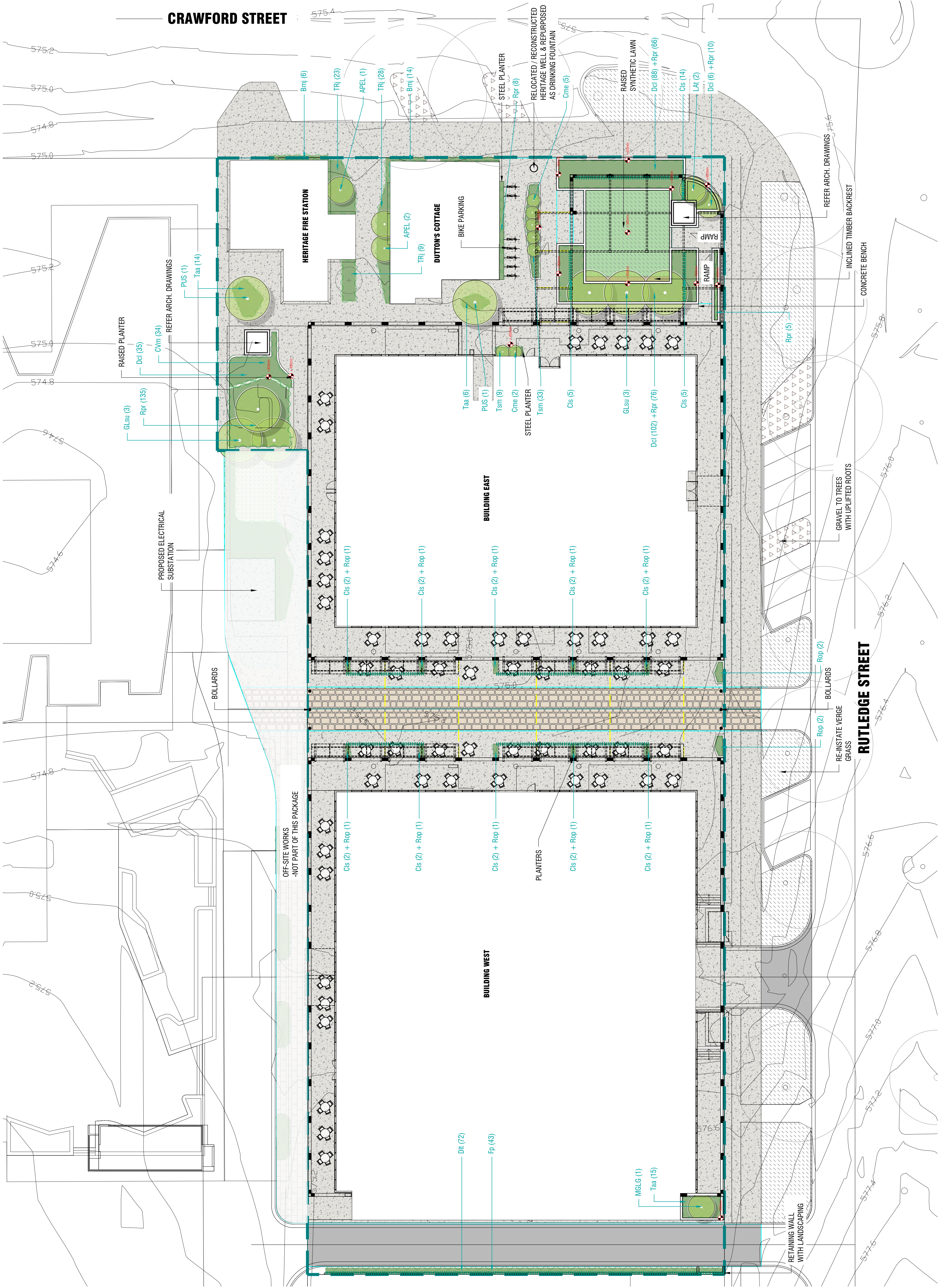
RAISED PLANTER

PERGOLA / AWNING

FESTOON LIGHTING

PROPOSED LEVELS

PROPOSED SPOT LEVEL
-ABOVE FFL

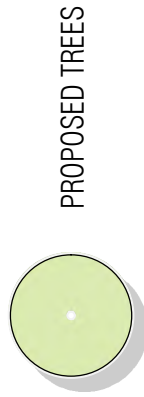


LEGEND

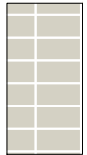
BOUNDARIES

SITE BOUNDARY

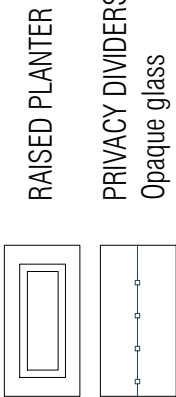
PROPOSED PLANTING



PROPOSED SURFACES - HARD

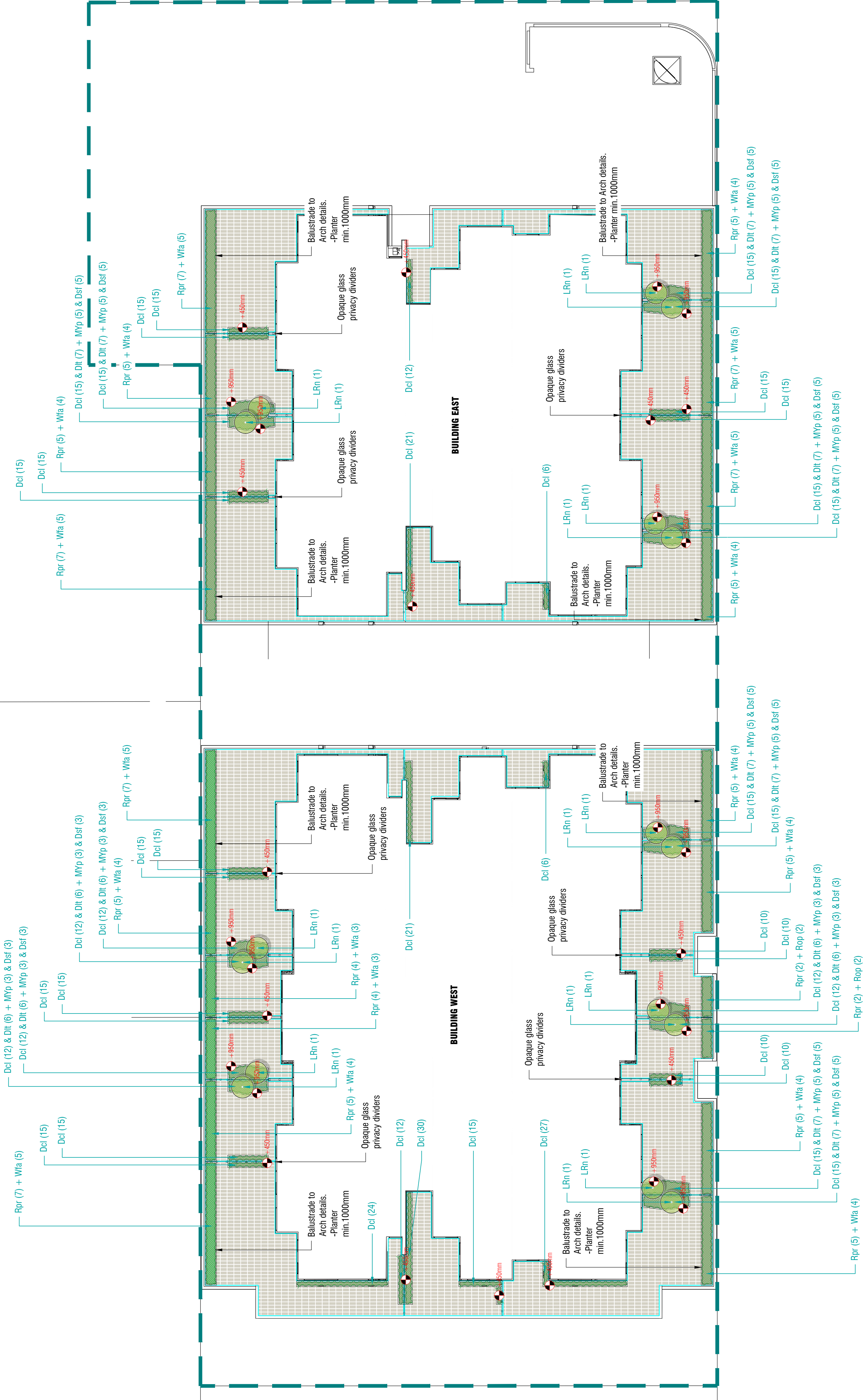


PROPOSED WALLS, STRUCTURES AND EDGES

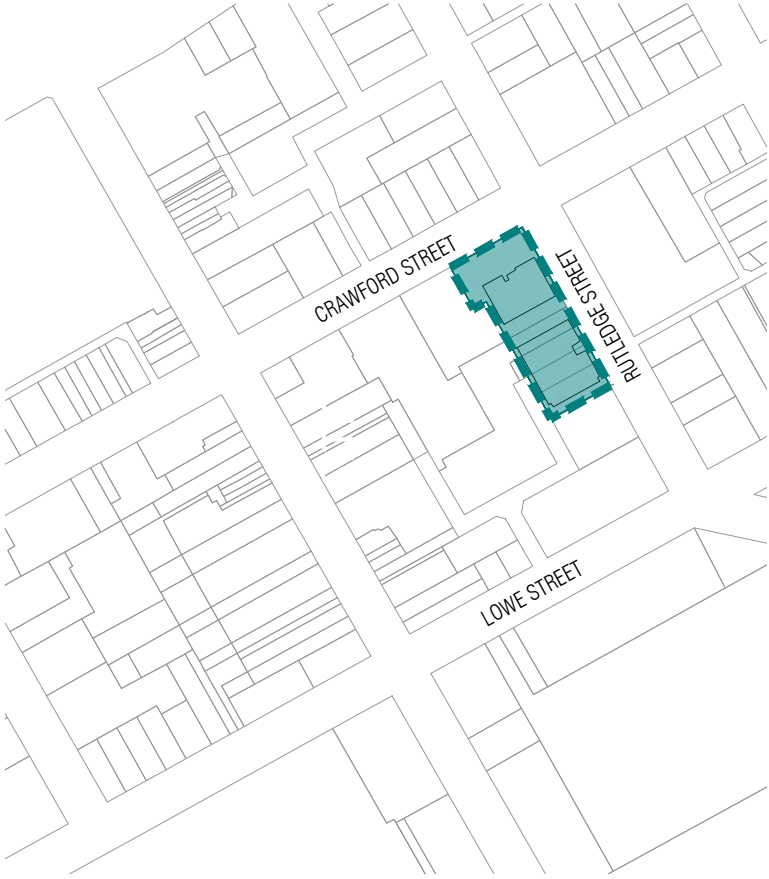


PROPOSED LEVELS

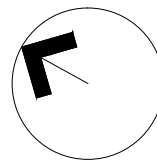
PROPOSED SPOT LEVEL
-ABOVE FFL



KEY PLAN



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SCALE
1:200 @A1

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The Village Building CO Est.1988

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LANDSCAPE PLAN
LEVEL 1

PROJECT
22-380 Rutledge Street QBN
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B

L401.2

CENTRAL PLAZA



Gleditsia Sunburst



Lagerstroemia Tuscaraora



Acer palmatum Elegans



