

# DRAFT VARIATION 261 TO THE TERRITORY PLAN

## Australian Heritage Village

### North Watson



A submission by the  
Watson Community Association

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## 1. INTRODUCTION

The Watson Community Association (WCA) is opposed to Draft Variation 261 to the Territory Plan, for the following reasons:

- Firstly, it has not undergone a Preliminary Assessment, which the community has a right to expect given the environmental consequences of changing the land uses for three separate blocks of land, two of them to a Residential Land Use policy adjacent to a Nature Reserve<sup>1</sup>.
- Mandatory Preliminary Assessment applies if a Residential Land Use Policy area is within 50 metres of a Service Station (Appendix II, Schedule II.1 of the Land Act). This appears to be the case arising with this proposal.
- In the case of the Road item in Schedule II.1, the development proposes road works which are adjacent to a Hills, Ridges and Buffer Area, with a Public Land Nature Reserve Overlay. The Nature Reserve Overlay is a significant overlay recognizing the very high conservation values placed on this land, which triggers a mandatory Preliminary Assessment.
- In the case of the Vegetation Removal for Destruction item in Schedule II.1, the proposal would involve the clearing of greater than 0.5 ha of remnant native vegetation which triggers a mandatory Preliminary Assessment.

In the words for Appendix II, it is apparent that the intent of section 114 of the Land Act is to 'make mandatory, thereby prohibiting the exercise of discretion in relation to section 113, the power to require a preliminary assessment where the probability of environmental impact is high'. The prologue goes on to describe the meaning of a defined decision and goes on to describe classes of defined decisions thus:

'Classes of defined decisions have been prescribed where a proposal:

- is known or suspected to have a high probability of environmental impact;
- by itself or as part of a cumulative effect may lead to exceedance of an accepted ambient standard for environmental conditions;
- may have potential to be inconsistent with the objectives of the Territory Plan; or
- by its nature is known to arouse broad public concerns.'

Secondly, prior to the formal request for community feedback there has been consistent lack of consultation between the ACT Government and Watson residents and the wider community regarding this proposal. This is seen by the WCA as an on-going systemic failure to consult going back to the early days of self-government, and continually forces the community to react to proposed changes of land use, rather than be involved from the very beginning in the process. In effect, the community views a variation of land use as the end game, not the beginning. One of the consequences of this inadequate consultation

1. *Variation to the Territory Plan No. 182*, April 2002. Public Land – Nature Reserve, Yellow Box Red Gum Grassy Woodland (Tuggeranong Hill, Mt Majura and Mulligans Flat) and Aranda Snow Gum Site. *Land (Planning and Environment) Act 1991*

is that the community (including the WCA) is not given sufficient time to prepare responses to proposed changes to the Territory Plan. The ACT government does not provide a level playing field – the financial and other resources of individual residents and community organisations such as the WCA are not in any way comparable to the resources of the government and the proponent.

There has been ongoing pressure to substantially simplify and codify the rules and criteria applying to ‘controlled activities’; the rights of appeal given to third parties; and the amount of time for communities to respond to development applications and variations to the Territory Plan, once the land use zoning is determined. Data gathering, data digesting and interpretation, and preparing submissions is as difficult a task for third parties as it is for the proponents themselves, and in addition has to be done with extremely limited resources. Erroneous assumptions and misinterpretations are easily made by both parties.

Thirdly, the Watson Community Association is of the opinion that the precinct originally constructed as ‘Canberry Fair’ and its immediate context has significant heritage values, not least of all cultural heritage values, although it does not have a heritage listing. These buildings were carefully constructed by a well known and respected Canberra architect, Bryan Dowling (dec. 2004) as reproductions of colonial-era buildings and other constructions. The WCA considers individual built heritage and the precinct as a whole to have significant educational and social values. Notably, there have already occurred highly inappropriate (but ACTPLA approved) adverse impacts to these heritage values. These constitute the commencement of cumulative adverse impacts (construction of motel and service station within the former Canberry Fair Precinct, and destruction of the existing railway) that in the view of the WCA are breaches of both the Principles of Intergenerational and Intergenerational Equity which apply to both natural and cultural heritage values, and with the Principle of Cumulative Impacts in cultural heritage preservation (NPWS 1997; Preston 2007).

Fourthly, there appears to have been very little attempt to maintain many of the buildings on the site. The sub-lease agreements have been short term propositions, unfavorable to many potential lessees. In the case of the White Horse Inn (also known as Clancy’s Colonial Inn), we are led to believe that a ten year lease would not be granted, since the owner was looking to redevelop the site as soon as practicable. There would appear to be breaches of the lease covenants regarding maintenance of the buildings and grounds to make a change of lease purpose seem inevitable.

### **1.1 Financial viability of Canberry Fair (Australian Heritage Village)**

The owner company appears to claim and may well have convinced ACTPLA and the ACT Government that Canberry Fair (the Australian Heritage Village) component of their property has been financially unviable, or that their investment does not provide an acceptable financial return.

The 2004 Heritage Report which was part of the supporting documents submitted by the proponent to ACTPLA stated that: “Today, the majority of the buildings at Canberry Fair remain vacant, the attractions are in disrepair and only a small number of businesses continue to operate in the complex.”

The imputation in this statement is that the Canberry Fair precinct is commercially inappropriate, ill-conceived, and fundamentally a commercial failure. The WCA suggests that this is a nonsense, and propose that the reasons many of the buildings remain vacant, the attractions are in disrepair and only a small number of businesses continue to operate is because the consortium of development companies wills it to be this way so that they can secure rezoning to highly profitable residential zoning.

The present owners purchased the property, comprising and an extraordinarily large area of land, and a significant number of buildings including double story brick buildings in 1992, reportedly for only about 1.2 million dollars. The amount paid would have been substantially less than the cost of the original development.

In about 1992 the new owner company (Olenty Holdings) seriously compromised the ambience and essential natural environmental context of Canberry Fair by separating from the Canberry Fair precinct two crucial adjoining areas of land facing the Federal Highway. It not only eliminated essential natural bush setting, but blocked the view from the main northern to Canberra (diminishing potential trade) and facilitated the construction of large buildings that structures that were visually inappropriate and entirely inconsistent developments. Reportedly, the leasehold for one of these areas was sold as a service station site in 1992 for an amount believed to be in the vicinity of a \$500,000 - \$1,000,000. Reportedly, the second area of land was then leased for a motel at possibly \$50,000 per year for a period of 25 years.

It appears that within a short period of time the new owner company recouped almost all the purchase price and looked forward to clear profit indefinitely under current zoning, and extraordinary profit should it be successful in rezoning most of the land to allow medium or high density residential.

While it is not the responsibility of ACTPLA or the ACT government to ensure that private businesses trade at maximum potential profitability, the WCA is entirely unconvinced that Canberry Fair was or will be financially unviable.

There is circumstantial and other evidence indicating that the proprietor company did not always appropriately manage the asset to maximise income, nor that it ever intended that the current land-use zoning should persist.

Notably, only a short time after acquiring the property an application overlay was applied for to allow the construction of a service station and motel on an important part of the Canberry Fair Precinct. In the view of the WCA it would have been obvious that these developments would have diminished the appeal and ambience of Canberry Fair and potentially reduce its income generation capacity under current zoning.

The owner company appears not to have appropriately invested income from the subject land in adequately maintaining the buildings and grounds to the standard required for a business, recreation and leisure precinct.

It appears that in more recent years, and possible during most of its ownership of the subject land, the owner company has not accepted as adequate the range of realistic rental values determined by the market. It appears to insist on higher rents than the market is prepared to pay. The owners are not alone in this approach to renting commercial premises in Canberra, but in the view of the WCA it should not be an acceptable justification for rezoning the subject land.

The WCA notes that in the late 1990s almost all buildings in Canberry Fair were leased or rented.

*Estimates of approximate annual rental incomes in the late 1990s*

Clancies Colonial Inn	\$50,000
Fed's Fireworks	c. \$10,000
Antique shop	\$15,000
Photographer's Shop (The Stables)	\$10,000
Wholesale Craft (Cottage Industries Bld)	\$12,000
Ristal Threads (Blacksmith shop)	\$5000
Security firm (Cottage Industries Bld)	\$6,000
Prime TV Advertising subsidiary in Millhouse	\$10,000
Blasted Glass (glass making and cafe)	\$10,000
Coachbuilder (coachhouse)	\$10,000
ACT Tourist Visitor Centre (Cottage Industries Bld)	\$-6-12,000
Fun park operated on weekends and during school holidays. Tour buses used to pull up at Canberry Fair	?
	Total gross: c. \$150,000

The perceived need for low-cost housing (so-called "affordable housing") should not take undue precedence over other community needs and values that include preservation of existing natural and cultural heritage in the Watson and the north Canberra area more generally.

Fifthly, the lease holder has allowed the southern portion of Block 3, Section 75 to be used for horse agistment purposes. About 1.3 ha of remnant native and nationally endangered Yellow Box Red Gum grassy woodland was fenced off inside Block 3. The horse agistment has since ceased, but only after many of the significant trees were ring-barked and the under-storey severely weed-infested. This could be legally classified as a temporary use of the land, but it has been very damaging to the environment. It is, however, possibly useful to a potential re-developer to point out the dead and dying trees. This portion of Block 3 adjoins the Canberra Nature Reserve and is an ecologically contiguous with the woodland on the southern edge of the Block 3 boundary. A peripheral road, and fire retardation buffer is proposed along this boundary, which will obviously have on-going negative repercussions for flora and fauna, and removal of significant trees. The same comment applies to inappropriate residential incursion by humans and animals into the reserve from the proposed adjacent 300+ dwellings. This would require a substantial and effective education program to make the residents aware of the damage which could be caused, and is furthermore highly problematic to police or monitor.

As a final point, the Watson Community Association is not fundamentally opposed to increased residential housing in North Watson, or to the inappropriate and unhelpful concept of 'affordable housing' in North Watson. We are strongly opposed to residential

development on this particular site. Variation 5 to the Territory Plan in 1994 made a point of excluding land east of Antill Street for residential land use purposes, based on strong public opposition. The Watson Community Association is convinced that there is still strong public opposition to a direct grant of Block 2 Section 75 and redevelopment of Block 3 Section 75 for residential purposes. If the proponent and the ACT Government wish to pursue a variation of land use, we consider that the community has a right to demand a formal Preliminary Environmental Assessment under the mandatory provisions applying to section 114 of the Land ACT. In this instance, we recommend that the proponent for the Preliminary Assessment should be the ACT Government, allowing for a comprehensive set of criteria to be assessed in an independent and up-to-date manner using the latest data and knowledge.

The WCA envisages that the Preliminary Assessment would also address implications of adding a further 300+ hitherto unplanned-for residential dwellings to the pre-existing physical, social, commercial and recreational infrastructure of pre-existing Watson and surrounding suburbs, including the Dickson regional centre. This would encompass a thorough and necessary assessment of the heritage significance of the Canberra Fair Precinct on Block 3, Section 75.

## **2. SUMMARY OF THE PROPOSAL**

The WCA notes with interest that the ACT Government has approved a direct grant of Part Block 2 Section 75 to the lessees of Block 3 subject to the outcome of this Territory Plan variation process. This process appears to be putting the cart before the horse, and may indeed be contrary to the intent of the *Land (Planning and Environment) Act 1991*. We agree that this portion known as ‘Part of Block 2’ does not have significant ecological values and is not part of the adjacent Nature Reserve, and this appears to be the only criteria applied for this decision.

There is a fire retardation buffer and perimeter road running along the length of the 600 metre shared boundary between the Nature Reserve and the proposed residential development. Given the long-term probability for fire to occur in the Nature Reserve, there may be a requirement for an extension of the buffer into the Nature Reserve. At the present time Part Block 2 serves as an effective buffer for bushfire emanating from the east and into Block 3. As noted in point 3 of the Introduction, any road works which are adjacent to a Hills, Ridges and Buffer area should trigger a mandatory Preliminary Assessment in order to assess the full environmental impact on the Nature Reserve. This process should precede the Draft Variation and ‘disallowable instrument’ associated with any direct grant of land.

The second point to be raised is one of accountability. All direct grant leases are sold at current market value, but there is no process whereby the public can be satisfied that this value is reasonable or appropriate in all the circumstances. If the lease was offered by auction, tender, or ballot, the reserve price would be based on advice from the Australian Valuation Office. The proposal is to develop part of Block 2 and most of Block 3 as

medium density residential housing with different levels of so-called ‘affordable’ housing types. The concept of ‘affordable housing’ is in effect synonymous with low-cost or ‘cheap’ housing. There is every reason to suspect that the ‘market’ value may be undervalued in order to ensure that ‘affordable’ housing may be provided. This would be inequitable in terms of revenue accruing to the ACT taxpayers, and for existing residents in North Watson who have had to pay full market prices for land, and for future residents on this site. In time, and probably soon after completion of the proposed residential development, land valuations will inevitably rise to be consistent with those existing in North Watson and Gunghalin, and potentially create windfall profits for those who get in early. There are transparent and equitable ways of ensuring that market value is realized for the land on part Block 2 that do not rely on direct grants of land.

The third point relates to the current land uses conducted on Block 3 Section 75, and in particular the Service Station which exists on the site. As noted in the Introduction, a Mandatory Preliminary Assessment applies if a Residential Land Use Policy area is within 50 metres of a Service Station. This requirement does not appear to have been given due consideration, once again putting the cart before the horse by submitting a Draft Variation before the Mandatory Preliminary Assessment *and* after a direct grant for part of Block 2 has been recommended to the ACT Legislative Assembly. Indeed, the overlay used to allow the use of the land for a Service Station was at the time strongly contested by the public including the Watson Community Association. The service station has compromised the entire site, as this land use has nothing whatsoever to do with the Entertainment, Accommodation and Leisure land use policy currently dedicated to Block 3, of which it comprises a part. This development should *never* have been allowed. To some extent, one can also argue this case for the Motel which also now exists on the site. This is also a purely commercial land use, but is allowed as part of the EAL land use policy. The use of the land for a motel should also have triggered a Mandatory Preliminary Assessment under the Schedule. The WCA argues that both these developments were in conflict with the Principles of Intragenerational and Intergenerational Equity, and the and with the Principle of Cumulative Impacts in cultural heritage preservation (NPWS 1997; Preston 2007).

There are a number of serious issues which a Preliminary Assessment should address in a development of this size, including storm water (possible on-site or off-site requirement for a Gross Pollutant Trap), sewerage collection and disposal, and problems associated with increased traffic flows, especially on Antill Street. Any studies previously conducted by the proponent are now out of date (2003-04).

