

WESTRIDGE HOUSE HERITAGE MANAGEMENT PLAN



Prepared by

Eric Martin & Associates

For



10/68 Jardine St
KINGSTON ACT 2604
Ph: 0262606395
Fax: 02 62606413
Email: emaa@emaa.com.au

DRAFT
ISSUE 5
22127
23 April 2024

CONTENTS

EXECUTIVE SUMMARY	1
1. INTRODUCTION	1
1.1 Introduction	1
1.2 Current Status	1
1.3 Current Heritage Management Plan	2
1.4 Methodology	2
1.5 Authorship	2
1.6 Copyright	2
1.7 Acknowledgements	2
2. HISTORICAL BACKGROUND	3
2.1 Introduction	3
2.2 Aboriginal History	3
2.3 Early European Contact	3
2.4 Weston Park	5
2.5 T C G Weston and Westbourne Woods ⁴	6
2.6 The Establishment of the Australian Forestry School	8
2.7 Westridge House	11
2.8 Charles and Ruth Lane Poole	12
2.9 Westridge House and Harold Desbrowe-Annear	14
2.10 Building Westridge House	17
2.11 1930s Life in Westridge House	20
2.12 Westridge House and the Early Australian Forestry School Years	22
2.13 Westridge House and Maxwell Ralph Jacobs	24
2.14 Westridge House and Yarralumla	26
2.15 Later Occupants of Westridge House	27
2.16 The CSIRO and Westridge House: 1975 to the 2010	29
2.17 Dr John Flynn	36
2.18	39
3. PLACE DESCRIPTION	40
3.1 Previous Assessments	40
3.2 Westridge House Precinct Buildings 2010	40
3.3 Westridge House Precinct Landscape	43
3.4 Current Description and Condition	45
3.5 Landscape	52
4. HERITAGE SIGNIFICANCE	56
4.1 Introduction	56
4.2 Previous Statements of Significance: Westridge House Precinct	56
4.3 Official Heritage Values	57
4.4 Revised Assessment of Cultural Significance	58
4.5 Possible Revision to the Statement of Cultural Significance	60
4.6 Grading of Significance	61
4.7 Tolerance for Change	62
4.8 Significance of Elements	62



5.	OPPORTUNITIES AND CONSTRAINTS	64
5.1	Summary	64
5.2	Environment Protection and Biodiversity Conservation Act 1999	64
5.3	Finance	67
5.4	Australian Heritage Council (AHC) (Commonwealth)	67
5.5	National Capital Authority (NCA)	67
5.6	Australian Capital Territory (Planning and Land Management) Act 1988 (ACTPLA)	68
5.7	Copyright Amendment (Moral Rights) Act 2000	68
5.8	The Australian Institute of Architects	68
5.9	National Trust of Australia (ACT)	68
5.10	National Construction Code (NCC)	68
5.11	Disability Discrimination Act 1992	68
5.12	ACT Heritage ACT 2004	69
5.13	The Burra Charter	69
5.14	Lessee	70
5.15	Constraints arising from Significance	70
5.16	Relationship with the Former Forestry School	70
6.	CONSERVATION MANAGEMENT POLICY	72
6.1	Introduction	72
6.2	Conservation Policy for The Site	72
6.3	Definitions used in Policies	72
6.4	Conservation Objective 1 Conserving Heritage Values	72
6.5	Conservation Objective 2	74
6.6	Conservation Objective 3	77
6.7	Conservation Objective 4	78
6.8	Conservation Objective 5	78
6.9	Conservation Objective 6	79
6.10	Conservation Objective 7	79
6.11	Conservation Objective 8	80
6.12	Conservation Objective 9	80
7.	MANAGEMENT/IMPLEMENTATION	81
7.1	Objectives	81
7.2	Risk Assessment	81
7.3	Dos and Don'ts	84
7.4	Management framework	88
7.5	Maintenance of Heritage Significance	89
8.	REFERENCES	94
APPENDIX A: COMMONWEALTH HERITAGE LIST ENTRY: WESTRIDGE HOUSE		1
APPENDIX B: WESTRIDGE HOUSE: REGISTER OF SIGNIFICANT TWENTIETH CENTURY ARCHITECTURE ENTRY NO: R019		
APPENDIX C: BURRA CHARTER		
APPENDIX D: [REDACTED]		REDACTED
APPENDIX E: [REDACTED]		REDACTED



APPENDIX F: CHL CITATION AUSTRALIAN FORESTRY SCHOOL

APPENDIX G: PHOTOGRAPHS

APPENDIX F: UNANTICIPATED FINDS PROTOCOL



EXECUTIVE SUMMARY

Westridge House is currently leased by [REDACTED] and as a condition of lease from the Australian Government through the Department of Finance they have advised that under the Environment Protection and Biodiversity Conservation Act a Heritage Management Plan (HMP) needs to be updated every 5 years (refer Attachment D and lease condition 3(j) in [REDACTED]).

This is the updated HMP which has been prepared by Eric Martin AM of Eric Martin & Associates and David Moyle of Redbox Design Group (for landscape).