Clematis 'Snowdrift'



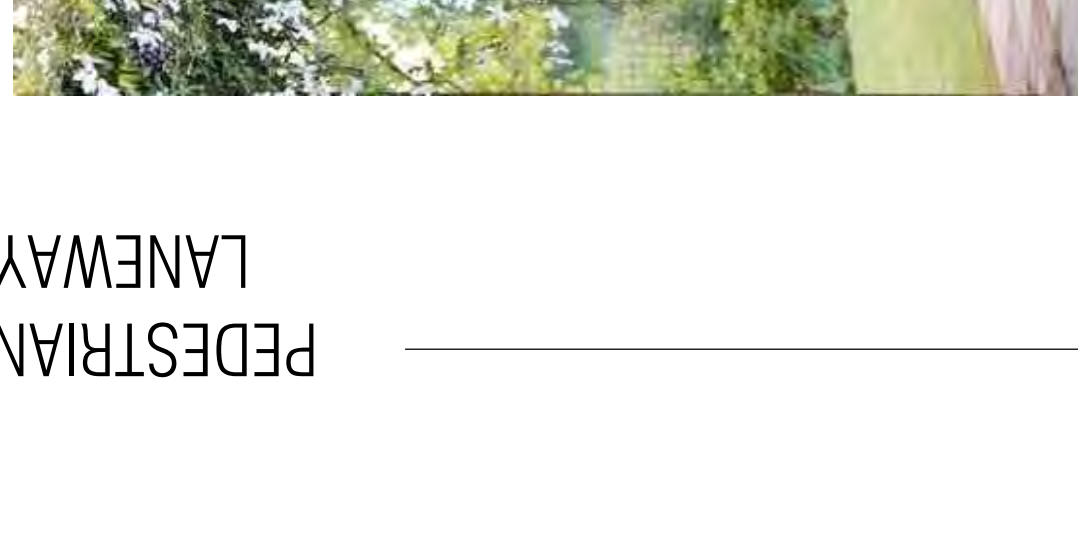
Dianella Little Jess



Rosmarinus officinalis Prostratus



Boxus microphylla japonica



Clematis 'Snowdrift'



Raphiolepis 'Oriental Pearl'

STREETSCAPE



Citrus x meyeri



Pyrus ussuriensis



Gleditsia Sunburst



Thymus serpyllum



Trachelospermum asiaticum



Convolvulus mauritanicus



Dianella tasmanica



Magnolia 'Little Gem



Trachelospermum jasminoides



Ficus pumila

ROOFTOPS



Laurus nobilis



Dianella Tasmanica



Thymus minima



Origanum vulgare



Rosmarinus officinalis Prostratus



Trachelospermum jasminoides



Raphiolepis 'Oriental Pearl'



Dichondra Silver Falls



Myoporum parvifolium



Westringia Aussie Box



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CLIENT

VILLAGE BUILDING COMPANY

ke

Knowledge Architecture

The Village Building Co

Est. 1988

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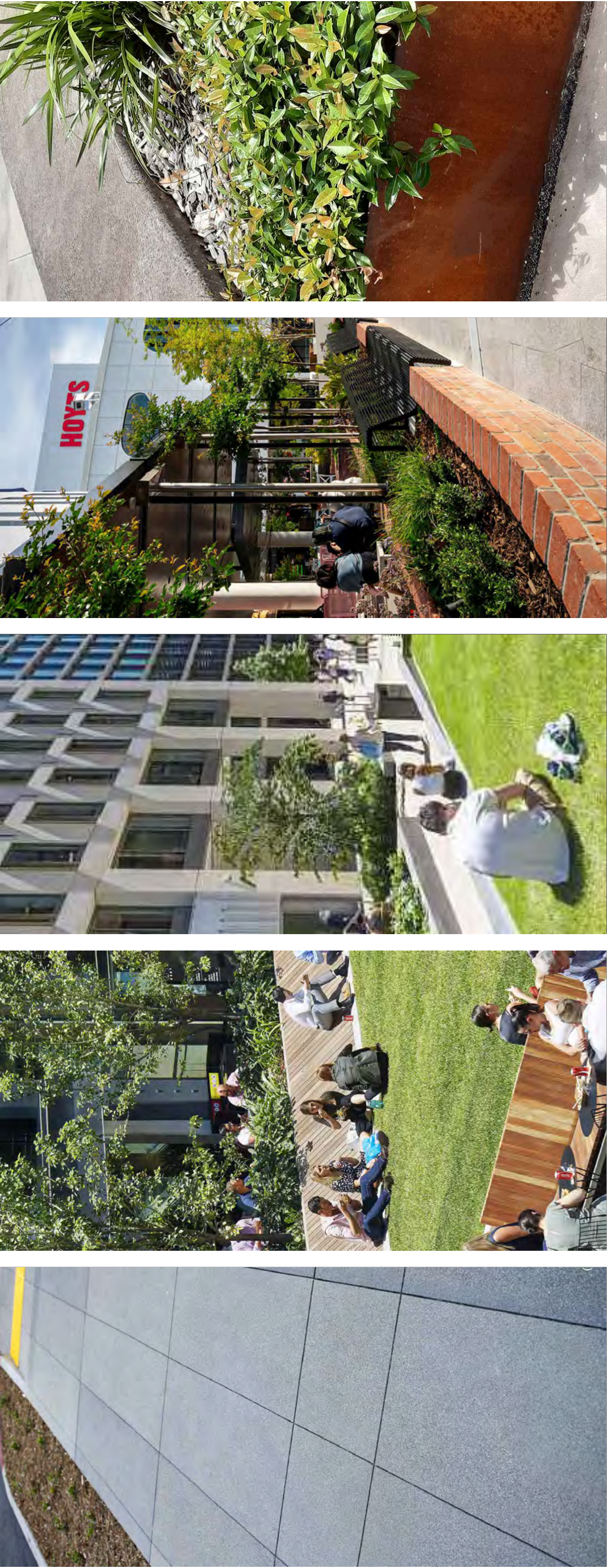
ABN 25 619 119 743