## **References**

Byrne, Denis (ed.) 1997. *Draft Aboriginal Heritage Impact Assessment Guidelines. Aboriginal cultural heritage standards and guidelines kit*, NSW National Parks and Wildlife Service, Sydney.

Preston, Brian J (the Honourable Justice) 2007. Ecologically Sustainable Development in the Courts in Australia and Asia. A paper presented to a seminar on environmental law organised by Buddle Findlay, Lawyers, Wellington, New Zealand, 28 August 2006. By the Honourable Justice Preston, Brian J., Chief Judge of the Land and Environment Court of New South Wales, Australia.

### **3. DESCRIPTION OF THE HUMAN AND PHYSICAL ENVIRONMENT**

#### **3.1 Visual Amenity**

The draft variation deals with three separate blocks of land with very diverse natural and man-made visual elements.

Block 5, Section 75 was once known as ‘Apex Park’. There is a monument in it to honour Junior Farmers who made the supreme sacrifice in service to their country. There is a barbeque nearby, but the playground equipment, table setting and shelter elsewhere have been removed recently. The grounds are a mixture of mainly mature exotic planting with some natives. The site is visually attractive and a contemplative place to visit.

Part Block 2, Section 75 was previously used as the main part of the Mt Ginn motor racing complex. The landscape has been stripped of native vegetation, apart from the very southern corner, which is indigenous yellow box, red gum grassy woodland connected to the Canberra Nature Reserve. There is a large earth spoil and one shed on this block shown on the aerial photograph. This block doesn’t offer much in the way of visual appeal.

Block 3, Section 75 is visually very diverse.

The service station and motel are unappealing structures.

In the centrally located portion of the block, there is an attractive 19<sup>th</sup> century colonial village ensemble surrounding a central pond. See Appendix 2; the photographs at the end of the appendix give an impression of this complex. This has been landscaped with a mixture of native and exotic trees and shrubs which are now mature and generally in healthy condition. Taken as a whole this central complex is visually appealing, and the well-maintained buildings and parts of the grounds especially so. Some of the buildings have been poorly maintained, and a footbridge associated with the dam is unsafe to use. The additional use of the land for a fun fair has left it in a ‘dirty block’ state, with earth mounds of rubble and equipment left over from the apparatus. There has been no attempt to clear the block of this rubble.

The central western portion of the site is used as a car park. It is cleared and graded, but contains a number of number of healthy trees of habitat significance which rate protection. There are approximately 32% of all of the trees surveyed in Part Block 2 and Block 3 which rated tree protection during the last tree audit in 2004.

The southern portion of Block 3, covering about 2 ha of land, is covered in native yellow box - red gum woodland with a de-pauperate grassy understorey, degraded as a result of inappropriate use of the land for horse agistment. Several prime trees have been debarked and ring-barked because of this activity, and weeds have generally overtaken what is left of the native understorey. There is a steep-sided dam in the middle of this woodland, which holds water for most, if not all, of the year. This could be a factor in attracting regent honeyeaters and other less common birds to the area for breeding in good years, when the woodlands in the Nature Reserve and healthy paddock trees elsewhere flower in profusion. This area is not especially visually attractive. The vast majority of the trees are red gums, which are particularly vulnerable to stress as a result of grazing practices and psyllid attack to leaves, causing dieback and premature death. Nevertheless, there are specimens which warrant tree protection, and there is tree regeneration happening. These tracts of native woodland are contiguous with the adjacent Nature Reserve, which has not suffered from stock, and is in much better condition. This area has been assessed using the data from the tree survey in 2004. The results of this assessment are presented

### **3.2 Access to existing services and facilities**

Community services (apart from High Schools and most Tertiary education facilities) to which future residents of the Australian Heritage Village site would require access are located at Civic, Dickson and Watson. The following is a summary of distances between the AHV and these centres using various modes of transport.

#### Watson Shops

Manual transport 1.8 km

Motorized transport (via Aspinall and Knox Street) 2.6 km

#### Dickson Shopping Centre

Manual transport 3.5 km

Motorised transport (via Antill Street) 4.3 km

Motorised transport (via Northbourne Avenue) 4.8 km

#### Civic (Alinga Street and Northbourne Avenue)

All transport 8.7 km

It is important to note that all current residents of Majura Rise in North Watson and the pre-existing older parts of Watson are located within 0.8 km of the Watson shops and local community facilities if using non-motorised means of transport, whereas the Australian Heritage Village site would require residents to walk or ride 1.8 km to get to the Watson shops. There is no dedicated bicycle path to get to the shops and there are safety issues associated with crossing Antill Street. A footpath exists on Aspinall Street to the Carotel Motel, and also within the build sections of the 'Majura Rise' development, and on Knox Street. This 1.8 km distance would almost certainly deter all but the fit and

time-unlimited residents from walking or cycling to the shops, or the primary school and pre-school in Watson. The shortest possible distance to the Dickson shops is about 3.5 kilometres and this would not be using a dedicated pedestrian or bicycle path.

The Australian Heritage Village site is not as well-located with regard to the local shops and to Dickson as the proponent and the ACT Government make out:

- Some of the future residents may be infirm, or of an older or younger demographic and incapable of walking or cycling these distances on a regular basis;
- The running cost of operating a private motorized vehicle or using buses or taxis will probably increase at a greater rate than inflation, once oil supply starts to drop (i.e. after peak oil is reached), making the residents more vulnerable to financial stress; and
- Public transport, although located near-by, may not be available when it is most required by some groups, again the young and elderly.

### **3.3 Community facilities in North Watson**

Apart from the old Craft Council facility, now used by the ACT Potters Society, there are no dedicated community facilities in North Watson, and none are currently planned. There are buildings on the Australian Heritage Village site which could be used for appropriate community uses. Removing buildings on the AHV site represents the loss of potential publicly available community assets in North Watson.

### **3.4 Pressures on movement and transport systems**

In the Preliminary Assessment prior to issuing the Draft Variation and Variation to the Territory No5 for North Watson, there was an appropriate study of the impact of the proposal, apportioned to the total Watson road network. The proponent for the Australian Heritage Village has only provided data for traffic related to the nearest entry and exit points to the development. It does not apportion traffic to Knox Street or traffic up to the Antill Street-Phillip Avenue roundabout. The Antill Street-Phillip Avenue intersection has become a bottleneck in AM peak hours, and encourages the use of rat runs through Hackett to connect with Majura Avenue. The Watson Community Association would like to see a Preliminary Assessment which addresses this wider issue. This could be *the* incremental development which triggers measures to be taken at the following intersections to address AM peak hour traffic safety issues:

- Knox Street and Antill Street to allow Watson residents safe access to Antill Street in the AM peak hours. At some stage, a roundabout here will be a minimum requirement once the eastern Gunghalin suburbs are fully developed.
- Madigan Street and Antill Street to allow Hackett residents safer access to Antill Street. Steps to stop rat-running through Madigan Street to connect to Majura Avenue in AM peak hours will have to be taken at some stage for safety reasons.

- The Antill Street-Phillip Avenue bottleneck is linked to the Phillip Avenue connection with Majura Avenue. The latter bottleneck triggers the former in peak hour AM traffic. There are additional safety issues since Dickson College and the Australian Catholic University are located here as well. Both of these intersections will have to be addressed sooner rather than later.

Figures 1, 2 and 3 show the previous studies and modeling done in 1992. There are several points to be made in regard to these figures.

- TRANSTEP traffic modelling based on the completion of Gunghalin in 2016 has already been reached at the Federal Highway – Antill Street intersection i.e. 650 vehicles per hour in the south-bound direction during A.M. peak hours.
- The increase is from 575 vph in 1992 to 650 vph in 2004. The 2004 figures come from a study prepared by Hughes Trueman Pty Ltd on behalf of the proponent. The proponent has provided a copy of this report to the Watson Community Association.
- Possibly 70 out of the 75 extra vehicles apparently turn left at the Antill Street intersection with the Federal Highway (80 in 1992 to 150 vph in 2004). Most of this traffic will invariably be avoiding Northbourne Avenue for one reason or another.
- The Preliminary Assessment of 1992 only seemed to consider traffic emanating from Gunghalin. We have noticed that there are perhaps as many as 40% NSW plated vehicles which use Antill Street. There may have been an incremental increase in traffic from NSW as well as Gunghalin.
- The increased traffic in 2004 on Antill Street was adding pressure to the Watson and Hackett road networks at Phillip Avenue and Majura Avenue. This pressure can only have increased since 2004 and 2007 with the continued development of Gunghalin and traffic snarls associated with Canberra Airport.

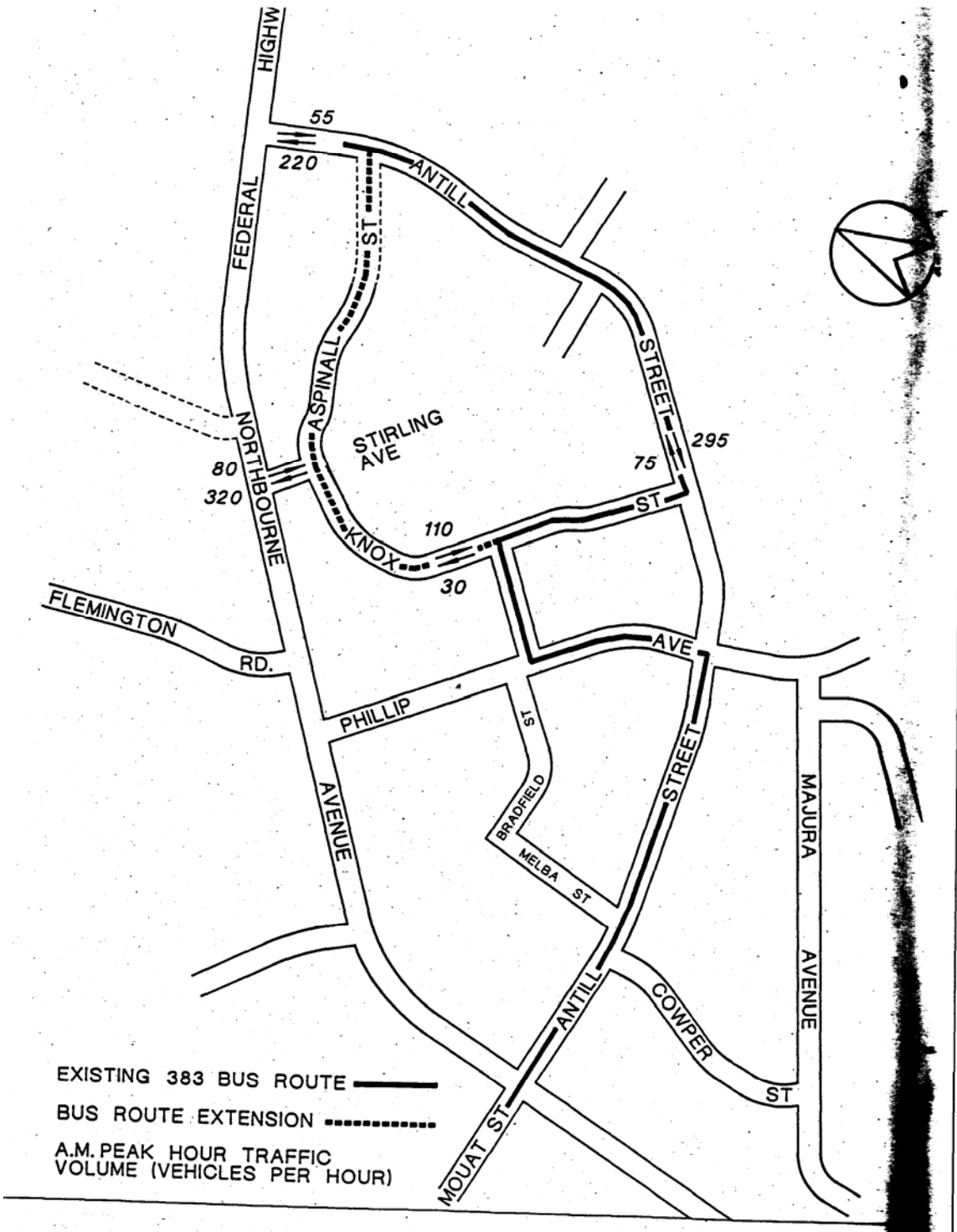


Figure 1  
 Traffic apportioned to Watson road network from construction of 1300 new residential dwellings in North Watson. Taken from the 1992 Preliminary Assessment to Variation No.5 to the Territory Plan (Figure 14 in the original document).

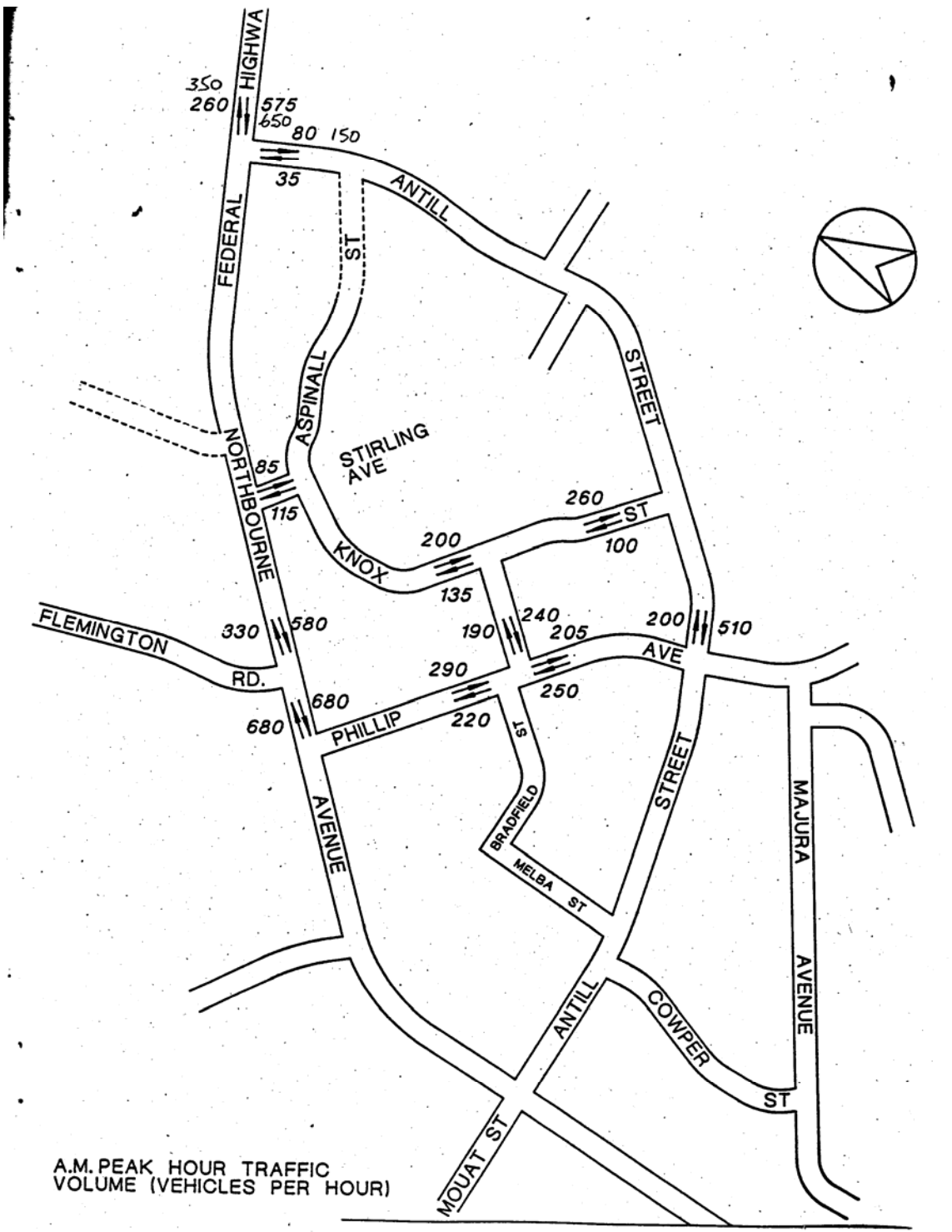


Figure 2  
 Traffic apportioned to Watson road network from all sources in 1993. Taken from the 1992 Preliminary Assessment to Variation No.5 to the Territory Plan (Figure 13 in the original document). Figures for 2004 for the Antill Street - Federal Highway intersection are penciled in for A.M. peak hour traffic.