The HMP considers the entire area as indicated in Figure 1 (Block 6 Section 4 Yarralumla) as bounded by Banks Street to the east, the Royal Canberra Golf Club to the west and north and the former CSIRO Australian Forestry School Precinct (to be redeveloped by (Oakstand Property Group on behalf of Gunyar P/L) to the south.

Should the land subject to this HMP become Territory Land, any reference in the HMP to the Commonwealth/Finance shall, as from the date when the Land becomes Territory Land, be taken to be a reference to the Territory/ACT Government or any statute or ordinance substituted therefor.

Statement of Cultural Significance

The CHL Statement of Significance is¹.

Westridge House including garden and garage, is an important example of early 20th Century residential architecture by the architect Harold Desbrowe Annear. The building displays an eclectic transitional style reflecting the Arts and Crafts ideals but with a simplified interpretation. It is finely proportioned with creative detailing such as built-in cupboards, and windows sliding into wall cavities. (Criterion F1)

Westridge House was established as the residence for the principal of the Australian Forestry School in 1927 in the suburb of Westridge [now Yarralumla]. The building has a strong association with its early residents, Charles Lane Poole² and Dr Max Jacobs, who were notable contributors to developing the Federal Forestry Bureau and principals of the Australian School of Forestry. (Criterion H1)

Westridge House block is a major element of Canberra's historic forestry precinct, which encompasses the Australian School of Forestry and Westbourne Woods. These features denote the Federation development phase of Canberra when government departments and institutions were first relocated to Canberra. (Criterion A4, Australian Historic Theme 7.6 Administering Australia)

The house, with its unique architectural style, its backdrop of Westbourne Woods and its surroundings of pines and cypresses, creates a distinctive picturesque feature in a historic Canberra area. (Criteria E1)

As a result of this HMP update some refinements to this Statement of Significance have been suggested in Section 4.5.

Conservation Policies

The statements of cultural significance set out within this Plan should be accepted as one of the bases for future planning work and management of the building and site, together with the conservation objectives and policies set out within this Plan. The future conservation and development of Westridge House site should be carried out in accordance with this Plan and its policy recommendations, and with the principles of the Australia ICOMOS Charter for Places of Cultural Significance (The Burra Charter); and the policies

¹ https://www.environment.gov.au/cgi-bin/ahdb/search.pl?mode=place_detail;search=state%3DACT%3Blist_code%3DCHL%3Blegal_status%3D35%3Bkeyword_PD%3D0%3Bkeyword_SS%3D0%3Bkeyword_PH%3D0;place_id=105427

² The surname "Lane Poole" occurs in the literature in both hyphenated and unhyphenated form. Records from the National Archives of Australia signed by Charles Lane Poole show the unhyphenated form. Thus the unhyphenated form is used unless in a direct quote from another author.
<https://recordsearch.naa.gov.au/SearchNRRetrieve/Gallery151/dist/JGalleryViewer.aspx?B=43796&S=1&N=3&R=0#/SearchNRRetrieve/NAAMedia/ShowImage.aspx?B=43796&T=P&S=1>



recommended and options discussed throughout this Plan should be endorsed and followed when considering and undertaking future planning, works and actions [including divestment] for Westridge House. The policies for the conservation and management of Westridge House are to be guided by the Commonwealth Heritage Management principles.

Conservation Objectives

The following conservation objectives and policies are detailed in Section 6.

- Conservation Objective 1: Ensure that Commonwealth Heritage Management Principles are implemented and best practice conservation practice provided.
- Conservation Objective 2: Maintain and conserve the official Heritage Values of the site as required by EPBC Act and consider other heritage values in the ongoing conservation of the place.
- Conservation Objective 3: The lease of Westridge House be implemented and managed to ensure all parties clearly understand their obligations.
- Conservation Objective 4: An interpretation Plan for the site to be prepared and implemented.
- Conservation Objective 5: A Heritage Management Plan for the site to be prepared and adopted as per EPBC Act requirements.
- Conservation Objective 6: If divestment is proposed adequate heritage protection to be maintained.
- Conservation Objective 7: Access to information on Westridge House to be provided for general use and access to the site to be possible within the constraint of protecting and not compromising the site and private/personal security of the Lessee/occupants.
- Conservation Objective 8: Regular maintenance to occur and records to be kept by the Lessee.
- Conservation Objective 9: Implement an unanticipated finds protocol with any proposed development.

The management requirements and implementation of best practice conservation of Westridge House are set out in Section 7 and include a Risk Assessment, a table of dos and don'ts, a management framework and maintenance requirements.



1. INTRODUCTION

1.1 Introduction

Westridge House is currently leased by [REDACTED] and as a condition of lease [REDACTED] under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) a HMP needs to be updated every 5 years (refer Attachment D and lease condition 3(j) in [REDACTED]).

This is the updated HMP which has been prepared by Eric Martin AM of Eric Martin & Associates and David Moyle of Redbox Design Group (for landscape).