PLANTING PALETTE + SCHEDULE

PROJECT	22-380 Rutledge Street QBN Queanbeyan, NSW
ISSUE	FOR APPROVAL
REV.	B

L402.1

STREETSCAPE



Sawcut concrete paving

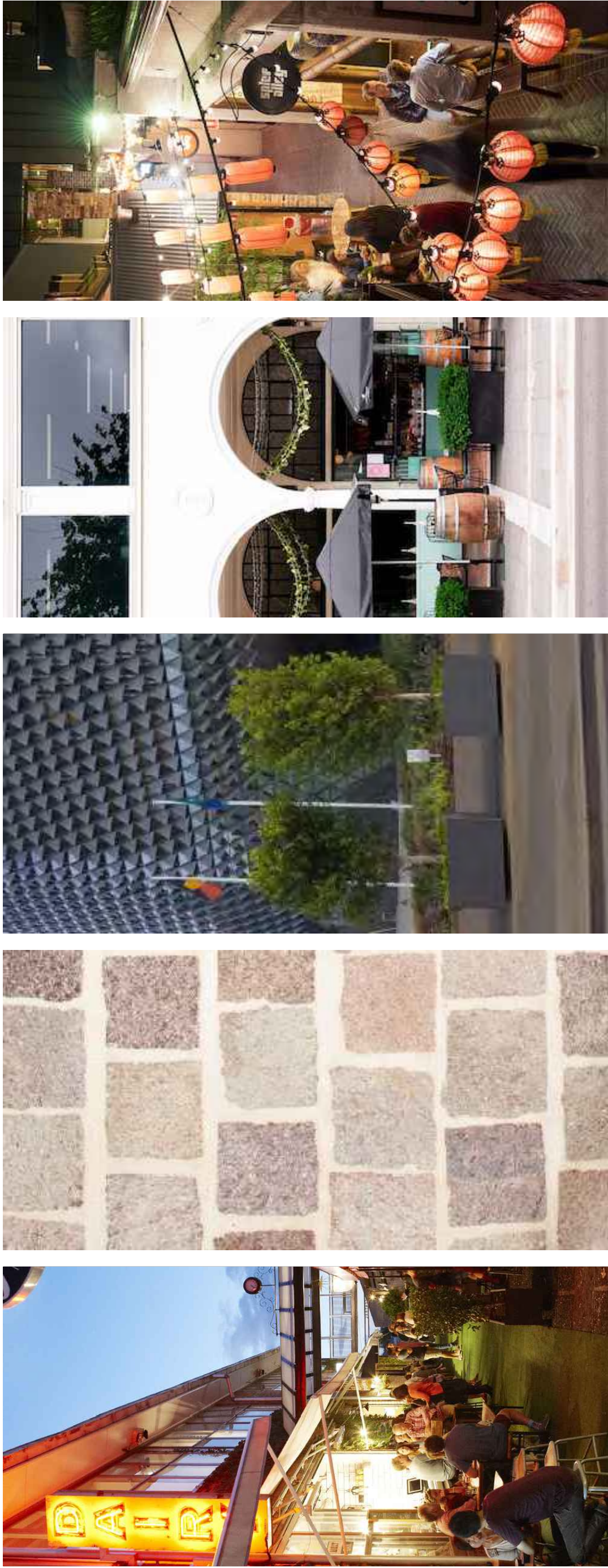
Landscape screening and seating

Elevated lawn

Raised planters

Steel edging

PEDESTRIAN LANEWAY



"Eat street"