### **3.5 Energy consideration**

Considerable energy gains can be achieved with attention to solar energy in the design and siting of houses. The Watson Community Association has obtained a draft concept plan of the development from the proponent. It shows the majority of building blocks elongated north-south in back to back fashion. It is hard to see how the proponent can claim that the development is solar friendly. There may be issues with shading in winter for the south facing dwellings. There could be limited space to add north-facing solar hot water heaters or electricity generating systems to these dwellings.

As noted earlier, we do not consider that the development is as transport friendly as made out by the proponent, especially for frequent trips to local and regional facilities. Trips for work, on the other hand, could be less energy costly than for more outer regions such as Gunghalin, Tuggeranong or Belconnen. This depends entirely on the distance to the workplace, the route taken, and other factors. This must also be balanced up by road network inefficiencies brought on by each incremental development. There are also issues of air and noise pollution with increasing road transport.

### **3.6 Affordable housing**

Many words have been spoken about the affordable house issue by the ACT Government, the media, peak bodies representing the housing industry, and community organisations. Affordable housing is certainly not a new term, however the context and strength with which it is used does change with generation to generation and decade to decade. It is politically and economically charged. The Watson Community Association tends to agree with the following precise, submitted for publication to the *Canberra Times* (October 21 2007)

#### **EGALITARIAN HOUSING PLAN 'INEQUITABLE'**

Catherine Carter  
Executive Director  
Property Council of Australia (ACT)

The concept of inclusionary zoning is surfacing more frequently these nowadays as people try to find solutions to the housing affordability crisis. This idea proposes that a certain percentage of all new dwellings, or land for new dwellings, be released at lower than market price as a way of providing affordable housing for low-income earners.

It's an interesting idea – seemingly compassionate and egalitarian. Unfortunately it generally achieves the opposite outcome, which means higher house prices for more people.

The problems with this concept are to do with scale, balance and emerging complications.

First, the recommended percentage is usually between 10 and 15 per cent of a housing estate or apartment building. This is not enough stock to make a real difference to the crisis. Say a new subdivision releases 500 lots for homes – 15 per cent is 75 lots. Even 10 such subdivisions only provide 750 homes for low-income earners. This is simply not enough for all the people who can't afford to buy a home.

Second, no developer will get funding for a project guaranteed to lose money, so the low-priced lots will be balanced with higher-priced ones, which cost more than market value. So those who can afford a home subsidise neighbours who can't. Not entirely fair is it? And hardly guaranteed to make for a happy neighbourhood. It keeps the average price at current market value and does not help general affordability.

Third, what happens when the owners of these low-priced lots move on? Presumably they will want to sell their homes for market price. So the inclusionary lots end up costing market value while the others have cost more. This means prices creep up higher than they would if there were no inclusionary zoning. Add numerous complications to do with rates, taxes and other charges based on land value, and you potentially have further inequities in which neighbours, all on similar land, pay vastly different government charges depending on whether their lots were discounted.

We certainly need to do something to provide affordable housing, but inclusionary zoning is not a viable solution.

The proponent intends to market the Australian Heritage Development under the Land Titles Act. This 316 dwelling complex would have a body corporate structure, and the comments above fully apply. In fact some would say that community titling a complex as diverse as this one is would be utter madness. There are substantial costs incurred with unit titling, including body corporate costs, sinking funds and insurance. The sinking fund would be required to provide for maintenance of roads, landscaping, and all other common assets. Will affordable housing *now* be affordable housing in the *future* when these factors come into play?

### **3.7 Physical infrastructure**

There are potential costs to the body corporate if on-site storm water collection and control prove to be inadequate in the future. The land slopes from the south-east to the north-west, and storm water will be transported to the entire Antill Street frontage of the development. To the north, some of the water will be intercepted and transported to the proposed water feature noted on the draft concept plan. The overflow from this is currently channeled under the Federal Highway at the northwestern corner of Block 3 near the Service Station. At present, much of the storm water appears to be intercepted and filtered on-site. With a fully developed site, this will not be the case. Problems may manifest well after the development has been completed. Much depends on the natural upslope state of the Nature Reserve. If that were to be burnt, or the groundcover more heavily grazed, or the land subjected to unusual storm events as a result of climate change, more storm water would present on this development.

In relation to water quality, a development over 10 hectares in size is noted as requiring a Gross Pollutant Trap *somewhere*. This can be located on-site or off-site. We note with considerable interest that a series of retention basins is being constructed just off Flemington Road in Mitchell on Sullivans Creek. We presume that one of these features will be a GPT. If this is going to become the GPT for this development, all of the excess storm water from the Australian Heritage Village site will have to be collected and transported to the GPT in Mitchell located about 1.5 km from the development. Will the cost be worn solely by the ACT taxpayer, or will the developer is forced to wear some of the costs? In the latter case this would be a factor affecting housing affordability.

#### **4. ALTERNATE PROPOSAL FOR LAND USE**

The WCA's ultimate objective in its response to the Draft Variation is to preserve the Australian Heritage Village buildings and precinct; and to preserve and enhance the surrounding natural environment. The current owner appears to be in breach of the lease covenants by failure to keep the block clean and tidy, and to failure to maintain, repair, and keep in repair the premises according to the lease covenants. The WCA is of the opinion that the only restoration option left is for the ACT Government to resume the lease, become the new land owners, and restore and maintain the site on behalf of the ACT community. A working model for this would be Lanyon Station in Tuggeranong. The land use policy could be ideally left in its current form. Rent from sub-leasing should ensure an adequate economic return to the Government and therefore to the ACT community. This land use policy would also allow Clancy's Colonial Inn to resume operation. The Watson Community Association does not pretend to be experts on these matters but makes the following suggestions:

- That Block 3, Section 75 be resumed by the ACT Government, paying due compensation to the current owners for their improvements;
- Subsequent to this agreement, Block 3 be subdivided to exclude the Motel, and Service Station, and the southern portion of native woodland; leaving the remainder of the block, including the building precinct and car park;
- Part of Block 2 be consolidated with the remainder of Block 3;
- The subdivided woodland from Block 3 be added to the Hills, Ridges and Buffer land use policy;
- Add Block 5, Section 75 to the Urban Open Space Policy as it is in the current Draft Variation.

Having established our preferred land uses policies, we would then make the following lease variation suggestions:

- The ACT Government create separate lease variations for the Service Station and the Motel;
- The ACT Government create a separate lease variation for the consolidated land in Block 3 and Part Block 2. We would like to suggest that a permanent environment centre be located on the site, preferably in one or more of the existing buildings, and the remainder of the buildings sub-leased to service the North Watson and wider community. The environment centre could be manned by a ranger and assisted by community volunteers for displays and to conduct educational tours of the Nature Reserve. This would be publicised by the ACT Government in its tourist brochures, and is ideally located on the main entrance to Canberra. There are a lot of visitors to Canberra and Canberrans who do not have the time or resources to visit the Namadgi Visitors Centre or the Tidbinbilla Nature Reserve. This would be an urban Canberra resource.

We are not suggesting at this stage that additional building be allowed on the site, but provision could be made for this in the lease variation.

The next steps would be:

- The ACT Government to sell the leases to the Service Station and the Motel to recoup some of the outlay from the resumption;
- The ACT Government clean up the Heritage Village site. It is a ‘dirty block’ to use in lease maintenance terminology. Remove the paraphernalia associated with the fun park theme. Repair or restore the useable buildings and associated infrastructure including the pond and footbridge. Remove the infrastructure which cannot be restored or repaired.
- The ACT Government convert one or more of the buildings to an Environment Centre, to be manned by a ranger on a permanent or semi-permanent basis, and assisted by community volunteers if necessary; and sub-lease the remaining buildings;
- Make provision to allow for new environmentally sustainable and sensitively designed buildings to be erected on the site. There is more than enough land left to do this. Community uses are permitted on this land, along with many other permissible uses. Care would have to be taken to ensure that any new buildings are well-integrated into their surrounds, and would not involve major upgrades to the physical infrastructure, or impact on the Nature Reserve.
- This site could in effect become the community and cultural facilities infrastructure for North Watson when it is fully developed.
- Initiate a project to restore and integrate the Hills Ridges and Buffer land subdivided from Block 3 to the adjoining Canberra Nature Reserve. This should involve the Watson and North Watson communities, by using volunteer resources. This could be a project sponsored as part of the Environment Centre’s educational programme.

## **5. BASIS FOR HAVING AN ENVIRONMENT CENTRE IN NORTH WATSON**

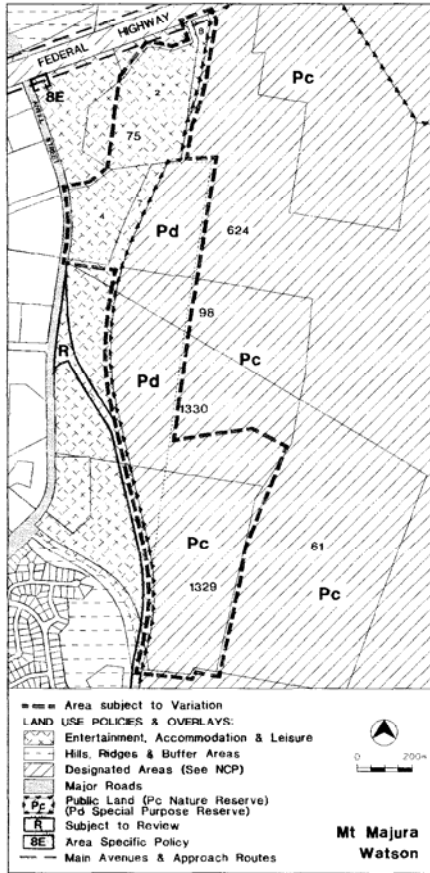
The Preliminary Assessment for North Watson (November 1992) made the following comments under heading 3.1.3 ECOLOGY:

“The most significant vegetation east of Antill Street is the woodland which occurs where the area managed as Canberra Nature Park has a frontage on Antill Street, i.e. the area to the north of the double fenced equestrian route<sup>1</sup>. Woodland and native grassland extends through most of the area from her north to the Federal Highway, except for a pocket of improved pasture uphill of the former Australia Park (Canberry Fair) and south of Apex Park. In particular the north eastern tip of this area (on the Federal Highway east of Apex Park) is floristically diverse, with at least six locally uncommon plants being present, namely *Eryngium ovinum*, *Bossiaea prostrata*, *Acacia paramattensis*, *Opercularia hispida*, *Thysanotis patersonii* and *Arthropodium minus*. This area is outside the area contemplated for possible development”.

<sup>1</sup>. This area is Section 75 in North Watson, Part of Blocks 2, and Blocks 4, 7 and 8. These were added to the Hills Ridges and Buffer Zone land use policy in 2002 and given a Nature Reserve overlay.

