

Heritage (Guidelines for Fisher Housing Precinct) Consultation Notice 2011*

Notifiable Instrument NI 2011 - 505

made under the

***Heritage Act 2004* section 26 Consultation Notice of Proposal to Make Conservation Guidelines**

1. Name of instrument

This instrument is the Heritage (Guidelines for the Fisher Housing Precinct) Consultation Notice 2011

2. Effect of Proposed Guidelines

The effect of the Proposed Guidelines for the Fisher Housing Precinct, Fisher is detailed in the Draft Conservation Guidelines document at [Attachment 1](#).

3. Place to which the Guidelines apply

The Proposed Guidelines will affect Fisher Housing Precinct:

- 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 16 Pilbara Place;
- 14 Ballarat Street; and
- 2, 4, 6, 8, 10, 12, 14, 16 Rosebery Street.

Blocks 1-17 Section 44, Blocks 12-18 Section 45, (Part) Block 13 Section 46, Fisher, District of Weston Creek

Adjacent road verges as indicated within the registered boundary

4. Date of Consultation Notice

25 August 2011

5. Public consultation period

The Council invites public comment by Wednesday 28 September 2011 on the proposed guidelines for the Fisher Housing Precinct to:

The Secretary
ACT Heritage Council
GPO Box 158
CANBERRA ACT 2601

Further information can be obtained from contacting the ACT Heritage Unit on 13 22 81

Jennifer O'Connell
Acting Secretary
ACT Heritage Council

25 August 2011



ACT Heritage Council

Heritage Guidelines

Heritage Act 2004

Heritage Guidelines: Fisher Housing Precinct

1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 16 Pilbara Place, 14 Ballarat Street, 2, 4, 6, 8, 10, 12, 14, 16 Rosebery Street, Fisher ACT

Blocks 1-17 Section 44, Blocks 12-18 Section 45, (Part) Block 13 Section 46 Fisher, District of Weston Creek

Adjacent road verges as indicated within the registered boundary

FISHER

This document has been prepared by the ACT Heritage Council.

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

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

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

IDENTIFICATION OF THE PLACE

Fisher Housing Precinct, 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 16 Pilbara Place, 14 Ballarat Street, 2, 4, 6, 8, 10, 12, 14, 16 Rosebery Street, Fisher ACT

Blocks 1-17 Section 44, Blocks 12-18 Section 45, (Part) Block 13 Section 46 Fisher District of Weston Creek

Adjacent road verges as indicated within the registered boundary

STATEMENT OF HERITAGE SIGNIFICANCE

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

The Fisher Housing Precinct is of heritage significance as important evidence of a distinctive design of exceptional interest, for special association with a development and cultural phase in local ACT history, and as a notable example of a kind of place and demonstrating the main characteristics of that kind.

Different rows of housing in the precinct demonstrate different aspects of this significance.

- Row A includes 1, 3, 5, 7, 9, 11 and 13 Pilbara Place.
- Row B includes 4, 6, 8, 10, 12, 14 and 16 Pilbara Place.
- Row C includes 14 Ballarat Street and 2, 4, 6, 8, 10, 12, 14 and 16 Rosebery Street.

Rows A, B and C are a notable example of the experimental planning of the National Capital Development Committee (NCDC) in the 1970s, while Rows A and C specifically demonstrate characteristics of Radburn design philosophy through the segregation of pedestrian and vehicular movement and the incorporation of communal spaces and parkland areas.

Rows A, B and C of the precinct have a special association with the development and cultural phase of the planning for Canberra's quintessential and iconic nature as the bush capital, and the NCDCs experimental planning phase of the early 1970s. The Fisher Housing Precinct demonstrates the government's commitment in the 1970s towards experimental planning, and planning philosophy in a manner consistent and compatible with the original city planning of the early twentieth century in the ACT.

Rows A, B and C of the precinct demonstrate outstanding design qualities in their amalgamation of medium-density development and bush capital aesthetics.

Rows A and C of the Fisher Housing Precinct are important evidence of the distinctive design of an amalgamation of Radburn planning principles and bush capital planning.

Rows A and C are the first demonstration in the ACT of housing with two frontages based on the Radburn principles—one to the street and one to pedestrian pathways and parkland.

Rows A, B and C are an intact example demonstrating the NCDCs experimental planning of the 1970s, with uniformity of a modest style and design, providing a significant streetscape character in a parkland setting.

Rows A and C further demonstrate aspects of Radburn development with segregation of pedestrian and vehicular movement. The individual houses of Rows A and C are well designed and planned to relate to adjoining parkland and service areas.