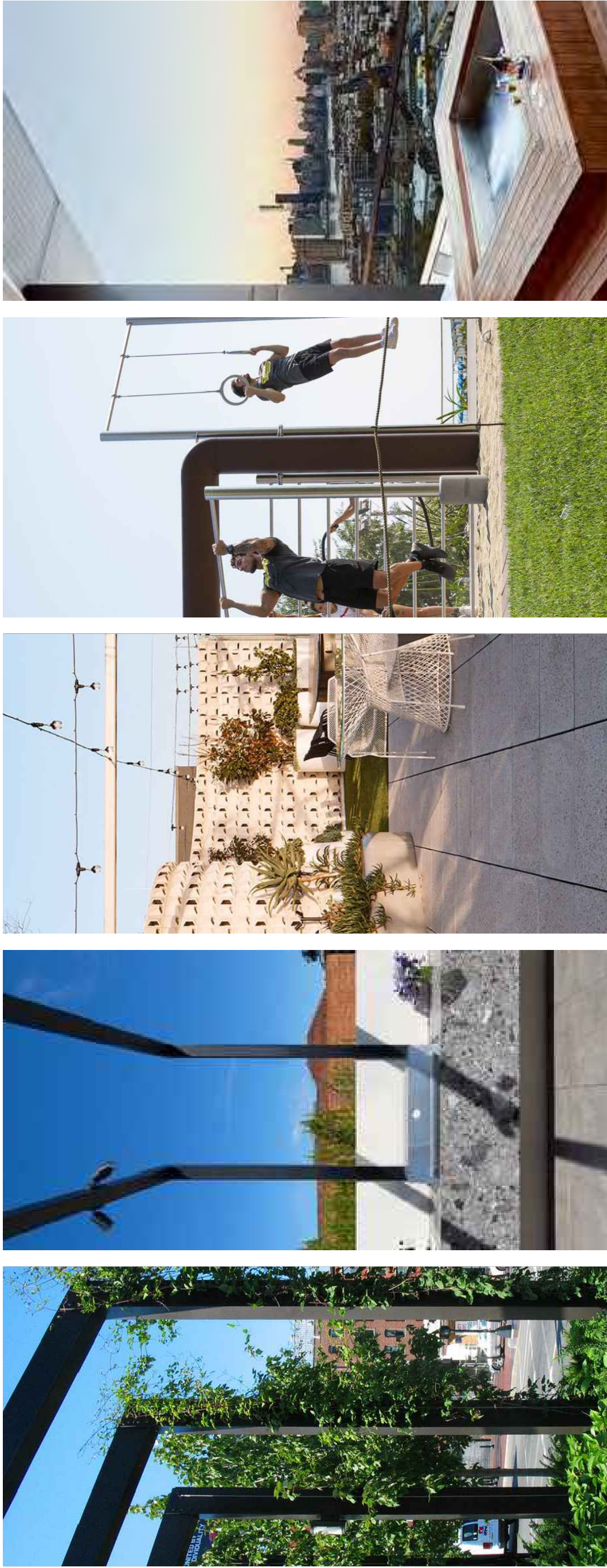
Cobblestone paving

Raised planters

Cafe spillout

Festoon lighting

ROOFTOPS



Pergola

BBQ Area

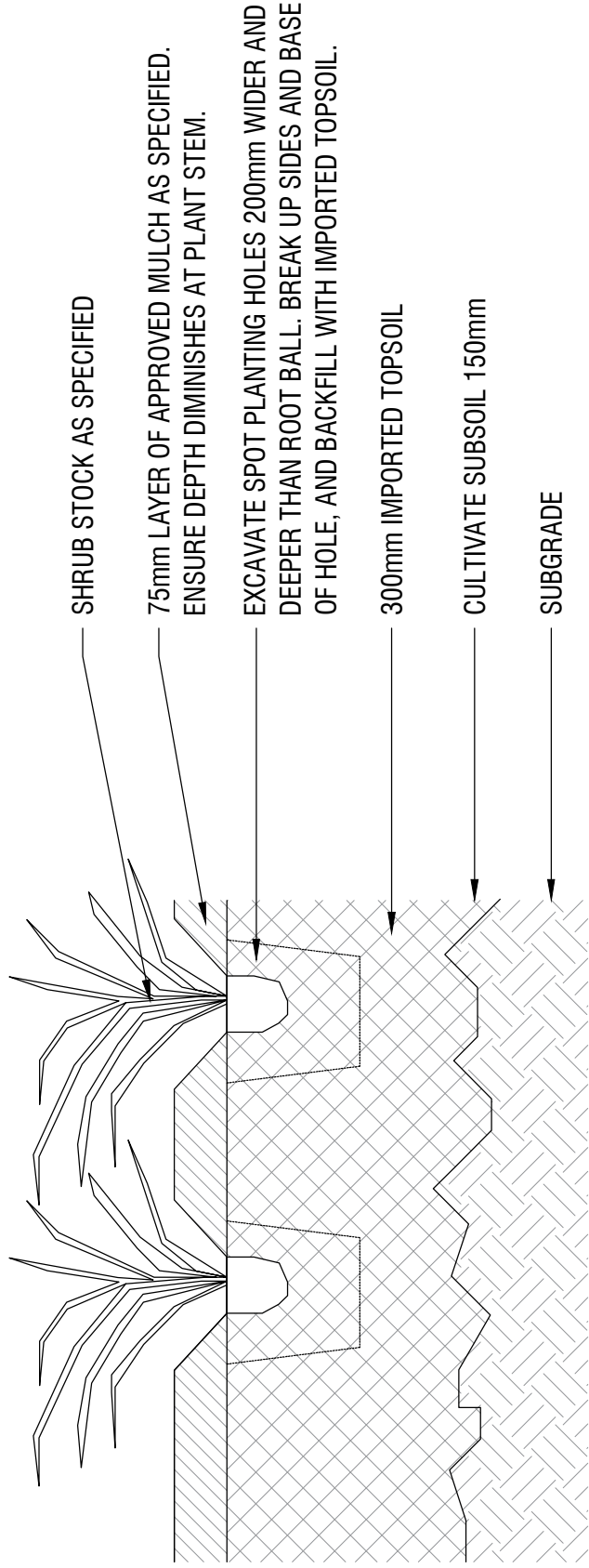
Seating / gathering spaces

Outdoor gym

Spa

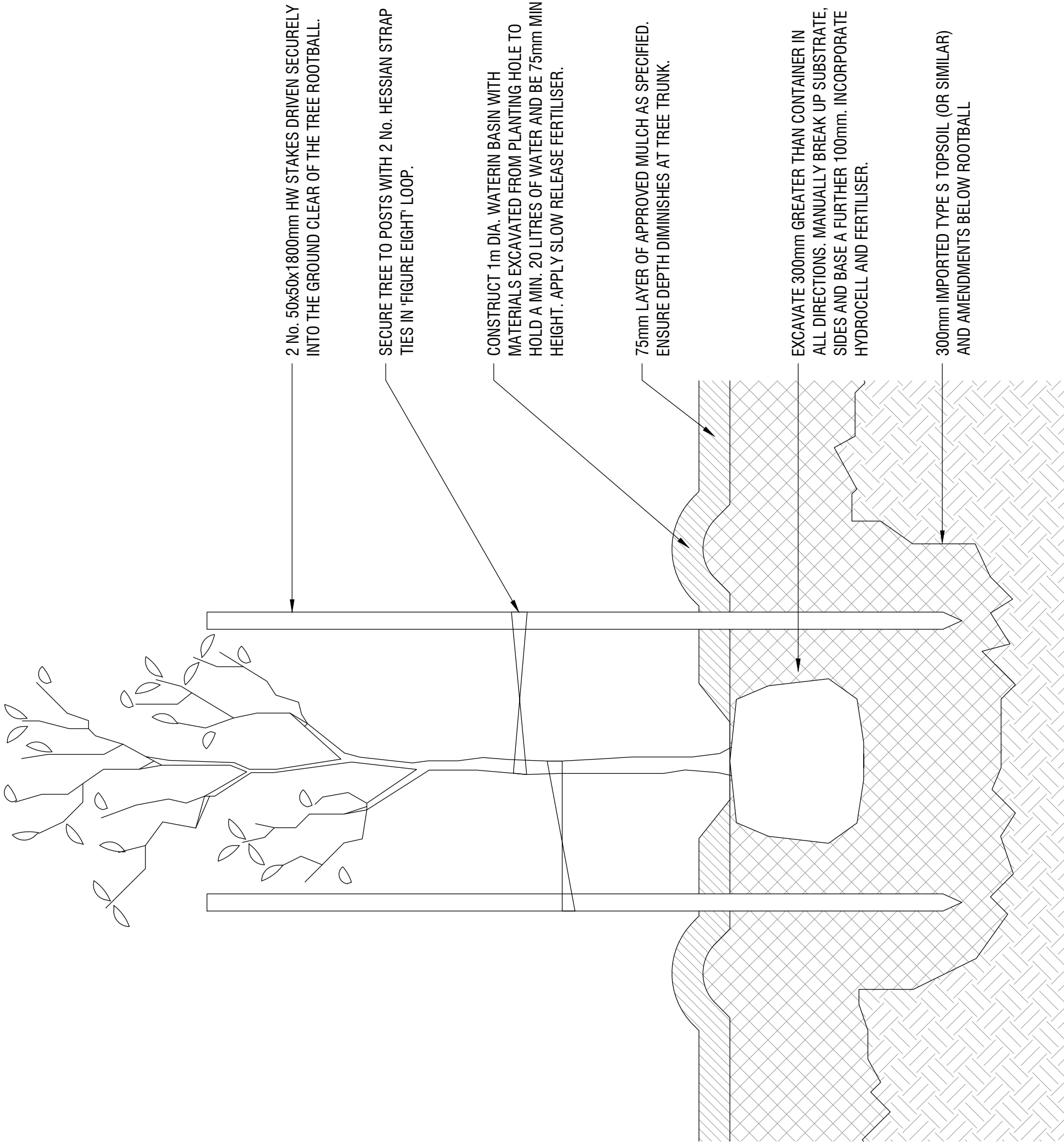
PLANTING SCHEDULE

TREES			
ID	Botanical Name	Pot Size	Quantity
APeL	Acer palmatum 'Elegans'	100L	3
Cme	Citrus x meyeri	100L	7
GLsu	Gleditsia triacanthos 'Sunburst'	100L	6
LAL	Lagerstroemia x L. 'auricul' 'Tuscarora'	100L	2
LRn	Laurus nobilis	100L	16
MGLG	Magnolia grandiflora 'Little Gem'	100L	17
PUS	Pyrus ussuriensis	100L	2
MASS PLANTING 1			
Botanical Name		Pot Size	Quantity
Bmjp		200mm	20
Rop		200mm	23
Wfa		200mm	78
MASS PLANTING 2			
Botanical Name		Pot Size	Quantity
Dd		200mm	1241
Dit		140mm	385
MASS PLANTING 3			
Botanical Name		Pot Size	Quantity
Cvm		140mm	34
Dsf		140mm	164
MYp		140mm	159
Ovu		140mm	36
Rpr		140mm	438
Taa		140mm	35
TRj		140mm	60
Tsm		140mm	78
VERTICAL GREENING			
Botanical Name		Pot Size	Quantity
CIs		200mm	44
Fp		200mm	43
TRj		200mm	10



1 TYPICAL SHRUB PLANTING DETAIL

1:10 @ A1



2 TYPICAL TREE PLANTING DETAIL

1:10 @ A1

CONSULTANT



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REV	DESCRIPTION	DATE	DWN	CHK
FOR REVIEW		12.11.22	MD	SK
FOR APPROVAL		28.10.22	MD	AJ
FOR APPROVAL		03.11.22	MD	AJ

CUSTOMER

VILLAGE BUILDING COMPANY

PROJECT

22-380 Rutledge Street QBN
Queanbeyan, NSW

ISSUE

FOR APPROVAL

REV.