The comment in the PA appears to be a very brief precise of a report prepared by David Hogg Pty. Ltd for Ove Arup and Partners Ltd. in October 1992, entitled *Preliminary Ecological Assessment North Watson*, written by M.S. Davis. We have digitised some sections of this report to provide background information, which is provided in Appendix 1 at the end of the submission. Although this study does not claim to be comprehensive in its survey, and is outdated given that it is now 2007 and not 1992, it does give a clear indication of the ecological values of the habitat adjacent to this potential residential development in North Watson. There are now quantitative methods to evaluate the significance of native grassland species which should be used to rank the areas of highest diversity native grassy and herbaceous flora. Some of this land was subsequently added to the ACT Hills Ridges and Buffer Zone land use policy in 2002 and given a Nature Reserve Overlay in Variation to the Territory Plan No.182. Refer to Figure 2a and Figure 2b on the following page for the relations between the AHV and the Nature Reserve. An aerial photograph is on the page following. It is likely that this decision was based on this study and many others. The Watson Community Association does not wish to see any of this land compromised. As mentioned in this document, and as COG rightly points out, there must be adequate buffer areas between housing development and bushland areas to reduce the edge effects associated with urbanisation. *An adequate buffer between a medium density residential development and a Nature Reserve does not mean a road and a fence line.*

**Figure 2a**  
**Mt Majura**  
**Existing Territory Plan Map**



**Figure 2b**  
**Mt Majura**  
**Variation to the Territory Plan Map**

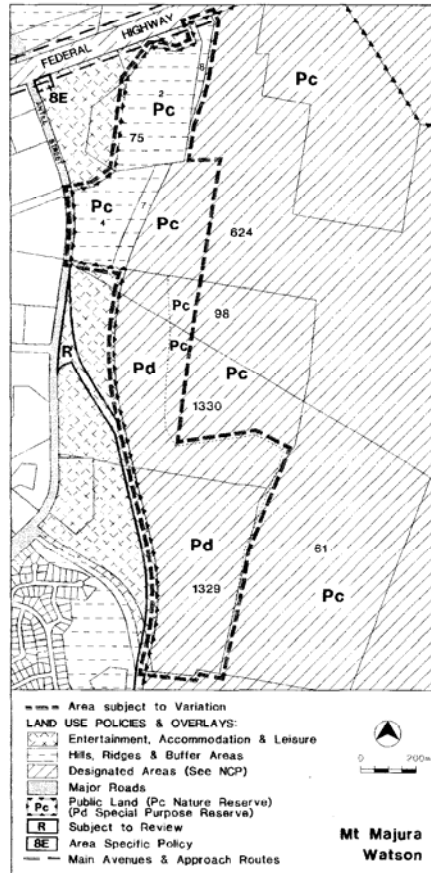
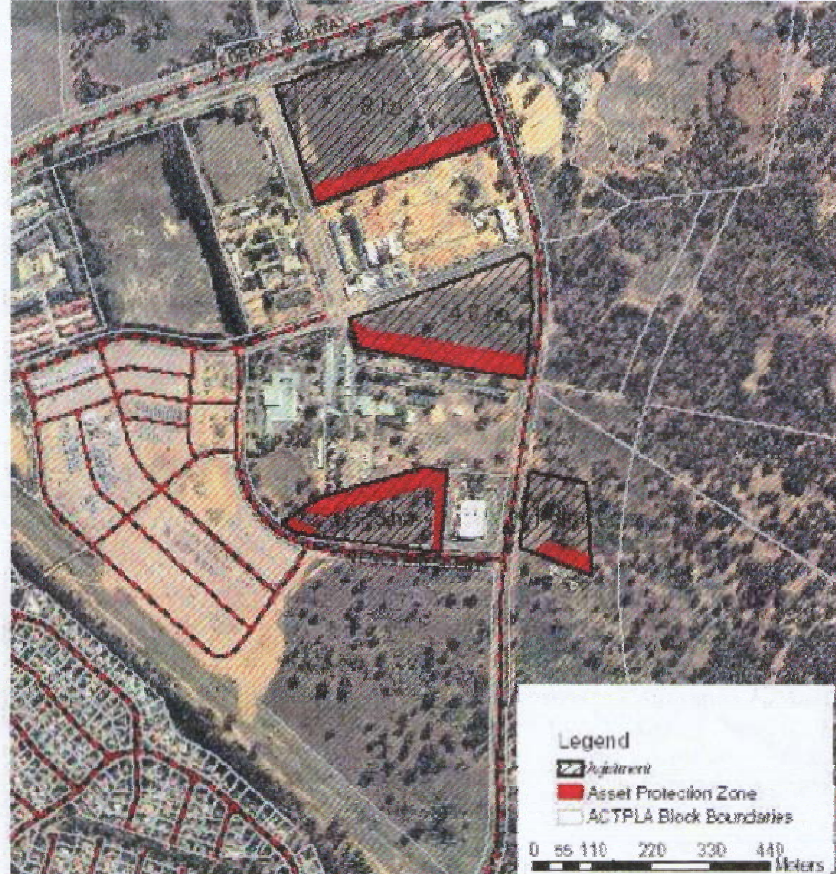


Figure 4. Variation to the Territory Plan No.182 – Public Land – Nature Reserve Yellow Box Red Gum Grassy Woodland (Tuggeranong Hill, Mt Majura and Mulligans Flat) and the Aranda Snow Gum Site. April 2002. Note: The relation of Block 3, Part Block 2 and Block 5. The shared boundary between Block 3 – Part Block 2 and the Nature Reserve is approximately 600 metres long. Increasing the buffer on either side of the boundary would result in a substantial land take.

## APPENDIX 2

Aerial photograph of Justice Robert Hope Park and lands in the vicinity with the Bushfire Operational Plan sites marked where maintenance of Asset Protection Zones is required.



Airphotography taken May 2002

Map prepared 28 June 2006

Datum: MGA 94 Projection UTM Zone 55

Base data supplied by ACT Land Information Centre, ACTPLA 16 Challis Street, DICKSON ACT

Data Copyright  
Australian Capital Territory  
Canberra 2006

Contact Details  
Environment ACT  
MacArthur House  
12 WARD ST  
LYNEDALE ACT 2602  
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Disclaimer: Environment ACT does not warrant that this data is free from errors

Figure 5. Aerial photograph showing North Watson. The woodland on the southern portions of Part Block 2 and Block 3, Section 75 which are contiguous with the Canberra Nature Reserve are located at the top-right corner of the photograph and the Justice Robert Hope Park is located at the bottom-centre of the photograph. Substantial construction had already been started on the 'Solstice' residential re-development opposite the Australian Heritage Village by May 2002.

## **6. THE TREE SURVEY FOR THE PROPOSAL**

There are two tree surveys conducted on behalf of the proponent. The first survey was entitled *Flora and Fauna Study Part 2 and Block 3, Section 75, Suburb of Watson, Australian Capital Territory Final Draft*. This was prepared by Kevin Mills and Associates and dated October 2004. The second survey is entitled *VEGETATION ASSESSMENT Watson Heritage Village ACT*. This was prepared by DSB Landscape Architects dated June 2004. Both of these documents have been provided to the Watson Community Association by the Village Land Co.

### **6.1 Endangered Woodland Southern Areas of Block 3 and Part Block 2**

This section intends to focus on the southern end of Block 3 and Block 2, Section 75, with the expressed intention of adding this portion of the block to the Hills Ridges and Buffer land use policy. The woodland here is contiguous with the Canberra Nature Park. As mentioned previously, a totally inappropriate land use purpose (i.e. agricultural agistment of horses) has taken place on this portion of land. As a result, any remnant native under-storey has been modified, and invaded by weeds, primarily Paterson's Curse. There is a large rabbit warren near the dam wall. Trees have predictably suffered die-back due to high nutrient levels associated with agistment, with *Eucalyptus blakelyi* in particular suffering. There are a number of significant trees which have perished due to ring-barking by horses. In other words, this area has been neglected. To observe the difference, one merely has to step across the fence-line into the adjoining Nature Reserve to observe what this should have looked like before agistment took place.

In Variation No.182 April 1982, the eastern portion of Block 2, Section 75, Block 4, Section 75 and part of Block 7, Section 75 and Block 8, Section 75 were changed from the Entertainment Accommodation and Leisure land use policy to Hills Ridges and Buffer Areas with a Public Land Nature Reserve Overlay (Pc on the Territory Plan). This is a significant change, recognising its conservation significance as remnant Yellow Box - Red Gum grassy woodland, both for its native woodland species and understorey. The Pc overlay lends vital environmental protection status. The addition of the southern part of Block 3 and a portion of Part Block 2 to the Nature Reserve would not be inappropriate. It also adds a dam to the overall resource of the reserve. A management plan to rehabilitate the land from its current state would have to be done in conjunction with the ACT Government. A combined North Watson and Watson community group would anticipate being involved in providing human resources for such a project, such as weeding and tree planting.

See Appendix 3 for Table 1 produced from the tree assessment. It has been produced using the data provided by DSB Landscape Architects in June 2004. These are indigenous woodland trees linked to the Nature Reserve in the southern portion of Block 3 and the south west corner of Part Block 2.

### **Analysis of Table 1:**

First of all it needs to be noted that under the Tree Protection (Interim Scheme) Act 2001, a tree is a Significant Tree and is protected if it is growing on urban leased land and it has:

- A height of 12 metres or more, or:
- A trunk diameter of 1.5 metres, 1 metre above ground level, or:
- The total diameter of all trunks of 1.5 metres, 1 metre above ground level, or:
- A minimum crown width of 12 metres or more.

A Habitat Tree is defined as a large, old naturally occurring tree that often contains hollows.

### **Key points from Table 1**

- 23 of the 115 trees were listed as significant trees and require TPD approval
- 40 trees were listed as dead or nearly dead
- 41 were listed in poor condition
- 21 were listed in fair condition
- 13 were listed in good condition
- 11 were listed as habitat trees
- 8 trees were listed as having a long lifespan
- 30 trees were listed as having a medium lifespan
- 37 trees were listed as having a short lifespan

A table of the published data was constructed and sorted on the basis of health, then species, and then tree height. The health status is sorted into 'Dead', 'Fair', 'Good', and 'Poor'. All three common tree species found in the traditional Yellow Box/Red Gum woodland suite are represented, sorted first as *E. blakelyi*, *E. bridgesiana*, and then *E. melliodora*. It is important to note the following:

- The great majority of the 115 trees surveyed in the two hectare area are represented by *E. blakelyi* (Red Gum). This is also the species most affected by horse agistment and in particular by high nutrient input as a result of agistment. High nutrient levels encourage psyllids, which defoliate the leaves. They are highly represented in the 'Dead' column, and the crown widths suggest extensive die-back even in those trees which otherwise meet one or more significance tests. There are only six Red Gum trees which meet one or more Significant Tree tests and were listed in 'Good' health in 2004.
- There was one *E. bridgesiana* (Apple Box) of three trees which meets the Significant Tree test on diameter and crown width, but its condition was rated as poor in 2004.
- There are eight *E. melliodora* (Yellow Box) trees listed in the table presented. These trees traditionally cope better than the other woodland species when placed under stressful conditions. One tree meets all three Significant Tree conditions, but its health was rated as 'Fair' due to horse damage. Another two trees meet all three Significant Tree conditions and were rated in 'Good' health in 2004. Three smaller re-growth specimens were also rated in 'Good' condition. All five *E. melliodora* whose health was mentioned as 'Good' had also 'Long' in the longevity column. One other tree which also meets the Significant Tree test in two columns was classed as 'Poor', due to trunk and branch damage (horses?). This should be the species worth concentrating on in any potential regeneration program on this site; given the condition it has been left in the mere fact that there is re-generation happening here at all is significant.

The WCA considers that there are sufficient enough Significant and Habitat Trees and tree regeneration on the 2 ha portions of Part Block 2 and Block 3 to warrant adding to the Nature Reserve. Dead trees are useful habitat for fauna. With global warming and other factors, including the greatly increased risk of drought, it is vital to protect all mature Yellow Box - Red Gum woodland for the fauna which depend on them, especially hollow-nesting birdlife. There are many scientists who believe that a great majority of our native birds and other vertebrate species will be increasingly threatened, with tragic consequences for them and for us. It is time to stop needless urban environmental degradation in the ACT. This land belongs floristically in the Canberra Nature Reserve, and can be readily conserved without greatly affecting the supply of residential land in North Watson.

We don't recall when agistment ceased, but it may be several years now. It is appropriate that the site be independently re-assessed by the ACT Government to see if there has been improvement in the general condition of the woodland. The weeds are certainly flourishing, and helping the spread into the adjoining Canberra Nature Reserve. Rabbits are proliferating and helping to eat out the reserve too. In the meantime, the lessee has done nothing to improve the condition of the site, and is most likely in breach of the lease covenants in doing so.

## **7. PHYSICAL INFRASTRUCTURE AND OTHER ANOMALIES**

*North Watson Heritage Village Affordable Housing Planning Study  
Block 3 and Part Block 2, Section 75  
February 2007  
The Village Land Co.*

This 24 page document has been provided to the Watson Community Association. There are a number of heavily qualified remarks in this document which the WCA challenges.

### **7.1 Affordable housing**

'The Village Building Company proposes that the properties be available to first home buyers and those on restricted incomes. There will be restrictions by investors (i.e. approximately 1/3 of sales) such that the majority of residents are owners and feel a genuine connection to the community. There remains the possibility that public or community housing groups will purchase a limited number of dwellings. These matters have been discussed with and well received by the Planning Minister'. This is on page 5 of the document.

'Further details of the proposed development and any specific controls required to ensure the affordability of the development are yet to be finalized and will be considered in due course'. This is on page 7 of the document.

**The WCA fails to understand how the worthy undertaking to provide affordable housing can be achieved in practice for this development. This is not something that can be legislated by Government or promised by industry.**

## 7.2 Landscape characteristics

‘Due to the nature of the adjoining woodland reserve, Canberra Nature Reserve (Majura), the regeneration and management of the interface with the reserve and the development will be given careful consideration and a detailed landscape management plan will be develop (sic.) as part of the DA process’. This is on page 16 of the document.

**The WCA has first hand experience of habitat renewal, conservation and restoration as managers of the Justice Robert Hope Park in Watson. External agencies have planted trees not native to the area around a retention pond within the JRHP. We only use seed from locally adapted trees, forbs and grasses either from the site or from the immediate vicinity. The WCA has planted and nourished several hundred trees within the JRPH, along with some forbs and grasses. The ongoing drought has made our task harder. We have found by past experience that is very difficult for the community to have any influence on decisions made at the Development Application stage.**

## 7.3 Stormwater drainage

‘The eastern catchment flows towards Antill Street which has undergone some major upgrading of the stormwater system in Antill Street. Bill Guy and partners have advised us that the new drainage is designed to cater for the redevelopment of the Heritage Village site without the requirement for on site detention although the concept design makes provision for site detention in the lower community open space area near the existing pond.

The total catchment is in the order of 112 Ha.

Preliminary analysis of the catchments shows that the existing culverts have adequate capacity to convey existing flows from the redevelopment.

The development stormwater solutions will be designed in accordance with the current Water Sensitive Urban Design Guidelines’. This is on page 16 of the document.

**The WCA’s understanding is that any development greater than 10 hectares in size must make provision for a Gross Pollution Trap *somewhere*, to ensure downstream water quality. 112 ha. represents a very large catchment. Not all stormwater for this development would be collected by the existing pond. Water will spill onto the Antill Street road verge along the western edge of the development. This is currently filtered by the unsealed car park and by the dam and grassy woodlands on this portion of Block 3. The nearest GPT to the development will in all likelihood be on Sullivans Creek in Mitchell, which is some 1.5 km distant. Who is going to pay for the infrastructure to collect and distribute this stormwater and where is it going to be treated for water quality?**

#### **7.4 Sewerage**

‘A 225 mm dia sewer currently services the site and drains towards the west parallel to the Federal Highway down to Stirling Ave.

Preliminary analysis by ActewAGL indicates that this pipe may have reached its capacity, due to recent and ongoing development of the area. A more detailed analysis is required; however it may be possible to recommission an abandoned 150mm dia sewer in part of the Federal Highway. If necessary this can be extended to the development site to meet ActewAGL requirements’. This is on page 16 of the document.

**The WCA considers this to be one of the matters which require a thorough Preliminary Assessment available to the public at large. There may be costs to the taxpayer, and we would like to see a proper economic analysis of the alternatives.**

#### **7.5 Water supply**

‘A 375mm dia water main transitioning to a 300mm dia main is located on Antill St adjacent the site.

Preliminary analysis by ActewAGL indicates that adequate pressure head is available to service the proposed development’. This is on page 16 of the document.