The precinct (Rows A, B and C) is of significance for its design principles, and for the pleasant aesthetics which it provides within the context of Canberra as a planned environment.

FEATURES INTRINSIC TO THE HERITAGE SIGNIFICANCE OF THE PLACE

The attributes listed below are assessed as features intrinsic to the heritage significance of the place:

Row A:

- The orientation of freestanding houses with double frontages to the street and pathways/parkland;
- A variety of individual house types with some degree of flexibility and freedom of choice, though overall consistency in design;
- Generous landscaped front door approaches with a wide set back from the street;
- The 'Radburn' planning layout of the housing scheme including the pathway and parkland areas;
- The scheme as designed to provide a high degree of individual privacy, safety and convenience;
- The enhancement of visual amenity by underground electrical services; and
- The landscaped pedestrian spine and relationship of houses to this area.

Row B:

- The complimentary streetscape setting to Row A
- A variety of individual house types with some degree of flexibility and freedom of choice, though overall consistency in design;
- Generous landscaped front door approaches with a wide set back from the street; and
- The enhancement of visual amenity by underground electrical services.

Row C:

- The orientation of freestanding houses with double frontages to the street and pathways/parkland;
- A variety of individual house types with some degree of flexibility and freedom of choice, though overall consistency in design;
- Generous landscaped front door approaches with a wide set back from the street;
- The 'Radburn' planning layout of the housing scheme including the pathway and parkland areas;
- The scheme as designed to provide a high degree of individual privacy, safety and convenience;
- The enhancement of visual amenity by underground electrical services; and
- The landscaped pedestrian spine and relationship of houses to this area.

Specific Requirements for the Conservation of the Precinct

In accordance with S.25 of the *Heritage Act 2004*, a series of specific requirements have been identified to implement conservation objectives to ensure the retention of the heritage significance of the place.

Intent:

To retain and conserve the intrinsic features of the precinct:

- for their ability to demonstrate historical values including 'Radburn' planning principles and architectural and landscape design from the urban development within Canberra; and
- for the aesthetic unity of the streetscape arising from the harmonious integration of medium-density built forms within a mature landscape setting.

The following interpretations shall apply in respect of the inclusion of 'shall' and 'should' within these Specific Requirements:

'Authority' means the planning and land authority

'shall' the requirement is mandatory and must be complied with in any development or action post dating gazettal of this Register.

'should' the requirement represents the Authority's interpretation of how a development may fulfil the relevant objective in a manner that is consistent with the conservation of the heritage values identified in the statement of significance and intrinsic features. The Authority shall

have discretion to accept an alternate solution subject to the applicant demonstrating to the satisfaction of the Authority that:

- the alternative solution fulfils the relevant conservation objective without risk of adverse impact upon the heritage values, and
- the alternative solution provides a high quality outcome which is comparable to the outcome that would be achieved by directly complying with the relevant requirement, or
- the alternative is necessary to address public health and safety concerns.

Buildings included within these guidelines are classified as identified original dwellings and subject to the relevant specific requirements, unless specifically excluded.

1.0 CONSERVATION OF THE 'RADBURN' PLANNING AND URBAN INFRASTRUCTURE

Objective 1.1 – Radburn Planning principles:

To retain the elements of Radburn Planning evident in the Fisher Housing Precinct, including vehicular and pedestrian movement, communal spaces and parkland, and dual-fronted housing.

Mandatory Requirements

1.1a	Houses (Rows A and C) shall retain dual frontages, with one entrance fronting the road, and one to the rear pedestrian pathway and parkland.
1.1b	The separation of vehicular and pedestrian movement shall continue to be provided for, through the dual fronted houses, roadway and pathway.
1.1c	Pedestrian pathway and parkland to the rear of houses (Rows A and C) shall be retained as communal walking space, with houses retaining a relationship and connectivity to this area.
1.1d	Electrical and other services are to remain underground.
1.1e	Houses (Row B) shall continue to compliment housing in Pilbara Place, including street frontage and aesthetics (eg, vegetation, setbacks, carparking facilities, built fabric).
1.1f	Housing shall remain free-standing.

Objective 1.2 - Road and Subdivision Patterns:

To conserve the existing original road hierarchy and layout, pedestrian circulation patterns and subdivision layout.