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MATERIALS PALETTE +
PLANTING SCHEDULE

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ATTACHMENT 2 WELL

Queanbeyan-Palerang Regional Council - Heritage Advisory Service

Place	Queanbeyan Civic and Cultural Precinct
Issue	Buried well and cistern-Revised advice
Contact	David Carswell

Excavations for the new QCCP have revealed two buried structures. One is a brick-lined well on the site of 10 Rutledge St. The other is a water cistern (underground brick tank) closer to Crawford Street and under the footprint of the previous council offices, adjacent to the former fire station building.

The well is about one metre in diameter and about 9 metres deep, with water present at the base. It is in surprisingly good condition and given its straight and neat character is presumed to have been built by someone with experience. The bricks appear to have been fired locally.

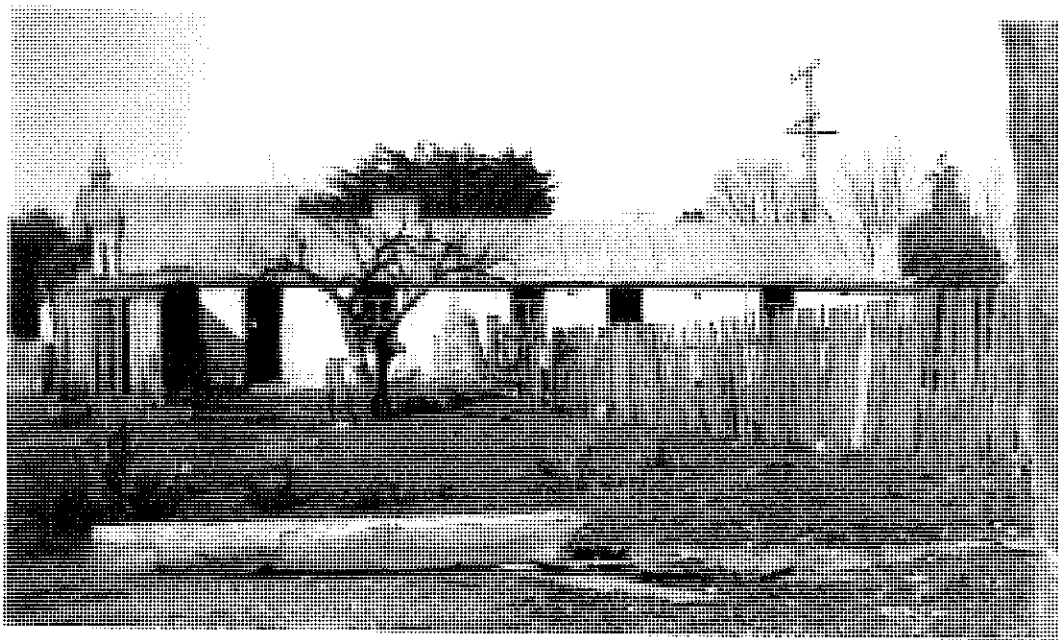
The well may be associated with an aerated water and cordial manufacturing business that was established on the site by Messrs Myers and Emley in October 1874 (Queanbeyan Age (NSW : 1867 - 1904), Saturday 10 October 1874, page 2). In 1878 the property was advertised for sale and included "Mr A Myers AERATED WATERS and CORDIAL FACTORY, a brick building with slab ditto attached, and an excellent Well of Water on the premises."

Photos of the row of buildings that were standing up until about 1947 suggest they were probably built in the latter half of the 19th century, consistent with the reports in the Queanbeyan Age. It is assumed the well was built just to the rear of one of the dwellings and was left in place and covered with sheets of iron when the cottages were demolished circa 1950, and the recently demolished two-story residence built over the top.

It is likely that more research will provide information on the buildings and their occupants. It is also possible that closer study of the bricks and comparison with sample bricks at the museum (and possibly elsewhere) will shed further light on their origin and age.



View into the well 23 September 2021. Photo PG



10 Rutledge Street – rear of old 'cordial' factory c1947 (source Brigid Whitbread). The well is not obvious in this photo although it may have been on the other side of the paling fence.

The Cistern

The cistern is about 1.8m in diameter and also made of brick. However in this case the bricks were mortared together and the inner face of the cistern rendered with cement, presumably to make it watertight. The bricks appear to be more highly fired than those used in the well and suggest a later date of construction. However they are not as hard as bricks being fired around the 1900s. The top of the cistern was removed and the interior filled with bricks and rubble probably when the council offices were constructed circa 1960s.

Cisterns were intended to collect roof run-off and typically rose above the ground, often with a domed top to prevent ground water mixing with the clean roof water. The mortar used in this cistern shows small lumps of lime typical of the slaked lime process that was still in use up until the mid-twentieth century. However this cistern was more likely to have been built before 1900.

In its current location the cistern would be in the basement carpark of the Queanbeyan Civic and Cultural Precinct under construction, and in close proximity to a structural column. The basement is to be excavated a further three metres below the top of the cistern and retention of the cistern in this location is not feasible.



The edge of the cistern can be seen on the far side of the photo, with the discoloured infill showing its location. The wall is continuous, but not all of it is evident in this photo. (Image by PG, 23/9/21)

Heritage significance

Neither of the structures are heritage listed.

Wells and cisterns were not uncommon, but are becoming increasingly rare as development spreads across landholdings. The well appears to be distinctive because of its good condition and depth. The cistern has been partly damaged, which to some extent weakens its heritage value. However the two structures serve to tell an important story of water collection and management in Queanbeyan in the 19th century - which reinforces their collective value. They have historic, aesthetic and technical significance.

Conservation options

Well

Survey shows that the well is located just beyond the proposed ramp into the basement carpark and consequently will be able to be retained in situ. The manner in which the well is conserved, protected and interpreted is yet to be decided.

The well should be protected from any potential damage during the course of the work. This could be by covering with a robust but removable board above the upper surface of the brickwork. The ground surface around the well should be levelled flush with the upper layer of bricks so that the board is evenly supported. Timber planks to be laid on the surrounding soil to support the board such that it does not rest directly on the brickwork. The board should extend a minimum of 300 mm beyond the outer edge of the bricks.

The area around the well should be securely fenced and marked to avoid incursion of machinery, and excessive mechanical vibration also avoided.

Cistern

Retention of the cistern in place is not feasible. Council staff have contacted Heritage NSW who have advised that

The cistern and well themselves are not relics under the Heritage Act. However, what is not clear from your email is whether there are archaeological relics associated with them/inside them. You may need an archaeologist to review the finds and advise whether there are relics present.

It is recommended that an archaeologist be engaged to excavate the interior of the cistern to determine its dimensions, form and fabric. The archaeologist can advise should any significant artefacts be revealed from within the cistern.

Following excavation of its interior, the cistern can be dismantled brick by brick, the bricks cleaned and stacked on pallets and relocated to council's depot for incorporation in a future interpretation sculpture or similar.

With thanks to Bridgid, Gillian and Brendan for preliminary research.

Pip Giovanelli
Heritage Adviser, Queanbeyan-Palerang Regional Council
30 Sept 2021

ATTACHMENT 3 INVENTORY SHEETS

Item Details

Name

Fire station (former)

Other/Former Names

Address

261 Crawford Street QUEANBEYAN NSW 2620

Local Govt Area

Queanbeyan-Palerang Regional

Group Name

Item Classification

Item Type

Built

Item Group

Utilities - Fire Control

Item Category

Fire Station

Statement Of Significance

Fine example of a Federation period style (c.1890 - c.1915) Fire Station. Part of the surviving early twentieth century building fabric of the town, that contributes to the town's historic character. Significant because of its intactness in form and detail. High aesthetic value.