**Once again the word ‘Preliminary’ crops up in the discussion. Where have the words ‘long-term planning’ gone? The WCA has no doubt that there will be further developments on Antill Street, the Federal Highway and elsewhere in North Watson. The AHV redevelopment will be but one of a number of incremental developments. Which one will trigger a problem requiring an expensive solution sometime in the future? There may be costs to the taxpayer, and we would like to see a proper economic analysis, and forward strategic planning for physical infrastructure, not merely ad hoc assessments of individual sites.**

#### **7.6 Bushfire, Flooding and Contamination**

‘Once the existing concept plan has been developed to final design stage a revised and updated Bush Fire Hazard Assessment will be carried out for the proposed development’. This is on page 17 of the document.

**The WCA notes that there is no discussion in the document provided regarding ‘Flooding and Contamination’. Will the Bush Fire Hazard Assessment require an encroachment into the Nature Reserve at some stage?**

## 7.7 Flora and Fauna

‘If the development results in the removal of the patches of woodland in the southern part of the subject site, then some form of compensation planting should be considered. We recommend that the developer undertake to plant out and manage for a reasonable time period, a strip of the nature reserve abutting the development site currently devoid of trees. The width and length of the (sic.) should be discussed with Environment ACT, but a width of 30 metres along the area shown would appear to be appropriate. This would also screen the development from the nature reserve land. Consideration would have to be given to the requirements for bushfire protection’. This is on page 23 of the document provided.

‘The woodland on the site is a part of an endangered community listed under Commonwealth legislation. If there is a reduction in the extent of an endangered community, it is likely to have a significant impact on the community and must be referred to the Commonwealth Minister for the Environment.’ This is on page 23 of the document provided.

**To the first paragraph, the WCA responds to say that nothing can replace older habitat and habitat trees. Habitat for hollow nesting birds takes up to several human lifetimes to create. A large number of significant habitat trees have been removed from the Solstice site, and will be on other future developments in North Watson. This represents the last contiguous area of endangered woodland present in North Watson.**

**To the second paragraph, there are already adequate mechanisms to protect endangered communities in ACT legislation and promoted in ACT Action Plan No. 10 which seeks to preserve Yellow Box – Red Gum grassy woodland habitat. There is no need to involve the Commonwealth Minister for the Environment in this matter.**

# APPENDIX 1

## Preliminary Ecological Assessment North Watson

M.S. Davis

Report prepared by David Hogg Pty. Ltd.

for Ove Arup and Partners Pty. Ltd.

October 1992

(Digitised excerpts from the report):

### REVIEW OF EXISTING INFORMATION

#### Fauna and Habitat

Kukolic (1990) surveyed the vertebrate fauna of Ainslie – Majura in 1975-1976. Although none of the sites sampled in that study was within the North Watson study area, many of the animals found would also be expected to occur on the lower slopes of Mount Majura. A number of species of amphibians, reptiles, mammals and birds found during that survey are now listed as significant species in the Draft ACT Flora and Fauna Guidelines and are listed later.

More recently the Ainslie – Majura area has been surveyed comprehensively for birds as part of the bird atlas project undertaken by the Canberra Ornithologists Group (COG). This project also recorded the presence of a number of species of conservation significance (Possingham 1990). COG have raised their concerns about the poor conservation status of lowland open forest and woodland dominated by *E. melliodora* and *E. blakelyi* (COG 1987, 1991) and Possingham (1990) summarises information about the conservation value of bushland in North Canberra for birds. COG is particularly concerned about the destruction, fragmentation and degradation of the habitat for some uncommon and rare species found in North Canberra. COG (1991) mention the importance of adequate buffer areas between housing development and bushland areas to reduce the edge effects associated with urbanisation.

### PLANT COMMUNITIES AND ANIMAL HABITATS

#### East of Antill Street

The lower slopes of Mount Majura would once have been covered by *E. melliodora* – *E. blakelyi* woodland but, due to clearing in some parts, have been converted to open pasture with scattered trees and grassland. The entire area has been grazed by stock in the past, however the northern areas, which are now managed as part of Canberra Nature Park, have had stock removed and are in the process of recovery with much of the native plant community still present. The area south of the horse riding access trail is still grazed and used for horse agistment. Two developments, Australia Park and the Health Services Hostel, are located on this side of Antill Street but were excluded from the investigation. Apex Park, a memorial park which is planted with mainly exotic trees and mown grass was also excluded but was noted to be utilized by a number of bird species. The majority of the road verge of the Federal Highway has been heavily disturbed by tracks, invaded

by exotics, mown, and planted with an avenue of trees. The verge east of Apex Park (opposite Bendora Kennels), despite being used for horse riding, has remained in a more natural state, is floristically diverse, and contains elements of the original understorey to *E. melliodora* – *E. blakelyi* woodland.

The adjacent paddock, which is on the study area boundary shown on the brief, also contains similar elements, particularly in the north-eastern corner of the paddock where the grassy understorey is dominated by *Themeda triandra* (see vegetation table unit 1a). The woodland here is dominated by *E. melliodora* and *E. blakelyi* with *E. bridgesiana*. The trees are of mixed ages including mature trees with hollows, saplings 5-6 metres in height and seedlings. Tall shrubs include *Exocarpus cupressiformis*, *Acacia mearnsii*, *A. implexa*, *A. dealbata* and *A. bailyana* (non-indigenous). The introduced *Pyracantha* sp., Hawthorn (*Crataegus monogyna*) and Briar Rose (*Rosa rubiginosa*) are also present. Smaller scrubs present are *Dillwynia sericea*, *Indigofera australis*, *Cryptandra amara*, *Melichrus urceolatus*, *Daviesia genistifolia*, *Pultenaea* sp., *Hovea linearis* and the locally rare *Bossiaea prostrata*. The forbs include *Helipterum albicans* var. *incana*, *Helichrysum semipapoum*, *H. apiculatum*, *Leptorhynchus squamatus*, *Lomandra multiflora*, *Vittadinia* ssp. and the locally uncommon *Opercularia hispida*. Kangaroo grass (*Themeda triandra*) is the dominant grass in the open north-eastern corner, but is replaced by *Danthonia pallida*, Wire grass (*Aristida ramosa*), *Danthonia laevis* and *Dichelachne sciurea* under the trees.

The area of open grassland south of Apex Park and east of Australia Park has been subjected to a lot of disturbance. A small grove of introduced trees (Cypress, Apple and Hawthorne) with old building rubble suggest the presence of an old homestead. The site has been identified as the location of a house, shed and gardens of 'J. Cooper' shown on the 1915 Territory Feature Map (Navin, 1992). The lower lying flats were also used as a motor sport track and old horse jumps are present higher upslope. Weed invasion on the flats and around the ruin is prolific but reduces upslope and south. Weeds include Hoary Mustard (*Hirschfeldia incana*), Saffron thistle (*Carthamus lanatus*), *Hypochoeris radicata*, *Rosa rubiginosa*, *Acacia baileyana* and Hawthorn. Introduced grasses are common in the highly disturbed areas. Redleg Grass (*Bothriochloa macra*), *Stipa* spp. and *Danthonia* become more common towards the south of the flat area. Upslope beyond a line of eucalypt plantings the soil is gravelly and the grassland is dominated by *Stipa* – *Danthonia* with some patches of *Bothriochloa*. Forbs found in this area include *Helichrysum apiculatum*, *Solenogyne dominii*, *Wahlenbergia*, *Stackhousia monogyna* and *Cymbonotus lawsonianus*. The grass has been grazed and kangaroo droppings are abundant.

The woodland south of Australia Park<sup>1</sup> within the Canberra Nature Park boundary is also *E. melliodora* – *E. blakelyi* – *E. bridgesiana*. The trees are of mixed ages and regeneration is continuing. Mature trees contain hollows. The understorey is variable. The more open areas have a grassy understorey which is mainly *Stipa scabra* ssp. *falcate* – *Danthonia* but the south-western corner of Antill Street and the horse riding track close to the Nature Park entry contain a mixture of *Bothriochloa* and *Phalaris* as the dominant grasses with many introduced herbs. Tall scrubs present are *Exocarpus cupressiformis*, *Acacia bailyana* and *A. implexa*. Small shrubs include *Cassinia quinquefaria*; *Melichrus urceolatus*, *Cryptandra amara* and *Pultenaea* sp. Forbs include *Helichrysum*

*apiculatum*, *H. semipapossum*, *Hypericum graminifolium*, *Opercularia hispida*, *Haloragis tetragyna*, *Hydrocotyle laxiflora*, *Leptorhynchos squamatus* and *Plantago varia*.

1. The woodlands in Blocks 2 and 3 are contiguous with this area.

South of the horse-riding trail the *E. melliodora* – *E. blakelyi* woodland is highly modified as a result of clearing, heavy grazing and, in the lower areas, pasture improvement. This area is still grazed by horses and also by kangaroos. The understorey has been suppressed by grazing and there is little regeneration. The exotic grass *Phalaris falcate* – *Danthonia* spp. higher up. Introduced herbs such as *Hypochoeris radicata*, *Plantago lanceolata*, *Hirschfeldia incana*, *Echium* sp. and *Marrubium vulgare* are common.

### **Uncommon plant species**

Given the *E. melliodora* – *E. blakelyi* woodland in the Canberra area is known to be the habitat for a number of rare and endangered plant species (Briggs and Leigh 1985), some of which are not obvious out of flowering season, a further field survey was conducted later in the spring (mid-October). The search was concentrated on the woodland areas north-east of Apex Park and south of Canberry Fair. A further 20 plant species were recorded and added to the species list for the area (Table 1), including two locally uncommon species (Hogg, 1990). However, none of the plant species listed in Table I are listed by Briggs and Leigh (1988) as rare or endangered species. Six are listed as rare or uncommon in the ACT by Hogg (1990) and as significant plant species in the ACT Flora and Fauna Guidelines (ACTPLA 1992). These are *Eryngium ovinum* (ACT status uncommon widespread), *Bossiaea prostrata* (ACT status rare localized), *Opercularia hispida* (ACT status uncommon localized), *Thysanotus patersonii* (ACT status uncommon widespread), *Arthropodium minus* (ACT status uncommon widespread) and *Acacia paramattensis* (ACT status uncommon localized). Low numbers of all six species were found in the *E. melliodora* – *E. blakelyi* woodland close to the Federal Highway opposite Bendora Kennels in the north-eastern corner of the study area. Occasional plants of *Opercularia hispida* and one plant of *Bossiaea prostrata* were found in the woodland near Antill Street.

Given that the study was of short duration and confined to one season (spring) the list of plant species (Table 1) should not be considered comprehensive for the area.

### **Fauna and fauna habitat**

#### **Birds**

Seventeen common species of birds were observed in the study area during the brief period of this survey (M. Davis unpublished), however Possingham (1990) list 86 species that have been recorded on Mount Majura. Seventy of these species utilize woodland as habitat and six species grassland alone. Seventeen of the 86 birds listed by Possingham are listed as significant fauna in the ACT Flora and Fauna guidelines, although 11 only when breeding (Table 2).

The Canberra Ornithologists Group (19091) has raised concerns about the importance of preserving *E. melliodora* – *E. blakelyi* open forest and woodland as important bird habitat. The surrounding of such areas by urban development is also seen as a problem increasing edge effects and the need for buffers from pest species and plant invasions. The *E. blakelyi* - *E. melliodora* woodland on Mount Majura and Mount Ainslie is seen as particularly important for the long term survival of a number of uncommon or declining species in the vicinity of Canberra. In addition to birds listed in Table 2, Possingham lists a number of locally declining bird species which have been recorded on Mount Majura. These are the Eastern Yellow Robin, Western Gerygone, Yellow Thornbill, Brown-headed Honeyeater and the Grey Butcherbird. These species have apparently declined in the ACT although they remain widespread elsewhere in NSW (Blakers, Davies and Reilly (1984).

### **Amphibians**

Kukolic (1990) lists 12 species of amphibians that are known or likely to occur on Mount Majura. Four of these are listed as significant in the Draft ACT Flora and Fauna Guidelines (Table 2). The area is unlikely to have been important habitat for *Litoria aurea* and *L. raniformis* however, reliable records of the Spotted Burrowing Frog *Neolbatrachus sudelli* and the Whistling Tree Frog (*Litoria verreauxii verreauxii*) have been made at several locations on the lower western slopes of Mount Majura in the study area (W. Osborne, pers. comm.) *N. sudelli* is uncommon in the ACT, but comparatively widespread in NSW, and breed in farm dams and pools in streams close to woodland or unimproved pasture. Another species of frog, the Brown Toadlet (*Pseudophryne bibroni*) which was the most abundant and widespread frog trapped by Kukolic on Mount Majura, is believed to have become extinct in the ACT (Sharp, Williams and Georges 1992, W. Osborne pers. comm.)

### **Reptiles**

Kukolic (1990) lists 21 species of reptiles that are known (14) or likely (7) to occur on Mount Majura. Of these eight are listed as significant in the Draft ACT Flora and Fauna Guidelines (Table 2). Two of the listed reptiles are nationally significant. There are records of both the nationally endangered Pink-tailed Legless Lizard (*Aprasia parapulchella*) and nationally vulnerable Striped Legless Lizard (*Delma impar*) from unspecified locations in the Ainslie – Majura area (Kukolic 1990; W. Osborne, pers. comm.). Despite a number of searches for these reptiles there have been no recent confirmations of the occurrence within, or near, the Ainslie – Majura Reserve (W. Osborne, pers. comm.) *Aprasia parapulchella* is found in rock strewn habitat in *Themeda* dominated previously cleared woodland, or open woodland, sites (W. Osborne, pers. comm.). No potential sites for *A. parapulchella* were noted in the North Watson study area delineated in the brief. However, one potential site was noted adjacent to the north-eastern corner of the study area south of the Federal Highway. This same area contains suitable food plants (*Helichrysum semipapousum* and *H. apiculatum*) associated with *Themeda* grassland for the vulnerable Morabine Grasshopper (*Keyacris scurra*). This location is considered to include important fauna habitat.

The Striped Legless Lizard (*Delma Impar*) has been found in thick swards of *Themeda* and *Stipa bigeniculata* tussock grassland, particularly those grassland that were part of the original treeless plains areas of the Canberra district. Some potentially suitable areas

in the North Watson study area are located west of Antill Street. Staff of the Wildlife Research Unit, ACT Parks and Conservation Service have inspected this area and consider that the mapped areas have low to moderate potential for this species (W. Osborne, K. Kukolic, pers. comm.). However, as discussed earlier the site would need trapping in November to confirm the presence of this species.