Mandatory Requirements

1.2a	Blocks shall retain the visual characteristics of the original development when viewed from the street or adjacent public domain.
------	-----------------------------------------------------------------------------------------------------------------------------------

Requirements subject to the discretion of the Authority

1.2b	Roads should retain their current alignments and widths and should remain bitumen or asphalt sealed. Kerbs should remain of spoon design. Kerbs and gutters should retain their current alignments and should be concrete.
1.2c	Original verge alignments and widths should be retained. Surface treatments should remain sympathetic with the original.

Objective 1.3 – Parks, Corner Parks, Reserves and Street Trees:

To conserve the landscaped reserves and parks and to conserve and reinforce the historical pattern of street trees.

Mandatory Requirements

1.3a	Exotic trees shall not be planted along the street verge of Pilbara Place, Ballarat Street and Rosebery Street which are within the registered area.
1.3b	Trees shall be protected during development. Vehicles, equipment and materials shall not be parked or stored within the drip line of trees or on the reserve.

Requirements subject to the discretion of the Authority

1.3c	Where trees occur in an historical formal arrangement, the original alignments, spacings and species (including patterns of species variation) should be conserved, with trees being replaced where missing or removed.
1.3d	Where trees occur without a definable arrangement or pattern, the general character of the planting should be conserved where it enhances the landscape character of the precinct.
1.3e	'Environmental Weeds' and species which have not proven suited to the location may be replaced with an alternate species. Replacement species should, at maturity, be of similar size, shape and habit to the original.

Objective 1.4 – New Street Furniture and Utility Services:

To ensure that the design of new street furniture is complimentary with remaining examples of street furniture, and that it is of a uniform appearance that is sympathetic to the streetscape character of the precinct.

Requirements subject to the discretion of the Authority

1.4a	The design, scale and location of new or replacement footpath lighting should compliment the original street furniture and the streetscape character.
------	-------------------------------------------------------------------------------------------------------------------------------------------------------

1.4b	The design and location of any other new street furniture should compliment the streetscape character.
1.4c	New street furniture or utility services should not require the removal or detrimental pruning of trees within verges, parkland and reserves.

2.0 CONSERVING LANDSCAPE AND STREETScape VALUES

Objective 2.1 - Siting, Setbacks and Garden Settings for all dwellings:

To conserve the historical arrangement of dwellings across the precinct and the provision of a generous garden setting for each dwelling.

Mandatory Requirements

2.1a	Additions to dwellings or the construction of new dwellings, buildings or structures shall not be permitted closer to a front boundary than the original building line, irrespective of existing encroachments.
2.1b	Side setbacks for dwellings shall be not less than 1.8 metres and at least 4.8 metres in combined total. For two storey development, the side setback shall not be less than 4.8 metres and at least 12 metres in combined total.
2.1c	Site coverage of built development (including the area of any dwelling, garage, carport, outbuilding or other roofed area but excluding driveways and unroofed paved areas) on a residential block shall not exceed 30% of the area of the block.
2.1d	Not less than 40% of the area of a residential block shall be retained as planting area. Planting area means an area of land within a block that is not covered by built form or hard landscape surface.
2.1e	The original alignment of each dwelling should be retained (eg: main elevation parallel or perpendicular to the street, or angled across the block to face an intersection).
2.1f	The original attributes of the point of entry to the original dwelling should be retained (eg: entry facing the street and the pedestrian pathway to the rear).

Objective 2.2 – Trees on Private Land:

To perpetuate the long term retention of trees on private land and to compliment tree management on public land within the precinct. (Requirements for the conservation of trees on public land can be found at 1.2).

Mandatory Requirements

2.2a	Trees or shrubs over 6 metres tall shall not be removed from leased land without the consent of the Authority.
------	----------------------------------------------------------------------------------------------------------------

Requirements subject to the discretion of the Authority

2.2b	Where the removal of a tree is approved, a replacement tree, of species common or sympathetic to the precinct, should be planted at an approved location within the block, unless existing planting is considered to be adequate in terms of its quantity and location.
------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Objective 2.3 – Verges:

To retain the broad unplanted verges that are complimented by the patterns of street trees, and form a landscaped foreground to the precinct subdivision.

Mandatory Requirements

2.3a	Verges shall retain their native character in their current widths.
2.3b	The introduction of planting that detracts from the native character of the verge shall not be permitted.

Objective 2.4 - Verge Crossings and Driveways:

To retain the original pattern and appearance of verge crossings, and to ensure that they continue to form only a subtle element within the streetscape.