Assessed Significance Type

Local

Endorsed Significance

Local

Date Significance Updated

1/26/2007

Listings

Listing Name	Listing Date	Instrument Name	Instrument No.	Plan No.	Gazette Page	Gazette Number
Local Environmental Plan	23/0/2012	Queanbeyan Local Environmental Plan 2012	I50			
Heritage study						

Heritage Item ID

2290085

Source

Local Government

Location

Addresses

Records Retrieved: 1

Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
261	Crawford Street	QUEANBEYAN/NSW/2620	Queanbeyan-Palerang Regional	Unknown			Unknown	Primary Address

Description

Designer Builder/Maker

Construction Year Start & End Circa Period
- 1925 NO Unknown

Physical Description Updated

Brick walled building with roofing slates (possibly asbestos slates). Federation Style brick building with polychrome decorative inserts in brickwork. Intact in form and detail with an addition at the rear later. Hipped roof of singles and terracotta ridge with finial. Asymmetrical facade with prominent entry between the massive column on two sides and semi-arched parapet. Multi-paned casement window.

Physical Condition Updated 01/23/2007

Good.

Modifications And Dates

Unknown.

Further Comments

Asbestos tiles proposed for replacement with non toxic tiles in 2010 when roof is rebuilt following the fire.

History

Historical Notes or Provenance**Updated**

Federation Style structure built in 1925. It is presently used for Council Record's office. This building served as fire station till 1986 when it moved to Campbell Street. Suffered fire damage in November 1988. Damaged by fire also in 2010.

Historic Themes**Records Retrieved: 1**

National Theme	State Theme	Local Theme
Building settlements, towns and cities	Welfare	Development and growth of Queanbeyan town.

Assessment

Criteria a)		
Historical Significance	Include	Exclude
Criteria b)		
Historical Association Significance	Include	Exclude
Criteria c)		
Aesthetic/Technical Significance	Include	Exclude
High aesthetic value.		
Criteria d)		
Social/Cultural Significance	Include	Exclude
Criteria e)		
Research Potential	Include	Exclude
Architectural research value.		
Criteria f)		
Rarity	Include	Exclude
Criteria g)		
Representative	Include	Exclude
Fine example of a Federation period style (c.1890 - c.1915) Fire Station.		
Integrity/Intactness		Updated 01/29/2007
Significant because of its intactness in form and detail.		

References

References

Records Retrieved: 0

Title	Author	Year	Link	Type
No Results Found				

Heritage Studies

Records Retrieved: 1

Title	Year	Item Number	Author	Inspected By	Guidelines Used
Queanbeyan Heritage Review	2007	2290085	Peter Kabaila		Yes

Procedures / Workflows / Notes

Records Retrieved: 0

Application ID / Procedure ID	Section of Act	Description	Title	Officer	Date Received	Status	Outcome
No Results Found							

Management

Management

Records Retrieved: 0

Management Category	Management Name	Date Updated
No Results Found		

Management Summary



Caption: Fire Station

Photographer: NULL

Copyright Owner: No Credit

Date: 7/1/2020 12:00:00 AM



Caption: NULL

Photographer: NULL

Copyright Owner: No Credit

Date: 7/1/2010 12:00:00 AM



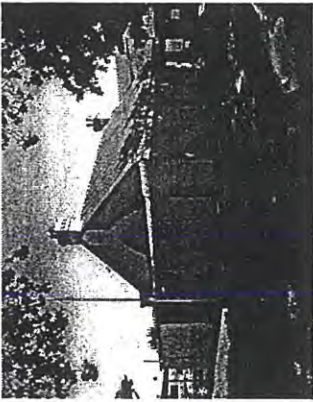
Caption: Street view Fire Station

Photographer: P Giovanelli

Copyright Owner: No Credit

Date: 7/1/2020 12:00:00 AM

Ref	Property	Background	Exterior Characteristics	Assessment Criteria				Reasons for Inclusion
				Historical	Aesthetic	Technical/Research	Social	
	261 Crawford Street	• Federation Style built in 1925 • It is presently used for Council Record's office. • This building served as fire station till 1986 when it moved to Campbell Street. • Suffered fire damage in November 1988	 Built in 1925 • Federation Style brick building with polychrome decorative inserts in brickwork. • Intact in form and detail with an addition at the rear later. • Hipped roof of singles and terracotta ridge with finial. • Asymmetrical facade with prominent entry between the massive column on two sides and semi-arched parapet. • Multi-paned casement window	✓	✓	✓	✓	• Represent the style of Federation • Domestic architectural character • Contributes to the historic character of Street. • Significant because of its intactness in form and detail.

Ref.	Property	Background	Exterior Characteristics	Assessment Criteria			Reasons for Inclusion
				Historical	Aesthetic	Technical/Research	
	263 Crawford Street	- Known as "Dutton's Cottage" was built in early 1880s. - Probably it was built for Thomas Dutton, one of the Lanyon Overseers (had the school, post office and store at Lanyon). - Thomas Dutton owned the cottage from 1885 until his death on 10th March, 1891	 - A single storied simple Georgian Style Cottage with symmetrical facade. - Corrugated iron gabled roof with painted brick exterior. - Two chimneys at two ends with multi-corbel and terracotta pots represents unique architectural style. - Bull nose veranda with slender timber column with brackets. - Very low plinth level - Projected window sill	✓	✓	✓	- Reflects the style and character of the period - Contributes to the heritage character of the street.



ERIC MARTIN AM, LFRAIA, M B Env, B Arch (Hons)

MANAGING DIRECTOR

Curriculum Vitae with respect to heritage and building conservation

QUALIFICATIONS

Member of the Order of Australia

Life Fellow of the RAIA

Master of the Built Environment (Building Conservation),

University of New South Wales, 1980

Bachelor of Architecture (Honours), University of Melbourne, 1972



Registered Architect:

ACT	(No. 376)	VIC	(No. 5150)		
NSW	(No. 5991)	WA	(No. 1663)	QLD	(No. 3391)

AWARDS/HONOURS

- 2020 Awarded Fellow of Association of Consultants in Access, Australia
- 2019 EMA awarded Australian Institute of Architects ACT Chapter Architectural Professional Practice Award.
- 2013 Awarded Life Fellow of the Australian Institute of Architects.
- 2009 Awarded Inaugural Margaret Spalding Award for excellence by an individual in delivering services and contributing to people with disabilities, 2009 ACT Chief Minister's Inclusion Awards.
- 2005 Awarded Member of General Division of the Order of Australia.

PROFESSIONAL EXPERIENCE

Eric Martin has practiced architecture since 1973. He worked with the Department of Housing and Construction (DHC) in Victoria, ACT, NSW and Central Office up until the end of 1981 when he took up the position of Canberra Manager and Director of the Cox Architecture Group. During his time with the Cox Architecture Group Eric had the responsibility of managing the Company's business in Canberra and directing the Canberra Office of a large national practice. This involved all facets of architectural practice including being director of large projects. He was also responsible for heritage and disability access provisions for the firm nationally. In 1998 he left the Cox Architecture Group to establish his own architectural practice offering a full range of services with additional expertise in architectural conservation, heritage and disability access.

Eric held the following positions with specific responsibility for heritage and building conservation:

- 1999 Managing Director, Eric Martin & Associates
- 1984 Appointed a Director of Philip Cox & Partners (renamed Cox Architecture).
- 1982 Canberra Manager of Philip Cox & Partners (renamed Cox Architecture).

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- 1981 Acting Heritage Architect in DHC Central office.
- 1980 Masters Degree in Building Conservation at University of New South Wales.
- 1979 Post graduate studies in Environmental Studies at Australian National University Centre for Resource & Environmental Studies.

PROFESSIONAL AFFILIATIONS

Fellow, Australian Institute of Architects (RAIA) 1992 – 2013, Life Fellow (2013 -)

Senior Councilor of Australian Institute of Architects (2000 -)

Australian Institute of Architects Nominee on UIA Regional IV Architecture Heritage Committee (2009 – 2020; Deputy 2020 -)

President of National Trust of Australia (ACT) Council (2004 - 2013) (Vice President (1988 – 1991), (2001 - 2004). Member (1982 - present).