### **Mammals**

Kukolic lists 19 native mammals that are known or likely to occur on Mount Majura, including one monotreme (Echidna), eight marsupials and nine bat species. Nine introduced mammal species are also listed. Four of the native mammals (one marsupial and three bats) are listed as significant in the ACT Flora and Fauna Guidelines (ACTPLA 1992) (Table 2).

### **NEED FOR FURTHER STUDY**

The need for conservation of remnant woodlands and native grasslands in the ACT has been discussed in detail by Williams, Georges, Dearn and Sharp (1991) and Sharp, Williams and Georges (1992). The study area contains and borders on woodland and grassland areas which may be of ecological significance. While the lower slopes of the horse paddock which have been highly disturbed, cleared and have a high exotic component in the understorey are of low significance, the woodland areas upslope and the regenerating woodland north and south of the horse paddocks is of higher value. The proximity of the study area to the ecologically sensitive area of the Ainslie – Majura Ridge needs to be considered in greater detail. The fauna and habitat value of the woodland on the lower slopes of Mount Majura has not been established. The woodland on the lower slopes was not sampled in Kukolic's study of the vertebrate fauna in 1975-76. The size and use of buffer zones on the western side of the Ainslie – Majura Ridge needs to be given consideration. Housing development in the North Watson study area could increase recreation pressure on the open areas and in turn could affect the habitat value of the area if weeds and domestic animals increase.

The areas of *Stipa* tussock grassland identified as potential habitat for *Delma impar* west of Antill Street, should be given consideration for trapping to assess the presence of this nationally vulnerable species. The recommended method for assessing the presence of *D. impar* involves pitfall trapping over a four-week period in November.

The area of *Themeda* on the north-eastern edge of the study area should be considered for the presence of the Morabine Grasshopper (*Keyacris scurra*) and the Pink-tailed Legless Lizard (*Aprasia parapulchella*).

APPENDIX 2

**Cultural Heritage Values of Part Block 2  
& Block 3, Section 75, Watson  
(‘Canberry Fair’, renamed ‘Australian  
Heritage Village’)**

**Draft Interim Report to the Watson  
Community Association Inc.**

**National Heritage Consultants**

**January 2008**

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## **1 EXECUTIVE SUMMARY**

The Watson Community Association Inc. (WCA) is providing a response to proposed Draft Variation (No. 261) to the ACT Territory Plan. This proposed variation is to change the land use policy over Part Block 2 and Part Block 3 Section 75 Watson from the class 'Entertainment Accommodation and Leisure' to the class 'Residential' land-use policy and for Block 5 Section 75 Watson to class 'Urban Open Space' land-use policy. The subject area includes 'Canberry Fair' (also known as 'Australian Heritage Village'). The variation is sought so that 316 new residences can be constructed on the subject land.

The WCA requested NHC to prepare an interim assessment of the heritage values of Canberry Fair. In undertaking this project, NHC Principal Consultant, Dr Johan Kamminga has reviewed background documents, interviewed informants and undertaken a field inspection of Canberry Fair. An inventory of structures and features was compiled, and the history of Canberry Fair and its architect and master planner summarised.

The previous heritage assessment of Canberry Fair did not explicitly assess the heritage values of most of the built environment comprising the Canberry Fair Precinct. Whilst the assessment is provisional, it is concluded that the Canberry Fair Precinct and variously its components can be accorded heritage value assessments that range from definitely 'Meets' to probably 'High'.

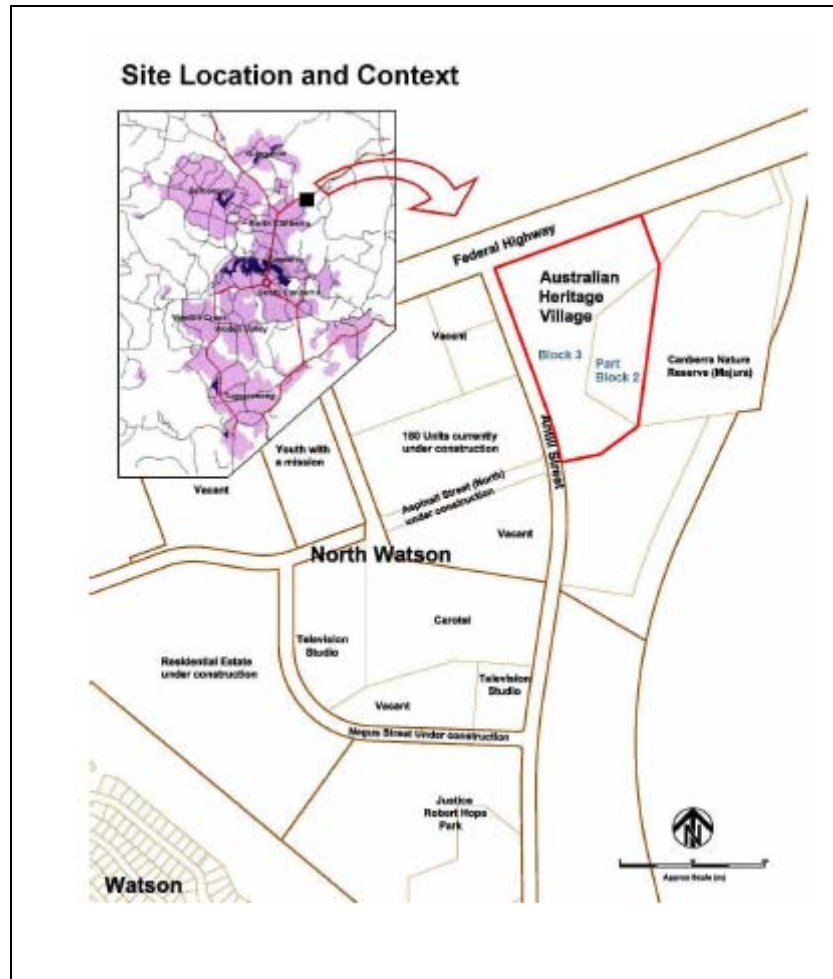
It is recommended that ACTPLA require a new cultural heritage assessment to guide its decision making in relation to the proposed draft variation of the Territory Plan.

### *Declaration of associations*

This report has been prepared by Dr Johan Kamminga, Principal of National Heritage Consultants, for the Watson Community Association Inc. Dr Kamminga is a resident of Watson and a member of Watson Community Association Inc, and will be making an individual submission to ACTPLA concerning the proposed variation. Dr Kamminga previously prepared an impact and cultural heritage values assessment report in relation to a housing development in Gungahlin undertaken by a construction company that shares management with the Village Building Company Pty Ltd. Dr Kamminga also has undertaken a number of professional consultancy assignments for Navin Officer Heritage Consultants Pty Ltd which prepared the 2004 cultural heritage report concerning the subject land.

## 2.0 INTRODUCTION

The Watson Community Association Inc. (WCA) is responding to a public notice by the ACT government calling for community consultation in relation to proposed Draft Variation (No. 261) to the ACT Territory Plan. The Territory Plan is the planning instrument prepared for Territory Land as provided for in the *Australian Capital Territory (Planning and Land Management) Act 1988*. Subject to consideration of responses received, ACTPLA proposes to submit this draft variation to the Minister for Planning in accordance with the Land Act.



**Figure 1 Location of the subject land (From The Village Building Company 2007:1).**

In January 2005 a Planning Study was submitted to ACTPLA by the lessor of the subject land requesting a Variation to the Territory Plan for Section 75 Watson to permit redevelopment for residential uses. ACTPLA evaluated the Planning Study and concluded that residential uses are appropriate for the site. The ACT Government has approved the direct grant of the adjacent land, part Block 2 Section 75 Watson subject to the outcome of the Territory Plan variation process.

The draft Plan variation proposes to change the land use policy over Part Block 2 and Part Block 3 Section 75 Watson from the class 'Entertainment Accommodation and Leisure' to the class 'Residential' land-use policy and for Block 5 Section 75 Watson to class 'Urban Open Space' land-use policy (Figure 1). The subject area includes 'Canberra Fair', which has been renamed 'Australian Heritage Village' by the current owners.

The owners seek the variation so that they can construct 316 new residences on the subject land. These proposed residences include freestanding houses, flats and blocks of terraces collectively described as 'affordable housing'. The proposed housing estate will be densely populated (effectively medium to high density residential).

### **3.0 HERITAGE ASSESSMENT METHODOLOGY**

#### *3.1 Review of background documentation*

In preparing this interim report the following documents have been consulted:

- Report by Navin Officer Heritage Consultants: Part Block 2 & Block 3, Section 75, Watson, ACT. Cultural Heritage Assessment. Report to McCann Property & Planning, September 2004.
- Report by The Village Building Company: *North Watson Heritage Village. Affordable Housing Planning Study. Block 3 and Part of Block 2, Section 75, Watson.* February 2007.

Other relevant documents are listed in the references.

Documents requested by the WCA under provision of FOI legislation but which were not available by the time of writing are relevant files held in the Chief Ministers Department, ACPLA, the ACT Heritage Unit, and the ACT Department of Land Development. A crucial document not located at the time this report was written is an A3 size booklet, approximately 20-pages long, which details final concept plans and sketches for Canberry Fair.

Dr Kamminga made a number of attempts to locate and consult with a key informant, Mr John Nott, formerly of the architectural firms of Brian Dowling & Associates; however, all these efforts were unsuccessful. Mr Nott had been closely involved in the interior and exterior design and construction of the Canberry Fair buildings and there is no doubt that he will be able to provide pertinent information about the inspiration, Master Plan and construction details of Canberry Fair. Mr Nott last worked for MBA Group Training Inc. (ACT), teaching the Front Line Management course, Cert II and Cert III Business and Cert III Construction; his present whereabouts is unknown and it is inferred that he has retired.

#### *3.2 Consultation and interviews*

A number of phone interviews were held with relevant informants, including:

- Mrs Robin Dowling, resident of Reid, ACT, widow of the architect Brian Dowling the master planner and architect for Canberry Fair.
- Mr Ken Dowling, retired city engineer and older brother of Brian Dowling, currently residing in Melbourne.
- Mr Steve Payne, Manager, Dezignteam Architectural Projects, Manuka.
- Mr Greg Edwards, Principal Architect of BDA Architects, Turner (the successor company to Bryan Dowling & Associates).
- Mr Albert (Alby) Sedaitis, one of the two original owners of Canberry Fair, now a resident of Merimbula, NSW.

#### *3.3 Field inspection*

Canberry Fair and its immediately surrounding area were briefly inspected by Dr Kamminga on two occasions in October-December 2007. To further facilitate this assessment of the heritage values of Canberry Fair the WCA requested permission from the Agent L J Hooker to inspect the interiors of the vacant Canberry Fair buildings it directly controlled. However, on behalf of the owners Olenty Holdings the Agent advised the coordinator of the WCA's Australian Heritage Village Action group that the WCA's request had been considered and the request for permission to access these building was denied. This denial of access has compromised the current re-assessment of the heritage values of Canberry Fair. More generally it may also have compromised the community consultation process required in relation to proposed Territory Plan Draft Variation 261.

#### 4.0 INVENTORY OF THE BUILT ENVIRONMENT OF CANBERRY FAIR

Field inspections by Kamminga were carried out after background reading and interviews and the following list of relevant structures and features recorded. Only limited time was available and therefore this list is necessarily provisional; it should not be regarded as a comprehensive or entirely accurate inventory of structures and cultural features at Canberry Fair. Identifications of structures and features, and the functions and histories of buildings will need to be subject to further research and verification. It should be noted that permission to inspect the interiors of a number of the buildings was declined by the owner company of Canberry Fair.

#	Structure/Feature	Description/Comments	Figure No.
1	Clancy's Colonial Inn	<p>Two story building of brick and timber construction, with a corrugated iron roof. Georgian coach-house style exterior with beautiful scrolled cornices and plaster rosettes in the ceiling, especially in the upstairs function room.</p> <p>Clancy's Restaurant was upstairs. The building has full facilities for a hotel and restaurant including a commercial kitchen.</p> <p>Currently vacant after the owner company declined to provide a lease satisfactory to the former lessees.</p>	Fig. 2
2	The Old Winery (and Cellar Bar)	<p>Single story building with a large wine cellar (formerly Cellar Bar); brick and timber construction; shingle roof; slate in the cellar was brought in from Melbourne; ?Imported timber.</p> <p>An occasional fireworks shop. Currently an art studio (screen prints) leased by Dianne Fogwell.</p>	Figs 3-6
3	Old Stables Building	<p>Two story brick building with a centre loft in front of Spit Roast; internal timber beams, and corrugated iron roof; ground floor and loft have timber floors and 300 by 300 mm timber beams; the interior is not colonial replica construction; this building is fitted with a commercial kitchen, cool room, bar and male and female toilets.</p> <p>Originally built as a restaurant and dance hall. Current lessee is Cheryl Armstrong, trading as Ristal Threads.</p>	Figs 7-8
4	Wishing well	<p>Located in front of the Old Stables Building. In good condition. No further information about this structure is available.</p>	Fig. 9
5	Administration Building, Ticket Office and Information Centre of Canberry Fair	<p>Two story building, brick with internal timber beams corrugated iron roof; beautiful building as beautiful scrolled cornices, with polished timber floors; has bays of male and female toilets;</p>	Figs 10-12

		<p>Current lessee is Cheryl Armstrong trading as Stadia Handcrafts, A lace business operated from the southern end of this building in the 1990s. This was successful but the rent was raised and the business owner therefore moved to Federation Square.</p>	
6	Cottage Industries Building	<p>Single story weatherboard building comprising four shops; timber with corrugated iron roof; internal walls appear to be rendered brick; roof slopes on a high pitch with two apexes running north south. From left: skillion annex, blacksmith's workshop with forge (forge now removed), and then two shops (one had been a 'lolly shop', and the other may have been Cobb and Co)</p> <p>All shops are currently vacant; a former lessee of one shop in about 2004-5 was a computer IT company; while the building remained empty for a long time there were other business there from time to time.</p>	Figs 13-18
7	Mill House (with mill-wheel and race to return water to the main pond)	<p>Located on the northwest side of the pond and next to the Formula 1 Motel, a single story timber building, with shingle roof, brick with internal timber beams; a ?belltower or gantry on the roof.</p> <p>A photo taken on 28/11/1981, during the construction of Canberry Fair, states: "Canberry Fair's shingle-roofed mill house will have a working millwheel and will be the place for morning and afternoon teas".</p> <p>A visitor to Canberry Fair has advised that the mill house and water wheel and mill is one of only three in Australia. This information is not yet corroborated nor clarified.</p> <p>Currently the mill house is vacant and is neglected.</p>	Figs 19-23
8	Main Pond (Mill Pond)	<p>Originally there were pedal boats in the pond, but during the period of current ownership a swan ride was created during the failed fun-park venture. A jetty and exit to a swan ride are located on the southern side of the pond; on the eastern side there is a boardwalk entrance to the swan ride, and on the southern side a former ice creamery; there are two water fountains below water level in the centre of the millpond. However, the motors, pumps for the fountains were stolen in about 2003.</p>	Figs 24-26
9	Tributary Catchment Pond	<p>A small catchment pond (c. 25 m by 8 m) on</p>	Figs 27-29

