



NATIONAL TRUST

Unit 3.9, Level 3, Griffin Centre
20 Genge Street, Canberra ACT 2600

PO BOX 1144
CIVIC SQUARE ACT 2608

EMAIL: info@nationaltrustact.org.au
WEB: www.nationaltrustact.org.au

T: 02 6230 0533
F: 02 6230 0544

PATRON: The Hon Margaret Reid AO

19 June 2017

ACTPLA
Mitchell Customer Service Centre,
8 Darling St
Mitchell ACT 2911

email: epdcustomerservices@act.gov.au

DA 201630648 Block 1 Section 52 Braddon

The proposal is an improvement on the previous scheme but we make the following comments:

1. It is a pity that no elevations and images show the relationship of the proposed building to the adjacent buildings across the street. It would be of benefit to have the Ainslie Avenue elevation include Gorman House.
2. The design philosophy outlined on drawing DA201 is farfetched *"tower popout as contemporary reinterpretation of chimney element that sits to the edge of the original FCC houses in Reid"* and *"detail elements accents in panelised bronze provide a warm textured quality to the façade similar to the bagged achre of original FCC houses which also provide a textural quality throughout Reid and Braddon"*.

A functional need for a chimney to discharge smoke is no support for an apartment tower and the rough cast or pebble dash render is not *"bagged achre"* (?) but was a functional detail of the period.

3. The heritage statement in the planning report at least acknowledges that the development borders heritage places.

To say that it *"has been designed to these surrounding heritage elements, to build upon and not detract from their inherent values and Braddon historic importance. Colour palettes and textures draw inspiration from the residential developments in Reid and Braddon with design aiming to complement the area"* is not supported on the evidence presented.

The biggest issue of adjacent development is scale and relationships but there is no comment on this and no drawings to reflect it. There is no substantial material provided about the impact on the heritage values of Braddon.

The comment that *"the design has also taken inspiration from the Ainslie and Gorman Arts Centre incorporating off white concrete finishes"* fails to understand that the facility across the road is the Gorman Arts Centre and that the existing colour is not the original colour which was much richer and had an ochre toning. This highlights the lack of understanding of the heritage context in which this development sits.

Conclusion

We ask that drawings be provided that demonstrate the relationship of the development to the adjacent heritage listed area so we can comment further before the DA is assessed.

Yours sincerely

Eric Martin AM