Chairman of National Trust of Australia (ACT) Classification Sub-Committee (1984 - 1987) Member (1981 - 2004). Member of Heritage Committee (2004 -)

National Trust of Australia (ACT) representative on St John's Church Building Fund 2006 -), All Saint's Church Building Fund (2007 -) and Manning Clarke House (2020 -)

Chairman of the Heritage Council of the ACT (1992 - 5), Member (1992 - 1997)

Chairman of the ACT Heritage Committee (1989-92) Deputy Chairman (1986 - 1989)

Chairman of Ministerial Committee to undertake community consultation and report on future use of Tuggeranong Homestead 1994

Member of Australian Institute of Architects National Heritage Committee (2001-2009). Chairman (2008-2009), Deputy Chairman (2003 - 2008). Special Advisor to the Institute's National Heritage Task Force (2009 - 2011). National Heritage Committee (2020 -).

Member ACT Minister for Urban Services Access and Planning Advisory Committee (2000 – 2005) Chairman 2004 – 2005 (Committee disbanded in 2005)

Member of the Australian Council of National Trust Board (2002 - 2013)

Member of Steering Committee & Interim Board (1995). Director, Treasurer, AusHeritage (1996 - 1998)

Member ACT Historic Places Advisory Committee (2003 - 2010)

Member of NSW Heritage Office Fire Access Services Advisory Panel (2006 - 2015)

Member of Canberra Civic Working Group (1996 – 1999)

Member of Australian Institute of Architects (ACT Chapter) Heritage Committee (1988 -)

Member of DOCOMOMO International, (July 2000 -)

Member of Australia ICOMOS (1981 -)

Member of the Association of Preservation Technology (International) (1988 -)

Member of National Trust of Australia (ACT) Publications Committee (1990 - 1999)

Member of the Society of Architectural Historians Australia & New Zealand (1989 -), Committee Member (1989/90)

Member Garden History Society (1985 -)

Member Royal Australian Historical Society & Canberra & District Historical Society (1981 -)

Member of Australia ICOMOS National Scientific Committee for Energy and Sustainability (NSCES) (2014 -)

Member NSW Heritage Office – Technical Conservation Committee (2016 -)

PROFESSIONAL ACTIVITIES

- 2021 Presentation ACT Heritage Symposium – Shine Dome 7/8/2021
- 2021 Rusten House Guided Tour 24/7/2021



- 2021 Guided walk of Griffith (Bland Fordia 5) 15/7/2021
- 2021 NFSA Guided Tour 24/6/2021
- 2021 Tuggeranong Schoolhouse Presentation 16/5/2021
- 2021 Kingston Powerhouse (Glassworks) Guided Tour 8/4/2021 & 15/4/2021
- 2021 Presentation ACAA Access to Heritage Places 26/3/2021
- 2021 Presentation Sydney University Heritage – Shine Dome 12/3/2021
- 2021 Presentation in video on Kingston Powerhouse & St Johns Church for Yesterday Stories
- 2019 Workshop on Access to Heritage Places at ACAA National Conference
- 2019 Tour Leader for National Trust Tour of Norfolk Island
- 2018 Tour Leader for Yarralumla CSIRO Forestry Precinct Tour
- 2018 Art Deco Walking Tour Leader for the National Gallery of Australia
- 2018 Presentation on the history of the Hyatt Hotel to the Canberra IONIAN Club
- 2018 Presentation to NSW Heritage Forum on heritage and accessibility
- 2018 Presentation to the 6th International Conference on Heritage and Sustainable Development, Granada Spain on Tocal Function Centre: New Use for an Old Building
- 2017 & 19 Tour Leader of Gungahlin Homestead Tours
- 2017 College of Architects Pune India, Access to Heritage Buildings, the Australian Experience
- 2017 Presenter to U3A on Norfolk Island, Tuggeranong Homestead, Gungahlin Homestead
- 2017 Presenter to Environment Institute of Australian and NZ on Protecting Built Heritage on national land in Canberra.
- 2015 Presenter at Australian ICOMOS National Conference on *Tocal; a Case Study*
- 2015 Presenter at ACT Division of the Environment Institute of Australia and New Zealand Forum – *A Positive View of Heritage; How it could work*
- 2014 Presenter at Australian Garden History Society Workshop On Conservation Management Planning
- 2013 Heritage advisor to Bearcage to the Fox TV series *Building Australia* and heritage specialist interviewed in one episode
- 2013 Presenter to Australian National Botanic Gardens Members on Heritage of Haig Park
- 2013 Presenter at ACAA Victorian Network on Access to Heritage Buildings
- 2013 Presenter at International National Trust Organisation (INTO) Conference Uganda on Tocal Visitors/Function Centre (also presented paper on behalf of Dr P Dowling on the future of NT in Australia)
- 2012 Presenter on Access to Heritage Buildings to ACAA NSW Network
- 2012 Presenter on Access to Heritage Buildings to Victoria Heritage
- 2011, 13 Member of Australian Institute of Architects (ACT Chapter)
Enduring Architecture Awards Committee
- 2011 Presenter on Access to Heritage Buildings to AITA Certificate Course
- 2011 Presenter on Conservation of Norfolk Island Buildings as part of Heritage Festival on Norfolk Island
- 2011 Presenter on Access to Heritage Buildings to ABCB Annual Conference
- 2011 Presenter on Australian Access Requirements to UIA International Architectural Congress, Tokyo, Japan
- 2011 Presenter on Accessible Arts in Heritage Buildings to NSW Museums and Galleries
- 2010 Tour leader for Barton Heritage Walk for National Trust
- 2010 Presenter on Housing in ACT 1920 – 1970 for CDHS
- 2010 Presenter on Victoria Heritage Masterclass on Access to Heritage Buildings
- 2010 Presenter on Access to Heritage Buildings to NSW Chapter of Australian Institute of Architects



- 2010 Presenter on Access to Heritage Buildings to NSW Heritage Advisors
- 2010 Speaker at UIA International Conference, Xian, China on Heritage in Expanding Cities
- 2010 Speaker at Canberra Archaeological Society on Colliers Cottage
- 2010 Presenter at AIBS (NSW) workshop on Access to Heritage Buildings
- 2009 Presenter on Rural Ruin and Reuse: A Dilemma of CAS Fenced & Forgotten Workshop
- 2008 Speaker to Archaeological Society of ACT *The Architect and the Archaeologist, a Case Study of Norfolk Island*
- 2008 Speaker at International Conference *Isles of Exile, Norfolk Island, Conservation of Norfolk Island – An Architectural Perspective*
- 2007 Speaker at NSW Attorney General's workshop on *Access to Heritage Buildings*
- 2007 Speaker at ACAA National Conference on *Access to Heritage Buildings*
- 2006 Speaker of Reid Residents' Association AGM on Planning and Heritage
- 2006 Speaker at Australian Government National Speakers Series on *A Community for all Ages 'Building the Future' on Adaptable and Sustainable Housing*
- 2006 Speaker on *Conservation of Duntroon House* for ACT National Trust tour
- 2006 Speaker at ACT National Trust presentation on Norfolk Island on the *Conservation of Buildings on Norfolk Island*
- 2006 Speaker at AIBS Sydney seminar on *Access to Heritage Buildings – Alternative Solutions*
- 2005 Presentation on *Management and Use of our Heritage Buildings* to Norfolk Island Historical Society
- 2004 Speaker at ACT Dept Arts Heritage Environment Information Day on "Albert Hall"
- 2004-11 CIT Lecturer Heritage Building Conservation course on building environment and service requirements and adaptive reuse of heritage buildings
- 2004 Chairman National Awards for Local Government – Arts and Heritage Category
- 2004 Speaker at RAI A Lecture series on modern European Architects – Belgian Architects Stephane Beel and Jo Crepain
- 2003 Speaker at Workshop organized by ACT Heritage Council on *Access to Heritage Buildings for People with Disabilities*
- 2003 Speaker at UIA Workshop, Universal Accessibility – The People Oriented Approach in Dhaka, Bangladesh on *Access in Australia – An Overview*
- 2003 Public Lecture and Workshop on Heritage and Access – *Finding Win/Win Solutions* for RAI A and DSC WA
- 2003 Speaker at Department of Infrastructure, Planning and National Resources Workshop on Access Issues in Kosciuszko National Park on Accessibility Design
- 2002 Presentation on Screensound Australia Building and Art Deco Style
- 2002 Presentation on Robin Boyd as part of an RAI A Excellence in Architecture series at Canberra Museum and Gallery
- 2002 Guided tour of Canberra Twentieth Century Architecture and the Robin Boyd Houses (For RAI A as part of Heritage Festival)
- 2002 Paper on Twentieth Century Architecture of Significance to ACT Heritage Conference
- 2001 Keynote Speaker at ICOMOS International Conference on 20th Century Architecture of Significance, Adelaide, SA
- 2001 Speaker at UIA Conference, in Singapore on Access to Heritage Buildings
- 2000 & 2001 Presenter on Conservation at Lanyon at Public Open Day during Heritage Festival
- 2000 & 2001 Conducted Community walk through Old Red Hill, ACT
- 2000 Speaker at Building Science Forum of Australia on Conservation of Heritage Buildings