		<p>the southeast margin of Canberra Fair precinct with a modern Southern Cross windmill of steel construction and a bore at the front of the coach house (the pond was used to pump water to the main pond). The pond had a covered viewing platform built of Oregon. This roof of this platform is wood shingle, but it is in serious disrepair. The platform was used by children for remote control boats (no charge was made for this).</p>	
10	Possum Gully Railway Station	<p>A single story timber structure of shiplapped timber cladding consistent with colonial construction (with more recent iron garage structure added during the period of current ownership by Olenty Holdings Pty Ltd since 1993). The context of this building is compromised by unsympathetic overlay zoning development of Formula 1 motel and service station.</p>	Figs 30-31
11	Ticket Box for the Mini Golf Course (associated with Mini Golf Course)	<p>Small structure of shiplapped timber construction, painted in inappropriate colours. Construction appears to date to the original Canberra Fair, but used and possibly modified afterwards as well. Located adjacent to a steel gate to the 'back block' which was installed later during the period of the unsuccessful fun park.</p>	Figs 32-33
12	Children's Soft Drink Building (later called the 'spit roast building')	<p>A double story timber (Australian hardwood) building opposite the mill house and next to Possum Gully Railway Station. Upstairs there is a timber loft. Fitted with a commercial kitchen and public toilets. Shiplapped timber cladding (showing radial saw marks). There is also an associated main switchboard building disguised as an 'outhouse' of the Children's Soft Drink Building. The construction and finish of this outhouse is consistent with the main building.</p> <p>This building may have been a restaurant. 'Canberra Spit Roast' operated in this building in the 1990s, but it appears that there may have been a dispute with the current owners of Canberra Fair and the lessee moved to Mitchell.</p> <p>The Village Building Company states that it intends to preserve this building as a 'community centre or hall'.</p>	Figs 34-36
13	Village Hall (inferred function)	<p>Single story structure, with corrugated iron roof. Originally no walls, but only a timber frame supporting a roof. Apparently used as an open-air dining room and dance hall (in effect a village or community hall). Originally had dining tables.</p>	No figure

		Now enclosed with an external wall with plywood packing cases from DAS. Formerly leased around 2003-2004 by Rick Carmichael trading as Blasted Glass.	
14	Main Open-Air Stage and Stadium	A raised stage and steel framework for a cyclorama facing an expanse of relatively level ground on the eastern side of Canberra Fair precinct. This was the location of John Farnham's launch of his 'Whispering Jack' album in 1986. Members of his band returned during his last Australian tour in 2004 to reminisce about their 1986 concert.	Fig. 37
		The stage and associated structure have been neglected and are in a state of disrepair.	
	<b>Incomplete Structures</b>		
15	Chinese Joss House Foundation Slab	Concrete slab intended for the foundation of a Chinese Joss House – this building was never completed at the time Canberra Fair was opened to the public in 1982	No figure
	<b>Buildings destroyed</b>		
16	Old Trading Post (burned down prior to 2001)	An ice creamery and hot dog stand formerly located on the northwest side of the millpond adjacent to the pier (the exit for the swan ride).	No figure
	<b>Buildings constructed by the owner or lessees in the 1990s</b>		
17	Ticket box for the children's rides	No information recorded.	No figure
18	Coach House	Single story building with a facade of fibro sheeting, and timber frame with steel cladding. Built either by the current owners of Canberra Fair or by a lessee (or jointly) in the 1980s or early 1990s. The lessee built timber coaches, and had an informal 'coach museum'.	Fig. 38

## 5.0 HISTORY OF CANBERRY FAIR

Canberra Fair was conceived by two notable Canberra identities, the restaurateur Albert Sedaitis and former USSR Trade Commissioner, businessman and ASIO agent the late Laurie Matheson (see Ellis 1995), who formed a partnership to facilitate the venture. The name derives from the colonial-era pastoral property 'Canberra' where the ANU is now located.

Much has been written about the early history of Canberra Fair, but not all of it accurate. According to Albert Sedaitis, originally the village was intended to be a meeting place for planned equestrian facilities and activities that were to be the core business. There was already a National Equestrian Facility adjacent to Canberra Fair owned by a QC and Member of Parliament, and Mt Ginn racing track. The plan was to develop this facility further into a major equestrian centre with "warm blooded horses" such as imported Mongolian thoroughbreds, and facilities such as stables. A hotel consistent with the architectural style of Canberra Fair also was planned. Mr Sedaitis is emphatic that it was never intended to be a 'fun fair' or amusement park, though prior to the official opening and later some 'fun fair' style facilities were included to generate much

needed cash flow. The fundamental original vision of the partners the colonial and vernacular style of the buildings

Canberry Fair was unofficially opened on New Years Eve 1981, and later officially opened by Malcolm Fraser, the Prime Minister of Australia, in April 1982. Reportedly upwards of 20,000 people joined the celebration at the unofficial opening, and traffic was banked up along the Federal Highway as far as Canberra Racecourse (A. Sedaitis, pers.com.).

In the early 1980s, Canberry Fair comprised a wide range of businesses and attractions. The Chamber Pot Antique Shop was managed by Leo Huys, (father of consultant archaeologist Stuart Huys), Clancy's Colonial Inn had a restaurant upstairs, where according to Robin Dowling (pers. comm.) the food was excellent. Clancy's Colonial Inn and Clancy's Restaurant remained a popular venue until very recent times. A small steam train (for mine and cane hauling) was brought from Echuca and operated by an 'engineer' and 'stationmaster'. A large circus tent (which can be seen in the background in Figure 26), brought the circus to the village, at least in children's imagination). Arts and crafts were sold in the stores, blacksmithing was demonstrated, there were family picnics and barbecues (especially the open area around the pond), dances, Christmas parties (including Woolworth), catered receptions of all kinds and other special occasions at Canberry Fair. According to informants weddings were commonly held at Canberry Fair. For at least some of these wedded couples the photos and the memories of the major event in their lives, the ceremony and celebration at Canberry Fair, create a deeply personal and enduring link with place; perhaps more so if the officiation at the marriage was religious.

Canberry Fair hosted special events, live bands, and clowns such as Dominic Mico, who added a multicultural flavour to the entertainment. A caption for a photo taken at Canberry Fair on 21 December 1984 states: "The Bills Brothers present an animated show at Canberry Fair. They are a trio of bird puppets dressed in glitter suits, in a set that recreates an old-time theatre box" (ACT Heritage Library Image 008333). A caption for another photo in the ACT Government Archives reads "Captain James Cook, alias Mr Phillip Bevan, of Cooma enjoys a cup of billy tea after cutting a giant marble cake shaped as an Australian flag at Canberry Fair's Australia Day [26 January 1985] celebrations" (ACT Heritage Library Image 007676). In 1986 the main stadium (which has a raised stage and framework for a cyclorama) was the location of John Farnham's launch of his 'Whispering Jack' album. Several smaller band venues around Canberry Fair also were used for live music.

Canberry Fair was a focal point for groups gathering and re-grouping before and after outdoor activities in the adjacent Nature Reserve, such as bushwalking, bird watching, horse riding and scouting and leadership training. It can also be said that many Canberrans visited Canberry Fair in its quieter times for it's ambience alone.

In the 1980s, despite its ups and downs, and its eventual financial decline, for reasons suggested below, in the 1980s Canberry Fair was an intrinsic part of Canberra's social and cultural life.

On 24 December 1979 the USSR invaded Afghanistan and following the lead of the US, Australia declared a trade embargo against the USSR. This government action had a serious financial impact on Canberry Fair, since Matheson, who was a trade commissioner and ASIO agent owned an import-export business called 'Commercial Bureau' that traded in Russia. It was Matheson who was the major financier of Canberry Fair, and his business was now in serious trouble. The funding for ongoing construction of Canberry Fair vanished overnight and the partners had to secure a further finance from the ANZ Bank (Albert Sedaitis, pers. comm.).

Despite this, according to Albert Sedaitis, during the first six months of trade Canberry Fair was "a huge success" generating a turnover of over a million dollars. However, the partners were unable to keep up with loan repayments during a period of high interest rates which had risen to an unprecedented 18%. "The timing was our problem; had we not borrowed so heavily we would still be there" (Albert Sedaitis, pers. comm.).

The ANZ Bank appointed a PriceWaterhouseCooper receiver-manager who leased Canberry Fair to Stan Durkin an amusements operator based in Sydney. Durkin installed further children's

entertainment, such as carnival rides, which altered the fundamental character of Canberra Fair, and shifted its commercial emphasis far more towards a fun-park for children. Ultimately, and perhaps inevitably, this fun-park venture failed and the business went bankrupt. The Canberra Fair premises and its Territory lease were sold at auction to the present owners, a consortium of developers, in February 1993.

## **6 MASTER PLAN AND ARCHITECTURE OF CANBERRY FAIR**

Canberra Fair was designed by Bryan Dowling, a leading (and acclaimed) Australian architect and urban planner. Based first in Melbourne and later in Canberra Dowling worked both in Australia and overseas. Bryan Dowling passed away in 2004 while on a final inspection of his refurbishment of the Seahorse Inn in Boydtown, NSW.

During his early career Dowling worked for Roy Simpson, one of the partners of Yuncken Freeman Architects, a respected architectural firm in Melbourne. During this time Roy Simpson designed the Federal Court building in Canberra and was the master planner of the ANU campus and La Trobe University (he was subsequently awarded the 1997 RAI Gold Medal; see Simpson 1997). Mrs Robin Dowling reported that her husband was responsible for the master plan of La Trobe University as well as being involved in a number of other high profile projects.

In the 1970 Dowling established his own architecture firm in Canberra. He had a flair for originality and innovation” (Dowling and Dowling 2004) and has to his personal credit Kingston Towers, Ridges Hotel on Capital Hill near Parliament House, the Pavilion Hotel on Northbourne Avenue, the Airport Hotel in Queanbeyan and the National Headquarters of the Australian Medical Association in Barton. He was both highly creative and peripatetic – for instance, he designed a stained glass window as well as the Performing Arts Centre at Ivanhoe Girls Grammar School in Melbourne (Mrs Dowling advises that the school named a hall after him). He was the master planner for Hillcrest Christian College, Ayre Hill Cranbourne, St Catherine’s Girls School, Toorak, Lowther Hall, Essendon and a number of other schools. He was also an ecclesiastical architect and designed churches in a number of Australian towns and cities such as Wagga, Darwin and Mt Macedon (his brother is Owen Dowling, former Bishop of Canberra). His design of the Church of the Resurrection in Macedon is described as “stunning architecture”, and his architecture in general has been described as “an architecture of light” (evident for instance in the Pavilion Hotel).

According to a 2007 sales leaflet one of his finest buildings, Kingston Tower, “continues to provide the benchmark to which other apartment buildings are compared”, “and is still arguably one of Canberra’s finest apartment buildings”. Similarly, Arlberg Hotham Resort Hotel in the Victorian snow fields is described as “an innovative design for its time” (Dowling and Dowling 2004).

These accolades are corroborated by the awards Dowling won, which included the American Institute of Architects Award for Design Excellence in 1968, a Royal Australian Institute of Architects award for a building in Canberra, the Master Builders Association Project of the Year Award in 1991, and the award for the MBA House of the Year in 1992.

It is only incidental to his career but avocationally Bryan Dowling was a superb bass-baritone opera singer, trained by Dame Joan Hammond, and he performed with the Canberra Opera, Victorian Opera, and South Australian Opera Company (Dowling and Dowling 2004).

Reportedly also contributing to the design of buildings at Canberra Fair was Mr Frank Arnold of Quantum Ideas Bureau in Manuka, and Mr John Nott who at the time was a staff member of Bryan Dowling & Associates.

Bryan Dowling’s wife, Robin, stated that ‘each building was based on one from a different part of Australia, and there was a lot of effort to bring in special building materials; one was a black slate from Melbourne.’ She also stated that Canberra Fair was very expensive to build, but a “great vision” and “ahead of its time”. She said that there was “nothing trendy or flamboyant” about Canberra Fair and that her husband had been very careful about the accuracy of details such as

flooring and exposed timbers (the flooring in one of the main buildings is now carpeted over). Mrs Dowling's parting comment during one interview was "it's a terrible shame what's been done since".

## 7 PREVIOUS HERITAGE STUDY AND ASSESSMENT OF CANBERRY FAIR

In 2003 Navin Officer Heritage Consultants Pty Ltd was commissioned by McCann Property & Planning to prepare a cultural heritage assessment report for the currently proposed Territory Plan variation (Navin Officer 2004). The main objectives of this heritage study were to:

- Identify the Aboriginal and European heritage items within the study areas.
- Assess the significance of Aboriginal and European heritage sites within the study areas.
- Identify those sites that warrant permanent conservation and are a permanent constraint to disturbance within the study areas.
- Identify areas where further information is required to make an assessment on the heritage value of a site.
- Provide management recommendations to achieve protection for those sites that warrant it.

Field surveys were conducted in August and September 2003. Notably, the purpose of these field survey was to "Determine if Aboriginal and historical sites [emphasis added] were located within the areas under investigation", and "Identify any Aboriginal and European historical sites, and archaeologically sensitive areas" (Navin Officer 2004:3). Thus the focus of the report was on Aboriginal objects (and sites) and on non-Aboriginal colonial-era sites, structures and features.

The history of the Canberra Fair precinct was summarized in Section 5.2 of the report. This summary is not entirely consistent with the account provided in Section 5 of the present report. For instance, Canberra Fair is not "a replica of an early 1900s Australian Village", but a *recreation* of a *nineteenth century* village, with its buildings modeled on ones that exist in different parts of Australia.

It is only part of the story that the business went into initial receivership because "... the attraction became economically unviable" which applies to the ill-conceived successor carnival or 'fun-park' venture. An alternative explanation for the financial distress of the original partnership has been provided by the surviving founding partner, Mr Alby Sedaitis (pers. comm.).

The report noted that no Aboriginal sites have been previously identified within the subject land. During the course of the field investigation of the subject land two Aboriginal artefact scatters were identified, code named CF1 (Canberra Fair 1) and CF2 (Canberra Fair 2). Both sites were considered to be of low heritage significance.