The HMP considers the entire area as indicated in Figure 1 (Block 6 Section 4 Yarralumla) as bounded by Banks Street to the east, the Royal Canberra Golf Club to the west and north and the former CSIRO Australian Forestry School Precinct (to be redeveloped by (Oakstand Property Group on behalf of Gunyar P/L) to the south.



Figure 1: Current Site

Source: ACTMapi viewed 17 October 2022

1.2 Current Status

The site has the following heritage listings:



- *Westridge House and Grounds, Banks Str Yarralumla* ACT Commonwealth Heritage List Place ID 15427³.
- *Westridge House*: Register of Significant Twentieth Century Architecture Entry No: R019 (note that RSTCA has been replaced by their Notable Buildings List)⁴.
- Classified by the National Trust of Australia (ACT).

The site is currently on National Land and owned by the National Land Crown Lessor. Should the land subject to this HMP become Territory Land, any reference in the HMP to the Commonwealth/Finance shall, as from the date when the Land becomes Territory Land, be taken to be a reference to the Territory/ACT Government or any statute or ordinance substituted therefor.

1.3 Current Heritage Management Plan

The current HMP was prepared by Peter Freeman Pty Ltd in April 2010 and has been used as a base, especially for the background and historical detail.

1.4 Methodology

The process undertaken has been:

- Discussions with the owner to initiate the project, collect all previous reports on the building, the current HMP and site and confirm details of site access;
- Obtain copies of any new reports and information to build upon in updating the HMP;
- Undertake a site inspection to ascertain its current condition, the accuracy of the previous descriptions to assist in the analysis;
- Revisit the current HMP and update all information including reassessing the analysis and statement of significance and policies;
- Ensure that the structure of the HMP is in the format required by the Australian Government. This includes adding extra information where/when required;
- Submit draft HMP to Finance and DCCEEW for review;
- Undertake public consultation of the draft; and consider comments in draft HMP;
- Submit a revised draft to the owner and DCCEEW for review by the Australian Heritage Council (AHC);
- Consolidate any comments and prepare the Final Draft HMP for the approval of the Minister; and
- Ministerial consideration of the final HMP.

1.5 Authorship

The HMP was prepared by Eric Martin AM of Eric Martin & Associates.

1.6 Copyright

Unless otherwise stated all images in the document are the copyright of Eric Martin & Associates.

1.7 Acknowledgements

Support and access to the house by the current owners, [REDACTED], is appreciated.

³ https://www.environment.gov.au/cgi-bin/ahdb/search.pl?mode=place_detail;search=state%3DACT%3Blist_code%3DCHL%3Blegal_status%3D35%3Bkeyword_PD%3D0%3Bkeyword_SS%3D0%3Bkeyword_PH%3D0;place_id=105427

⁴ https://www.architecture.com.au/wp-content/uploads/r019_westridge_house_rstca.pdf



2. HISTORICAL BACKGROUND

2.1 Introduction

The history has used the information from the 2010 HMP, expanded and updated to 2022.

2.2 Aboriginal History⁵

Archaeological investigations in the ACT have revealed a Pleistocene antiquity of Aboriginal occupation in the Southern Highlands of Eastern Australia, centring on the Murrumbidgee River and tributaries. Excavations at Birrigai rocks shelter in Tidbinbilla Nature Reserve have produced evidence for relatively discrete phases of occupation of the shelter dating to c.21,000 BP⁶. A first phase of occupation beginning in c. 21,000 BP was of low intensity use of the site which was maintained through to c. 3,000 BP when occupational intensity increases dramatically. This increase in Aboriginal occupation is reflected in many other places in the southern highlands. Around c.100 BP the evidence for occupation, charcoal from fires and artefact density decreases. This period sees the onset of European impact on the landscape and the subsequent impacts on Aboriginal cultural and economic practices.

The archaeological investigation at the Birrigai Rock Shelter has revealed a deep antiquity for human use of this area of the highlands. But apart from Flood's work in the 1980s and theses by several ANU students, there has been little detailed archaeological research undertaken in the ACT since and our knowledge of the period from the Pleistocene to European arrival is sparse. Most subsequent archaeological work in the ACT has been development driven, consisting mainly of non-intrusive surface surveys. The results have, however, revealed many areas, especially in the lower valleys, that have great research potential. This knowledge vacuum is an extraordinary situation, given the known antiquity of human occupation and the scope for further rigorous scientific investigation. Additionally, the ACT has some of the most important mires and swamps in Australia that can provide invaluable data regarding the palaeoecology of the region⁷.

Westridge House is located on the traditional lands of the Aboriginal people who have inhabited this area for at least 25,000 years. Their descendants continue to live in Canberra and the surrounding region. Historical and archaeological evidence suggests that the Canberra region was an area traversed by several socio-linguistic groups and a place for meetings and ceremonies. This concept is today firmly held by the living descendants of the Aboriginal groups and contributes to foundation of their current cultural history and beliefs.