- 1999-2003 Member of Queanbeyan City Council Heritage Awards Assessment Panel
- 1999 Speaker at National Trust Workshop on *Reid – Living with Heritage*
- 1999 Speaker at RAI A (ACT and NSW Chapters) on the RAI A Heritage Policy
- 1999 Keynote presenter on two day workshop on Access to Heritage Buildings, Hobart, TAS
- 1999 University of Canberra assessor of Year 4 final design for adaptive reuse of Kingston Power House, ACT
- 1999 Presentation of Tocal Homestead Conservation Work at ICOMOS National Conference on *The Burra Charter in the Bush*
- 1999, 95, 94, 85-91 Assessor, Marion Mahony Griffin Measured Drawings Competition
- 1997 Speaker at Workshops in all states on Access to Heritage Buildings for People with Disabilities including the international conference *Elegant Access Solution* in Adelaide May 1998"
- 1997 Conference Paper on Access to Heritage Buildings, Occupation Therapists Conference, Sydney
- 1997,95,94 Guest Lecturer to University of Canberra Cultural Heritage Studies on the Conservation Process, Conservation of Urban Areas
- 1996 Guest Speaker of National Trust Annual Dinner
- 1995 Presenter to RAI A professional practice series on Heritage Architecture
- 1995 Guest Lecturer to University of Canberra, Architectural Students on Conservation of National Film & Sound Archive
- 1994 Speaker at Seminar on Caring for Early Canberra Houses & Gardens
- 1993 Guest Lecturer to University of Canberra Cultural Heritage Studies on Assessment of Heritage
- 1990 Speaker at RAI A (ACT Chapter) workshop on Inner Canberra Residential Areas
- 1989 Project Fellow on Economic Recycling & Conservation of Structures at the Warren Centre, University of Sydney
- 1987 Independent Assessor of an objection to National Estate listing of HMAS Cerberus for Australian Heritage Commission
- 1987 Member Australian Bicentennial Authority, ACT and Island Territories Council Heritage Grants Committee
- 1984 Organizer - RAI A Conference on Building Conservation
- 1984 Guest Lecturer on Early Engineering Works on Garden Island to Institute of Engineers (Cooma Division)
- 1983- Presentations to community groups on aspects of Building Conservation
- 1983 Conference Paper on Building Conservation Work in Practice, RAI A Adaptive Reuse Seminar

OTHER POSITIONS HELD

- 2014 Awarded Honorary Life Membership of National Trust of Australia (ACT)
- 2002- Board member Gorman House

PUBLICATIONS

"Overcoming a Heritage Door" Feature Article in **ACAA Magazine Access Insight** February/March 2019

Moir and Sutherland Chapter in the Australian Journal of Biography and History, 2018

Tocal's Master Plan and heritage significance, All about Tocal, No 25, Department of Primary Industries and CB Alexander Foundation Tocal, November 2014.

"100 Canberra Houses: A Century of Capital Architecture", Review of book by Alan Roberts & Tim Reeves, **Canberra Historical Journal**, March, 2014.

"ACT Housing Innovation" as part of **Canberra Architects: In the Making**, The Australian Institute of Architects Exhibition on as part of Canberra Centenary Program 2013.



"*Experiments in Modern Living – Scientist Houses in Canberra 1950-1970*", by Milton Cameron book review, **Canberra Historical Journal**, March 2013.

What House is That? A Guide to the Australian Capital Territory's Housing Styles, booklet by Australian Institute of Architects funded through ACT Heritage Grant, 2012.

"*The Shine Dome, The Australian Academy of Science, Canberra Australia*", paper in **World Congress Proceedings on Domes in the World**, March 2012. Joint author with Brendan O'Keefe.

"*Total Visitor Centre: A sustainable new use for an old shed*", **Historic Environment Journal** Volume 24 Number 2, 2012, prepared with Cameron Archer.

"*Theo Bishoff*" (Canberra architect), **CDHS Journal** New Series No 66, May 2011.

Access for all to Heritage Places – 2008, Technical leaflet for the Heritage Council of Victoria. Prepared with Jim Gard'ner.

"*New Uses for Heritage Places – Contribution of case study of Total Visitor Centre – Rural Agricultural Building to Function Centre*", Heritage Council of NSW and RAI A 2008.

"*Robin Boyd: A Canberra Context*", **Canberra Historical Journal**, New Series 50, September 2002.

"*Access Issues for Heritage Buildings in Design for All: An Inclusive Approach*", UIA/ARCASIA Seminar Proceedings, Hong Kong Institute of Architects, July 2002.

Conservation of Timber Buildings and Fences at Total, Joint author with Cameron Archer and Rod Morris, Total 2002

"*Familiar and Exceptional Character of our Built Environment*", feature article on architecture in **Mews** (Canberra Arts Magazine), July 2001.

Improving Access to Heritage Buildings, a practical guide to meeting the needs of People with Disabilities, Australian Heritage Commission, 1999.

Access to Heritage Buildings for People with Disabilities, Australian Heritage Commission, 1997.

Colour Schemes for Early Canberra Houses, Leaflet for Heritage Council of ACT, 1995-7.

"*Maintenance of A Heritage Design*", Feature article in the **Canberra Times**, 21 July 1993, on domestic design in heritage areas.

"*Duntroon*", chapter in **The Heritage of the ACT**, National Trust 1992.

"*The Buildings of Norfolk Islands' Second Settlement*", A Chapter in the book **Norfolk Island and its Second Settlement 1825-1855**, 1991 - with Philip Cox.

"*Historic Architecture of HMA Naval Dockyard: Garden Island*", feature article in **The Mariner's Mirror**, UK, Vol 74, November 1988.

"*The First Buildings of Norfolk Island*", A chapter in the book **Norfolk Island and its First Settlement 1788-1814**, Library of Australian History, 1988 - with Philip Cox.

Treatment of sandstone for deterioration from falling damp, RAI A Architectural Technology Note 012, 1987.

Garden Island in 'Australian in Trust, Australian Council of National Trusts, 1985.

Building Conservation in Australia, Co-Editor. RAI A, 1985.

"*Garden Island Historic Buildings Find a New Use*", **Heritage Australia**, Winter 1983.

The Heritage of Australia, MacMillan 1981. Advisor to the Australian Heritage Council for publication

"*In The Steps of the Last Colonial Architect*", Articles published in the Department of Housing & Construction magazine (1981-83).

"*A Touch of History: Garden Island*".

"*Duntroon Maze*".

"*Garden Island History*", Article in **Ports of NSW**, March 1981. Revealed elements of Garden Island history as a result of detailed research.

"*Conservation Education in Australia*", University of New South Wales 1980. A survey of tertiary training prepared in association with four fellow students at the University of New South Wales in 1980.

PROJECTS



Eric has been involved on an ongoing basis with an extensive variety of projects with many providing specialist input regarding heritage. Some selected work is detailed on our web site: www.emaa.com.au

June 2023