It was reported that no sites of non-Aboriginal heritage significance had been previously identified or recorded within the subject land. One European structural heritage item and 11 items of European moveable heritage were identified within the subject land, and one European heritage item was identified adjacent to the land.

The structural heritage item was an engraved wooden post with a metal '1982 CANBERRY FAIR' dedication plaque. Navin Officer considered the item to have local heritage significance. All 11 moveable heritage items were not considered significant as heritage items. The heritage item identified adjacent to the subject land, a small park to the northeast with a commemoration to fallen soldiers and a line of memorial tree plantings, was considered to be of local heritage significance.

It was recommended that if the Aboriginal sites are to be directly impacted then the artefacts be salvaged and securely stored in a place advised by the ACT Heritage Unit, Environment ACT. For the single European heritage structure identified within the study area it was recommended that consideration should be given to the following:

- Detailed recording of the item be undertaken before works commence;

- Removal and storage of the item (archaeological monitoring of excavation works should be undertaken by a qualified archaeologist); and
- Subsequent to development, replacement of the item as a feature of historical interest and heritage significance as close as possible to its original position or in another equally prominent position in the redeveloped site.

A copy of the cultural heritage study report was submitted to ACTPLA as part of Volume 2 of a planning study report. It is likely that ACTPLA referred the cultural heritage report to the ACT Heritage Unit for review. The text of the assessment of the cultural heritage report was not available to Kamminga.

Following the wording of the Navin Officer cultural heritage report, the Village Building Company (2007) has offered recommendations to minimise potential impacts on Aboriginal and non-Aboriginal heritage sites.

The Village Building Company (2007) also considered that the proposed construction works may indirectly impact on the park to the northeast and adjacent to the proposed development area, which contains a commemoration to fallen soldiers and a line of memorial tree plantings. It therefore recommended that:

- Temporary fencing be erected where construction work occurs within 10 metres of the park and the display of signage at that location, which identifies the area as a restricted zone.
- The site should be clearly marked on the detailed design plans as a restricted area, and during site induction activities, the item should be identified to construction workers as an item of heritage significance and, where appropriate, a restricted area.
- Any temporary fencing and signage should be removed at the conclusion of works at that location.

The company proposed that as part of site induction for all staff engaged on the project, cultural heritage awareness training should be undertaken to explain the following:

- Presence of heritage items within and/or adjacent to the proposed development area;
- The need to keep away from heritage items in the vicinity of the proposed development area that are not directly affected by the works; and
- What to do if a heritage item is found during the works.

The company noted that there is potential for additional heritage items to be encountered during construction of the proposed development. The following procedures apply in the event of the discovery of additional Indigenous and Non-Indigenous heritage items:

- Work should cease immediately in the area of the find and the office of the Heritage Unit, Environment ACT, should be notified; and
- Works should only recommence following clearance by the appropriate authorities.

There is no point of disagreement over the identifications and recommendations concerning Aboriginal heritage. However, a crucial omission is identified in the heritage assessment of Canberra Fair (see Navin Officer 2004:22), in that the only part of the built environment of Canberra Fair that is explicitly assessed (excluding portable material culture) is the inscribed memorial post mentioned above.

## **8 CURRENT REVIEW OF THE HERITAGE ASSESSMENT OF CANBERRY FAIR**

A cultural heritage assessment of the subject land was carried out in 1993-1994 (Navin Officer 2004) did not include specific evaluations of most of the individual structures and features comprising the Canberra Fair built environment, nor of Canberra Fair as a general entity. The 1994 cultural heritage assessment report instead focussed on Aboriginal and colonial-era cultural heritage. The fundamental issue is that it is not necessary for cultural heritage to be 'old' for it to have significant heritage values, especially in the context of a relatively young city such as the national capital of Canberra. The *Heritage Act 2004* recognises this, and it is implicitly

acknowledged in the list of registered heritage places. The Navin Officer report (2004) also acknowledges that cultural heritage significance is not always or necessarily time-dependant, since the post with the inscribed plaque recording the official opening of Canberra Fair by Malcolm Fraser is accorded sufficient heritage value for a recommendation to protect and preserve it. It logically follows that if this memorial post, which signifies the concept and creation of Canberra Fair, has been assessed for heritage values so should Canberra Fair in general and all of its individual components.

For the purpose of decision making about the proposed rezoning of the subject land and proposed destruction of Canberra Fair ACTPLA should be advised to set aside the 2004 cultural heritage assessment report and call for a new assessment by a cultural heritage professional.

Furthermore, there is evidence that Canberra Fair has cultural heritage values that may be sufficient to require preservation and conservation of Canberra Fair as a whole, or in part to an extent greater than that proposed by the Village Building Co (the applicant for variation of the Territory Plan) At the current time the Village Building Co proposes to preserve only the memorial post with the inscribed plaque and a single building (as a community hall, and not for heritage values).

The ACT Heritage Register contains details of places and objects of significance to the ACT protected under ACT law. The *Heritage Act 2004* ('the Act') provides for the conservation of heritage places and objects to achieve the greatest sustainable benefit to the community. This recognises that heritage places and objects are irreplaceable assets and finite resources. Under s.25 of the Act the Heritage Council may make Heritage Guidelines in relation to the conservation of the heritage significance of places or objects.

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups, and cultural significance may change as a result of the continuing history of the place. Similarly, understanding of cultural significance may change as a result of new information that comes to hand. The term 'cultural significance' is synonymous with 'heritage significance' and 'cultural heritage value'.

For a place or an object to be determined as having heritage significance it must satisfy one or more of the legislative criteria. Provisional or indicative ratings against each criterion are:

**High** = meets to a high degree: excellent example or unique (with strong evidence).

**Meets** = meets to a limited degree: one of a number, demonstrated some features (and/or has limited supporting evidence eg documentation is limited).

**Not Met / NA** = does not have supporting evidence to demonstrate it meets this criteria, or is not applicable.

Provisional or indicative assessment against the criteria specified in s.10 of the ACT *Heritage Act 2004* is as follows:

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

Canberra Fair or components probably "Meets", and possibly in some respects "High" in terms of this criterion.

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

Canberra Fair at least Meets, and may be High in whole or component parts in terms of this criterion.

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

Canberry Fair at least Meets, and may be High in whole or in component parts in terms of this criterion, even though it is post-Colonial in age. Canberry Fair is also representative of a class of contemporary recreated Colonial-era settlement built for the purposes of education, recreation, leisure and commerce.

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

Canberry Fair at least Meets and is likely to be demonstrated to be High in terms of this criterion, both in terms of the community response to date and by subsequent social survey and professional evaluation. The local community, WCA and individual response to the call for community consultation are indicative of this value; marriages were performed at Canberry Fair, and a significant part of the Canberra community have cultural, educational or social connection, both as children and adults.

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

NA

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

Canberry Fair at least Meets and may be High in terms of this criterion. It should be assessed in terms of its membership in a class or recreated Colonial-era settlement. There will need to be a further assessment as to whether it is rare locally, regionally or nationally in terms of this class. Whilst it has been neglected and requires renewed maintenance it is intact, but not necessarily comparatively more intact than others in this class.

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

Canberry Fair at least Meets and may be High in terms of this criterion. It should be assessed in terms of its membership in a class or recreated Colonial-era settlement.

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

Canberry Fair at least Meets and may be High in terms of this criterion. It has strong and special association with the eminent architect and master planner Bryan R. Dowling, a Prime Minister (already a sufficient association to preserve a plaque), two very colourful personalities, the restaurateur Alby Sedaitis, and former Trade Commissioner, businessman and ASIO agent Laurie Matheson. Many thousands of people passed through the gates of Canberry Fair – musicians, politicians and clowns included; further historical research and community consultation may well demonstrate strong or special associations with particular historically significant individuals, groups, events, developments or even cultural phase in local or national history.

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

NA

**(j) it has provided, or is likely to provide, information that will contribute significantly to a wider understanding of the natural or cultural history of the ACT because of its use or**

**potential use as a research site or object, teaching site or object, type locality or benchmark site;**

Canberry Fair at least Meets and may be High in some respects in terms of this criterion. It is already established as a teaching site (though not in the conventional sense of being an authentic Colonial-era settlement). Canberry Fair also has its a modern history, a history of characters and events since the early 1980s.

**(k) the place exhibits unusual richness, diversity or significant transitions of flora, fauna or natural landscapes and their elements;**

Not relevant to cultural heritage.

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

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

Not relevant to cultural heritage.

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Figure 2. Clancy's Colonial Tavern (rear view).



Figure 3. The Old Winery and cellar bar (front view from parking lot).



Figure 4. The Old Winery and cellar bar (rear view).



Figure 5. Side entrance to the Old Winery.

Fig



**Figure 6. Entrance to the Cellar Bar at the Old Winery.**



**Figure 7. Old Stables Building. View of the western side, which is the main entrance from the parking area.**

**Fig**



**Figure 8. Old Stables Building. View of the loft at the northern end of the building.**



**Figure 9. Wishing well in front of Old Stables Building.**



**Figure 10. Canberry Fair Administration Building (rear view).**



**Figure 11. Canberry Fair Administration Building and bitumen parking lot (front view).**



**Figure 12. Canberry Fair Administration Building (rear view).**



**Figure 13. Cottage industries building viewed from the northeast.**



**Figure 14. Front view of cottage industries building with awning. The visually inconsistent steel security grills are not original but were installed during current ownership.**



**Figure 15. Close up of the front of a shop in the cottage industries building. The steel security grills are not original.**



**Figure 16. Front view of blacksmiths workshop (note lack of maintenance).**



**Figure 17. Rear view of cottage industries shops – formerly four shops (note lack of maintenance and scattered refuse).**



**Figure 18.** Side view of cottage industries shops showing the brickwork and chimney for the forge.



**Figure 19.** Mill House (with mill-wheel and viaduct to return water to the main pond). Note the neglect of the building.



Figure 20. Mill House.

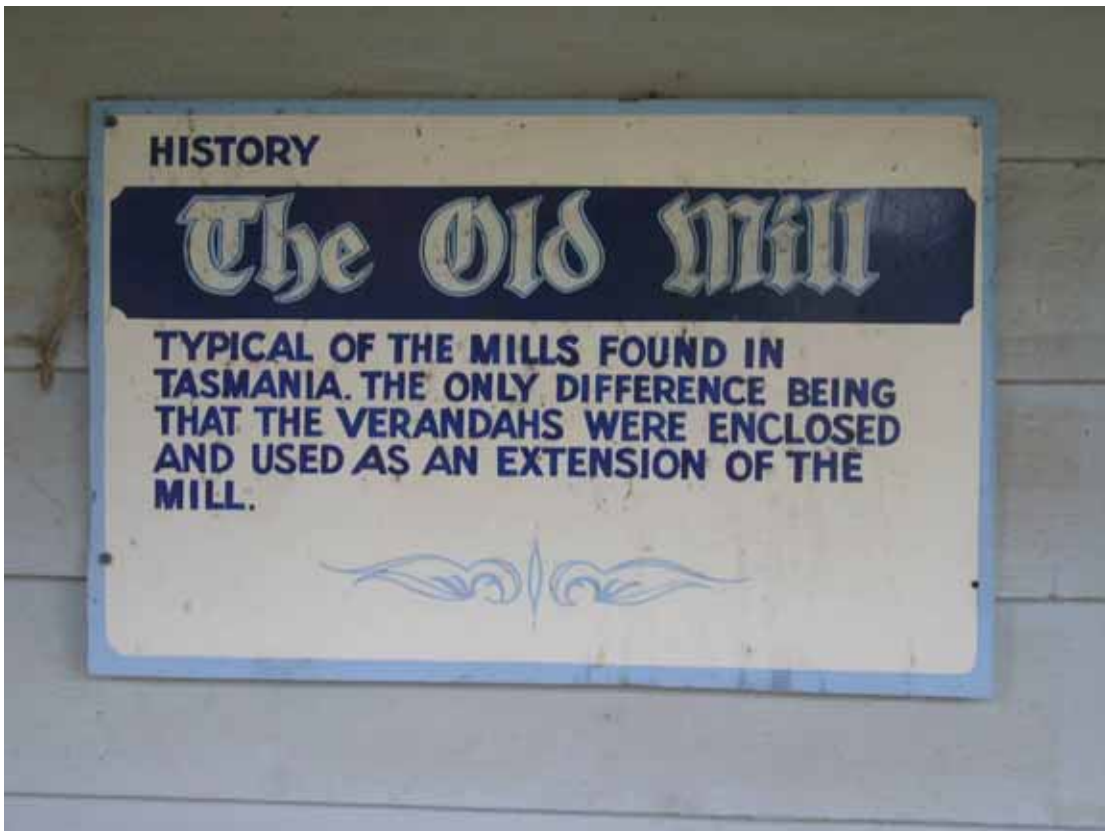


Figure 21. Visitor information sign at the Mill House.



**Figure 22. Mill wheel at the Mill House (note the neglect of the wheel and building).**



**Figure 23. Mill race at the Mill House (note the neglect of the race and building).**



**Figure 24. Boardwalk for swan ride (originally pedal boats). The inappropriate and garish colour scheme dates to the time of the failed amusement park venture (during the period of current ownership). Eight small wheels turned the steel plate platform.**



**Figure 25. The jetty over the millpond (note the neglect).**



**Figure 26. The main pond at Canberry Fair in the early 1980s, with peddle boats. (From Dave's Marginal Hacks- Canberry Fair).**



**Figure 27. North-eastern end of the small catchment pond (venue for children's remote controlled boats).**



**Figure 28. Covered viewing platform at catchment pond (note that the shingle roof is in disrepair).**



**Figure 29. Windmill used to operate the water pump that replenishes the small pond.**



**Figure 30. Neglected sign at Possum Gully Railway Station.**



**Figure 31. Possum Gully Railway Station (side view).**



**Figure 32. Ticket box for the mini golf course (presumably repainted in inappropriate colours during the period of the fun park after purchase by current owners).**



**Figure 33. Mini golf course (note the neglect of the grounds).**



**Figure 34. Children's Soft Drink Building (later called the 'Spit Roast Building').**



**Figure 35. Shiplap timber construction of the Children's Soft Drink Building (later called the 'Spit Roast Building').**



**Figure 36. Switchboard building disguised as an 'outhouse' of the Children's Soft Drink Building**



**Figure 37. Open air stage where Johnny Farnham launched his 'Whispering Jack' album in 1984.**



**Figure 38. Coach house – front facade.**



**Figure 39. Gas BBQ. One of three at Canberry Fair available for picnic groups.**



**Figure 40. Unsealed parking area in front of the entrance to Canberry Fair, necessary for major events and other busy periods. (Part of the Canberry Fair Precinct. View towards Antill Street). This parking area is now closed off.**