The site adjoins the area now known as Weston Park and was originally occupied by the Aboriginal people of the Ngunnawal group. Several Aboriginal groups, including the Ngunnawal and Ngambri, were recorded to have settled along the sandy banks of the Molonglo River near the current Weston Park.

The Molonglo River corridor was an important natural resource that attracted a considerable level of hunter-gatherer occupation prior to European settlement. Up to 12 Aboriginal sites have previously been identified in the Yarramundi Reach near Weston Park; many of these sites and artefacts became submerged with the construction of Lake Burley Griffin.

After 1820, when the first European settlers surveyed the region, the Aboriginal populations in this region dwindled markedly. The onset of European diseases and the eventual transportation of many Aboriginal people to nearby missions, such as those at Yass and Queanbeyan, left only small travelling populations of Aboriginal people, many of whom became workers for the expanding European population⁸.

2.3 Early European Contact

European colonization of the area that became Canberra commenced in the third decade of the

⁵ *Weston Park Conservation Management Plan*, Godden Mackay Logan, July 2011 p 7

⁶ Flood, J., Magee, D. & English, B. 1987 'Birrigai: a Pleistocene site in the south-eastern highlands', *Archaeology in Oceania*, 22:9-26; Flood, J. 2010 *Moth Hunters of the Australian Capital Territory*, J.M. Flood, Canberra.

⁷ Brockwell, S. & Dowling, P. 2010 *The Archaeology of the Australian Capital Territory. A strategic region for understanding cultural and natural landscapes in south eastern Australia over the last 20,000 years*, paper delivered at the Australia Archaeological Association conference, 2010

⁸ Godden Mackay Logan 2010, *Lake Burley Griffin—Heritage Assessment*, report prepared for the National Capital Authority



nineteenth century following the first explorations reaching the Molonglo and the Murrumbidgee Rivers which passed by the current West Block area in the early 1820s.

Charles Throsby, Naval Surgeon, property owner and explorer, was the first European to reach the Molonglo and Murrumbidgee Rivers. Prompted by a strong desire to find the Murrumbidgee, which he thought would flow south and link the inland to the sea, Throsby and his nephew, Charles Throsby Smith, had made attempts to find it the previous year. Their attempts had failed but finally Throsby, accompanied by Joseph Wild former convict and bushman along with an Aboriginal guide, reached the river in the vicinity of Pine Island. He must have been disappointed to find that the river flowed to the north and not to the sea. Throsby had made an overnight camp in the very near vicinity of the West Block grounds.

Following Throsby's expedition Captain Mark Currie, RN, led an excursion into the newly found district in 1823. He was accompanied by Brigade-major Ovens and Joseph Wild, who had been with Throsby the previous year. They traversed the Molonglo plains near here and the Tuggeranong Valley, which Currie named Isabella Plains, and reached the Murrumbidgee.

Currie's diary of 1st and 2nd of June recounts the journey:

1st June 1823 – Crossed limestone Plains and travelled through a fine forest country to a small, beautiful plain, which we named Isabella's Plain after Miss Brisbane [the Governor's daughter]. It is situated about six miles from the others, on the right bank of the Murrumbidgee [sic]. Went up the right [east] bank of that river four miles, searching for a crossing, without success, in doing which we passed through a fine forest country and encamped for the night on the right bank. Killed an emu.

Currie and his party had reached the Murrumbidgee in the vicinity of Pine Island but were unable to cross because the river was swollen by recent rains. The next day they followed the river upstream.

Allan Cunningham, a botanist and his party were the next to pass through this area. His objective was to make a detailed botanical inspection of the lands already seen by Throsby and Currie. On 15 April 1824 he crossed the Tuggeranong valley where he noted the hoof marks left behind in the wet ground by Currie's party. He found the Murrumbidgee at its normal autumn level and was able to cross near Tharwa. The following day he passed Mt Tennant (which he named Mt Currie) and the Gudgenby River. He described the area as a 'fine tract of country'.

Throsby's report of the land he traversed as 'extensive meadows of rich land', followed by Currie's view of 'fine forest country' and a 'beautiful plain' and then Cunningham's impression of a 'fine tract of country' brought news to the would be settlers in crowded Sydney of vast and profitable grazing lands and high opportunities. A land rush was about to begin. The lands they were seeing were the results of several thousand years of Aboriginal management.

The first settler was an absentee squatter. Joshua John Moore, clerk to the Judge Advocate in Sydney. He sent a small group of men and stock to claim land on the banks of the Molonglo River, probably in late 1823. Among those men were Irish convicts John Tennant and John Rix, who later turned to bushranging. They built their timber slab huts on the slopes where the National Museum of Australia now stands. Moore called his property 'Canberry', most likely after the local Aboriginal name 'Ngambri'.

Moore was followed in September 1825 by James Ainslie herding a flock of sheep from Bathurst to land granted (given) by the Governor to the Sydney merchant Robert Campbell. This property was first known as 'Pialligo' but later Campbell named it Duntroon after the ancestral home of the Campbells in Argyllshire, Scotland.