Mandatory Requirements

2.4a	Verge crossings shall be conserved in their original locations and width.
2.4c	Driveways shall conform to the original verge crossing location.
2.4d	Driveways shall have a uniform surface of subdued charcoal or earthen tones. Strong textures including stamped concrete, and bright colours shall not be permitted on driveways or verge crossings. Gravel, brick, clay or concrete pavers or bitumen are preferred surface finishes.
2.4b	Not more than one verge crossing shall be permitted where blocks have a single frontage.

Requirements subject to the discretion of the Authority	
2.4e	For blocks with two street frontages, a second verge crossing may be permitted where: <ul style="list-style-type: none"> • the new verge crossing will not have an adverse impact on street trees; and • the new verge crossing will retain the original width and kerb detailing.
2.4f	Driveways should integrate with front garden planting should continue to be the dominant streetscape element, with driveways to form only a subtle element.
2.4g	Driveways should be a single-vehicle width
Objective 2.5 – Front Gardens:	
To conserve the native character of the streetscape.	
Requirements subject to the discretion of the Authority	
2.5a	Planting in front gardens should be predominantly native species.
Objective 2.6 – Fences:	
To ensure unified fence patterns including heights, locations and materials.	
Mandatory Requirements	
2.6a	No front fences shall be erected along the street boundary.
2.6b	Colorbond fencing shall not be permitted.
2.6c	All fences and gates should be: <ul style="list-style-type: none"> • less than or equal to 1.8m in height above natural ground level; and • timber paling, timber lattice, brush, open mesh or metal railing.

3.0 CONSERVING THE UNITY OF BUILT FORM WITHIN THE STREETScape

Objective 3.1 - Unity of Built Form for all Dwellings:

To conserve the unity of built form within the streetscape by ensuring that additions to existing dwellings and new dwellings that are visible from the street or adjacent public domain, compliment and are sympathetic to the scale, form, and materials of the identified original dwellings in the street.

Mandatory Requirements

3.1a	The roof form, roof pitch, wall and roof materials, eaves overhang and height-to-width ratio of windows within any new construction visible from the street or adjacent public domain shall compliment the architectural character of the original dwellings in the street. Applied finishes (eg. paint) to the roof of original dwellings and any extensions or new buildings shall compliment the roof colours of original dwellings in the street.
3.1b	The form of any roof projection or opening, where permitted, shall compliment the original roof form and architectural character of the dwelling.

Requirements subject to the discretion of the Authority

3.1c	Alterations and additions should be sited to retain the visual characteristics of the original development when viewed from the street or adjacent public domain.
3.1d	Dwellings may include a second storey provided it is located behind the ridge line of the original dwelling and limited to 10% of the site area.

Objective 3.2 - Garages and Carports for all residential blocks:

To retain the established pattern of back-to-back garages with side entry and located on the street boundary in Pilbara Place.

Mandatory Requirements

3.2a	Where it is not feasible to retain an original garage, its replacement or reconstruction shall use the footprint of the original garage, and be designed to be sympathetic to the architectural character of the original garage.
3.2b	Garage doors shall not have frontage to the street in the area of Pilbara Place (except 13 and 16 Pilbara Place).
3.2c	All garages in Pilbara Street shall be built back-to-back with side entry and located on the street boundary.
3.2d	Garages should have painted brickwork walls.

Objective 3.3 - New Architecture:

To enable contemporary architectural expression.

Requirements subject to the discretion of the Authority

3.3a	Additions that vary in architectural style to that of the original dwelling may be permitted on individual merit only where the design is sympathetic to the existing and compliments the architectural character of the precinct.
3.3b	Additions to dwellings should be designed to minimise disturbance to the form of the identified dwelling. Wall articulation and roof form should compliment the identified dwelling. The addition of singular roof forms larger than the original roof should be avoided.

Objective 3.4 – Architectural Character of Identified Dwellings:

To retain the architectural character of identified dwellings.

Mandatory Requirements.

3.4a	The predominant character of painted brickwork for all dwellings shall be retained.
3.4b	Pitched tiled roofs and their original colour for all dwellings shall be retained.
3.4c	Roof elements such as skylights, solar hot water heaters, air-conditioners and telecommunications masts or dishes shall be sited to minimise visibility from the street or adjacent public domain. <i>Further information is available in the ACT Heritage Council's 'Policy 1: External Solar, Water, Air Conditioning and Other Services on Heritage Buildings'.</i>

Requirements subject to the discretion of the Authority

3.4d	Alterations and additions that will be visible from the street or adjacent public domain should be complimentary and sympathetic to the original details, materials and finishes for key elements including roofing and ridge capping; gutters and downpipes; fascias
------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	and eaves; wall finishes; windows including fenestration patterns; entrance doors.
3.4e	Applied finishes to external walls should be accurately based on original colour schemes where known. Where original colour schemes cannot be determined, applied finishes to external walls should be coloured off-white or be of subtle, earthy tones that compliment the streetscape.