The rush for land in the area known as the Limestone Plains (named after the limestone outcrops bordering the Molonglo river) was fed during the 1820s by the arrival of some 6,500 free immigrants to NSW, the majority of whom wanted to head out of the confines of Sydney and on to the land. It was these free immigrants who held the favour of the colonial government and had the best chance of acquiring land over the growing numbers of native born and emancipists.

Land regulations at the time were specifically designed to suit those of higher socio-economic circumstances, or at least the standing and the means to obtain loans. Part of their aim was to create a specific landed gentry of wealth and power to be served by a labouring class. And so much of the prime



grazing land of the Limestone Plains was quickly tied up into large holdings leaving the less productive tracts to those of lesser wealth. Campbell was one of the largest, with his extensive lands managed from the comparative lavishness of Duntroon. The area now within the Parliamentary Triangle was part of the extensive Duntroon holdings.

2.4 Weston Park

Colonial settlement on the land, which is now Weston Park, set in the curve of the Molonglo River, was described as Portions 5 and 6 Parish of Narrabundah, as shown in Figure 2 Portion 5 was originally granted to Henry Donnison and then in 1836 transferred to Terence Aubrey Murray who established the Yarralumla Station. Murray left in 1856, selling his land to his brother-in-law, Augustus Gibbes. The land finally passed to Frederick Campbell in 1881.

With Federation, the Commonwealth Government compulsorily purchased the Yarralumla property in 1913 to develop it as part of the new Australian capital city within the newly created Federal Capital Territory. As yet no Aboriginal sites or places of Aboriginal significance, or places with direct heritage association with the Yarralumla property, have been identified within the boundaries of Weston Park and the Westridge House site.

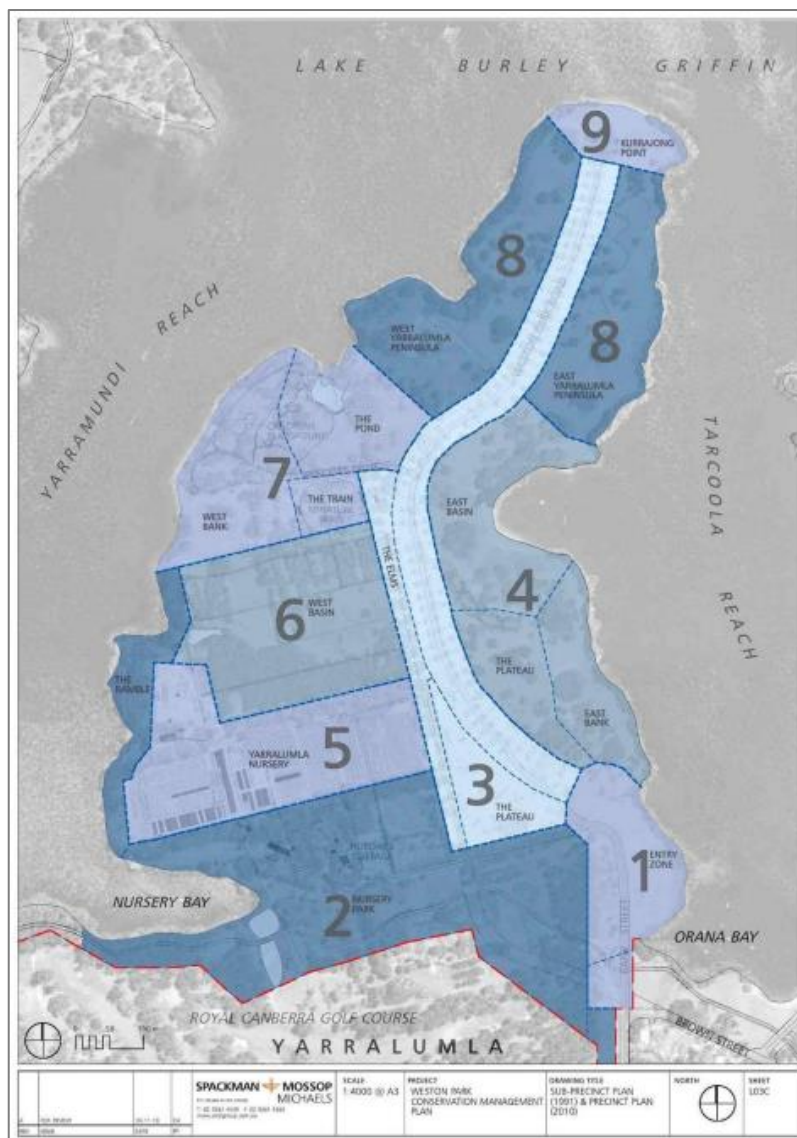


Figure 2: Weston Park Precinct Plans

Source: GML, Weston Park CMP, July 2011.

Federation of the Australian colonies in 1901 began a long process to establish the national capital. One of the first steps was to compulsory acquire under legislation the free-hold grazing lands. The land



around the Central Canberra area was formally acquired in 1911 and the international competition for the design of the new city finalized in 1912⁹.

2.5 T C G Weston and Westbourne Woods⁴

After 1911, when Walter Burley Griffin won the international design competition for the design of the new Capital, rapid progress was made toward the establishment of the new city. The new Federal Government acquired a site at Acton in 1912 for its administrative work, and then proceeded to acquire Yarralumla Station in 1913, on which land the 'temporary' Canberra brickworks were built during that year. The Government building works were soon under way and before long, imposing public buildings stood proud upon the largely treeless landscape.

Griffin's vision for the Federal Capital included specific landscape designs. Whilst he studied architecture at the University of Illinois at Urbana, Griffin also chose electives in horticulture, forestry and landscape gardening.¹⁰ Colonel David Miller, the Administrator of the Department of Home Affairs [responsible for the development of the Capital City from the then head office in Russell Street, Melbourne], selected Thomas Charles George Weston to begin the task of testing and selecting the species of trees and plants suitable for the climate and soils of the Canberra region.

Weston was a well-educated and respected horticulturist who had been trained in his native England but had worked for some time in Australia. He worked for two years on a private garden in Pymble and in 1898 became head gardener at Admiralty House, Kirribilli. His immediate superior was Joseph Maiden who was the head of the Sydney Botanic Gardens. Prior to moving to Canberra, Weston became head gardener of Government House in Macquarie Street, then still under the guidance of Maiden. Government House was then the Sydney residence of the Governor-General, which meant, technically speaking, Weston worked for the Commonwealth.¹¹

Thomas Weston first visited Canberra in April 1911 to report on a site for a temporary nursery at Acton and later supervised its establishment. On May 7 1913 Weston inspected three potential sites for a permanent nursery. He wrote a report entitled 'Site for a Forest and General Nursery' and stated that the site at Yarralumla, in 'Sheedy's paddock' was the most suitable. According to Weston the site was of sufficient size to facilitate extensions for testing and experimentation, the soil was of a good quality overall, it was sheltered and it had a permanent water supply from the Molonglo River which was capable of being pumped and reticulated.¹² On the 14 May 1913 Weston showed the site to Colonel Miller who immediately gave his approval. Weston was subsequently appointed as Officer-in-Charge, Afforestation Branch of the Department of Home Affairs, Canberra.

A report written by Weston and entitled 'Area of Land for Forest and General Nursery, Demonstration and Experimental Grounds' was submitted to the Administrator on 10 June 1913. In the report Weston laid down his approach to the development of the site which consisted of two basic elements; a nursery/experimental area on comparatively level ground; and a demonstration arboretum on an adjacent undulating site to the south comprising 120 hectares of land bounded by the Canberra Brickworks site to the south and by Government House to the west.¹³

His plan for the site was scientific and well-articulated. He designated the allocated forty-hectare nursery/experimental area as Division A, which consisted of a twenty hectare open nursery for holding young trees and a twenty hectare sheltered area for propagation and testing of species.¹⁴ The remaining 120 hectare arboretum, later named Westbourne Woods, was to be divided into three areas; Division B for Australian trees; Division C devoted exclusively to trees exotic to Australia; and Division D as an arrangement of conifers.¹⁵

⁹ *Parliament House Vista Area Conservation Management Plan*, Exposure Draft Volume 1 November 2008,

http://www.nationalcapital.gov.au/downloads/planning_and_urban_design/Heritage/Parliament_House_Vista_Heritage_Management_Plan_Volume1_.pdf

¹⁰ *ibid*

¹¹ Lyall Gillespie, *Canberra 1820-1913*, Canberra, 1991,

¹² John Edmund Gray PHD thesis, 'T.C.G. Weston [1866-1935]: Horticulturist and Arboriculturist', University of Canberra, July 1999 p66.

¹³ Gray, 1999, *op cit*, p67.

¹⁴ *Ibid* p 68

¹⁵ *Ibid* p 69



Despite not gaining Ministerial approval until June 1914, work at the nursery began on the 20 October 1913 with the removal of stumps, followed by ploughing which commenced in June 1914. Work on Westbourne Woods started soon after. On 23 June 1914 the Administrator formally approved '... the reafforestation of the reserve at Yarralumla embracing the western Slopes and the summit of the ridge at the brickworks including the shale Trig station, at a cost not exceeding 530 pounds'.

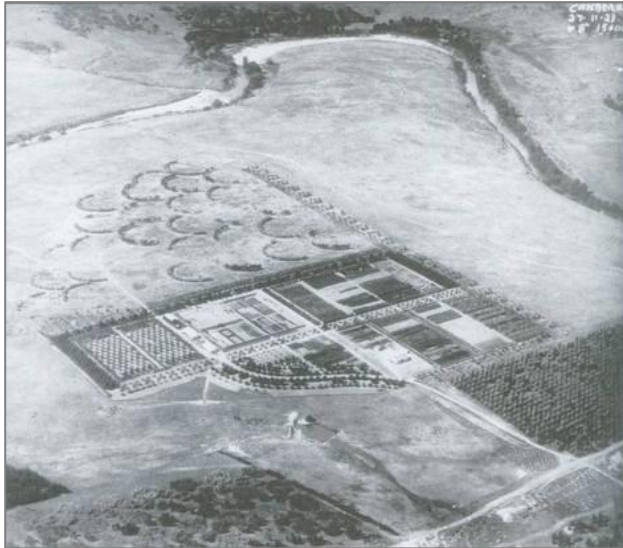


Figure 3: The Yarralumla Nursery 1923. The site for Westridge House was at the lower left of the photograph.