4.0 DEMOLITION

Objective 4.1 – Preserving the Historical Integrity of the Precinct:

To retain original dwellings.

Mandatory Requirements

4.1a	<p>The total or substantial demolition of identified dwellings shall not be permitted except in exceptional circumstances, including:</p> <ul style="list-style-type: none">• the dwelling is so structurally unsound as to be beyond reasonable economic repair. The application must include a professional structural assessment in support of demolition; or• the existing condition poses a significant health or safety risk that is beyond reasonable economic repair. The application must include a professional structural or health assessment in support of demolition; or• where, in the opinion of the Authority, the integrity of the built form and street elevations of an original dwelling has been extensively and irreversibly diminished by unsympathetic alterations and additions. <p>AND any replacement construction conforms to all provisions applicable to non-original dwellings.</p>
4.1b	<p>Except where a dwelling presents an immediate threat to public safety, the total or substantial demolition of an identified dwelling shall not be permitted unless an application for a replacement dwelling within a garden setting is approved.</p>
4.1c	<p>Where in the opinion of the Authority, neglect of an identified dwelling has contributed to the dwelling becoming structurally unsound so as to necessitate total demolition, reconstruction or redevelopment of the site shall not exceed the gross floor area of the original identified dwelling. Additions to a replacement dwelling constructed in accordance with this objective shall not be permitted within 3 years of completion of the replacement dwelling.</p>
4.1d	<p>The partial demolition of original external building fabric of identified dwellings shall only be permitted in the context of permitted alteration or additions.</p>

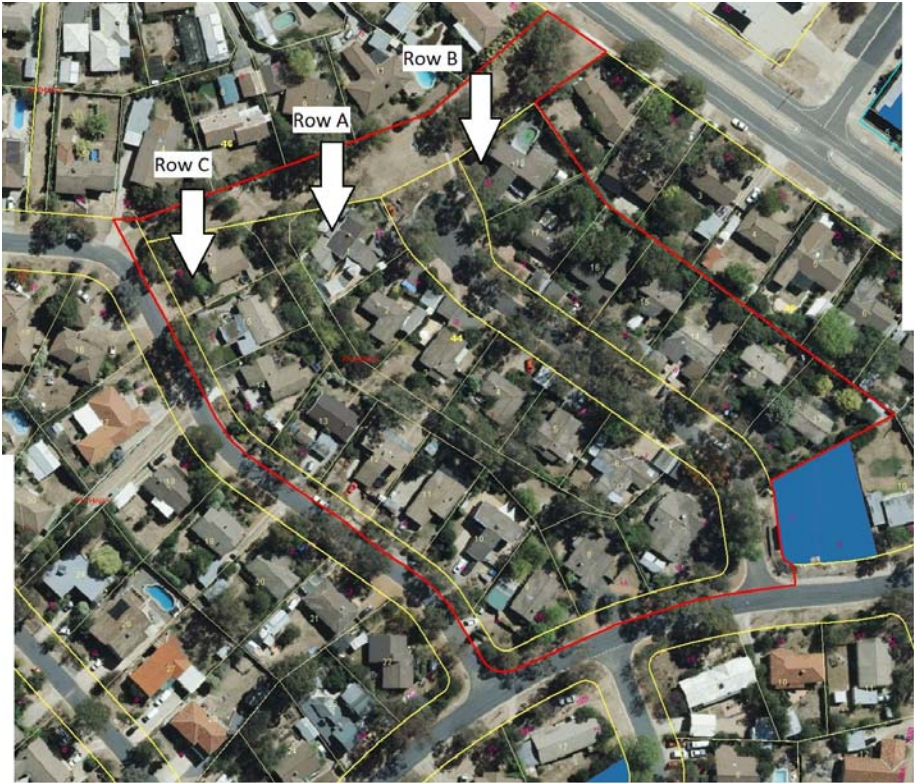
Requirements subject to the discretion of the Authority

4.1e	<p>Alteration to, or demolition of, internal building fabric of identified dwellings may be permitted provided the external building fabric of the dwelling is not adversely affected.</p>
-------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

FIGURE 1: SITE MAP AND PLAN



Fisher Housing Precinct boundaries indicated by solid red line



n.b Row C includes 14 Ballarat Street.