Source: ACT Heritage Library



Figure 4: T C G Weston at the Yarralumla Nursery, 1921.

Source: NAA A3560-233.

Much work was needed to prepare the site for planting including 'staking out' the area for planting in circular clumps and creating planting holes with the use of explosives. The preparation process was quickly completed however, and on the first of September 1914, the first trees, a group of stone pines, were planted¹⁶. Weston was an established and competent horticulturist and his career achievements in Canberra were testimony to this¹⁷.

Thomas Weston's nursery facilities successfully serviced the ever-increasing demand for plants in Canberra. Between 1912 and 1920, 820,000 trees and shrubs were planted under Weston's expert direction. By 1919 Weston had developed such a productive propagation facility that he was able to plant out approximately 193,000 plants per season. Some 44,900 trees had been planted in Westbourne Woods in the first decade of planting. In July 1921 the nursery was connected to the town's water supply after many years of pumping water from the Molonglo River, thus creating a much more efficient working environment.

Weston retired in 1926 and was succeeded by Alexander Bruce who had worked as Weston's principal assistant since 1925. Weston received an MBE in 1927, notably for transforming Canberra into the garden city it is today, and he died eight years later. Westbourne Woods was placed on the Interim List of the Register of the National Estate in 1981 and in 1983, thirty species of pine; twenty-six species of conifers; sixty-three exotic hardwoods; fifty-one eucalypts; and ten other Australian trees were recorded in the arboretum. Most of Westbourne Woods is now occupied by the Royal Canberra Golf Club, which has greatly developed the pre-existing rudiments of a course since the old Club course was lost in 1962 during the construction of Lake Burley Griffin.

¹⁶ Gray, 1999, ... op cit, p69

¹⁷ In 1918, Walter Burley Griffin, as Director of Design and Construction, requested that Weston plant the Civic area with native trees that were not appropriate for the climate and conditions despite their decorative qualities. Weston knew that the trees were incredibly susceptible to frost and appealed to the secretary of the Department who sought a second opinion from Maiden. Weston's judgement was found to be correct. The secretary was perhaps aware of Griffin's failing career and therefore deferred a final decision until the Federal Capital Advisory Committee had been created without him.





Figure 5: Aerial view of Forestry and Timber bureau, with the Yarralumla Westbourne Woods in the background', 1962. Westridge House can be seen in right foreground.

Source: NAA Canberra A1200, L42516, Australian News & Information Bureau photograph.

2.6 The Establishment of the Australian Forestry School

In 1911, the inaugural Interstate Conference of the infant forest services of Australia was held in Sydney. The agenda focused on 'Australia united', demanding the '...collective consideration in the interests of the whole Commonwealth' in the area of educating and training the country's future forest officers, an approach that followed the comparatively recent Australian Federation. Many issues arose such as whether the school should be a part of, or associated with a university, as was the pattern in the northern hemisphere. It was agreed that the northern hemisphere example should be followed in Australia and a national forestry school would be created provided it could be closely located to a forest research organisation; and have easy access to a range of 'well-managed forest types.'¹⁸ As a centre of this kind did not exist in Australia in 1911, plans for a national school were deferred until a centre with the necessary requirements could become a reality.

¹⁸ Carron, L.T., 'The Golden Jubilee of Professional Forestry Education in Canberra', in *Australian Forestry*, 1977, 40[2], p101.



In 1920, Charles Edward Lane Poole, who at the time was Conservator of Forests in Western Australia, pushed for a system whereby the Commonwealth would provide one sixth of the cost of the school with the States to pay the remainder; the amount payable by the States computed according to their relative population. But the States could not agree. In 1925, Charles Lane Poole returned to Australia from a three-year assignment in Papua New Guinea as the newly appointed Federal Forestry Adviser to find little had been done to implement the 1920 resolution. Lane Poole's first task was to prepare a Federal forest policy and he took the opportunity to include within its recommendations for a National Forestry School. He advised the Federal Government to take primary responsibility for a single first-class school to educate professional foresters, and that this school should be a branch of a Federal forestry bureau based in Canberra.



Figure 6: Charles Lane Poole c1926.

Source: Athol Meyer, 'The Foresters', 1985.

As a result of Lane Poole's advice, Prime Minister Bruce wrote to the State Premiers in May 1925 informing them that the Federal Government proposed to establish a Forestry School in the Federal Capital Territory with funds for equipment, maintenance, staff salaries and incidental expenses, and to cover student fees on the condition the States would nominate a certain number of students who would finance their own board and residence. The entry requirement would be a two-year science course at any state university except for officers of merit or those with experience in State departments who would be admitted on passing an entrance examination: '... after a long gestation, a troubled adolescence and a vigorous youth, national professional forestry education approaches early middle-age with confidence and strength.'¹⁹

The Australian Forestry School operated at the Adelaide University for one full school year whilst the school building at Westridge [now Yarralumla] was designed and constructed. A major factor in the 1925 decision to locate the Forestry School at Westridge site was the proximity to Thomas Weston's arboretum, Westbourne Woods, which provided an epicentre for training and forest experimentation. In Charles Lane Poole's 1925 report to the Commonwealth he stated that: '...the Federal Capital Territory has a sufficiently wide range of forestry conditions to make a satisfactory site for the proposed [school]...students can acquire from Mr Weston's work much valuable knowledge and learn to know all the best introduced species.'²⁰

The Federal Capital Commission [FCC] was established as the body responsible for providing accommodation and office space for the transfer of Federal Government from Melbourne to the new capital. The Australian Forestry School however, was one of only two institutions [the other being the Commonwealth Solar Observatory at Mount Stromlo] provided by the FCC that were not related to the transfer of government. The Forestry School building was designed by architect J H Kirkpatrick who was assisted by the Principal Architect of the FCC, Henry Maitland Rolland. The School building was a stripped classical design with no excessive ornamentation. Round arched openings formed the entrance and accentuated the projecting end bays, whilst the parapet rose in subtle steps over the entrance, encompassing projecting bays with vertical openings. The entrance opened up into the main space of the building, the octagonal domed hall, panelled in Australian timbers with a splendid parquet floor featuring a range of Australian timbers.²¹ Charles Lane Poole suggested it would be fitting for the Australian Forestry School to be constructed entirely of Australian timbers and requested donations from the various States.²²

Construction of the School building commenced on 1 July 1926. On 11 April 1927 the School opened its doors as the first tertiary institution in the Federal Capital. The School consisted of sixteen students representing all the Australian states and three permanent lecturing staff; C E Carter, H R Gray, and A Rule. Charles Lane Poole, who was appointed the Commonwealth Inspector-General of Forests on 29

¹⁹ Ibid p107.

²⁰ John Gray, 'Charles Weston: Pioneer of Afforestation and Conservation at the Federal Capital', in Canberra Historical Journal, New Series No. 44, Sept. 1999.

²¹ The Australian Forestry Journal, 15 May 1927.

²² NAA, Canberra, letter from Lane-Poole addressed to The Secretary, Home & Territories Department, 13 October 1926.



March 1927, became Acting Principal until a permanent principal could be engaged²³. N W Jolly, the former principal at the Adelaide University, had retired late in 1926 to become the Chief Commissioner of the New South Wales Forestry Service.²⁴ The School operated within the new building despite not being finished. The building was completed on 20 June 1927, nearly a year after its commencement, at a cost of £22,022.4.5.²⁵



Figure 7: The Australian Forestry School and Westridge House, photograph taken shortly after the School and residence were completed, January 1928.

Source: AFS History Files: The Australian National University.

The School was formally opened by the Governor-General Lord Stonehaven on 24 November 1927, in the presence of Prime Minister Bruce, Mr. Marr, Minister for Home and Territories, Sir George Pearce, Vice President of the Executive Council, Members of Parliament and citizens of Canberra²⁶. A residence for the principal was also included in the original plan for the School as it was anticipated that the new principal would be from interstate. Charles Lane- Poole from Melbourne was the first occupant, as Acting Principal, to require housing. The Principal's residence became known as Westridge House.



Figure 8: The Governor-General, Lord Stonehaven, delivering an address at the opening ceremony of the Australian Forestry School, 24 November 1927; [left to right] Senator Walter Kingsmill; Prime Minister Bruce; Lord Stonehaven; [probably CWC Marr, Minister for Home and Territories]; Ruth Lane-Poole; CE Carter, Lecturer at the Australian Forestry School; JH Butters, Chief Commissioner of the Federal Capital Commission.

Source: NAA Canberra A3560,7606;

²³ The Melbourne Sun, 30 March 1927.

²⁴ Carron, 1977, op. cit, p102.

²⁵ Typed note, FCC, NAA, A1/15 1929/1875.

²⁶ Sydney Mail, 30 November 1927.





**Figure 9: Australian Forestry School staff and the first students, 1927.
Charles Lane-Poole is front centre.**

Source: NAA Canberra A3560, 3674.

2.7 Westridge House

Westridge House was designed for Charles and Ruth Lane Poole, when they moved from Melbourne to Canberra in 1927. Both knew Melbourne architect Harold Desbrowe-Annear well. When they arrived in Melbourne from Papua New Guinea in 1925 they were neighbours of the architect, renting a flat on Punt Hill, South Yarra that had been designed by him in 1920 for J T Collins. Ruth Lane-Poole was a regular contributor to *Australian Home Beautiful* and in 1926 wrote a series of articles on interior design and furnishing which featured a number of Desbrowe-Annear's recent houses²⁷. At the same time, Desbrowe-Annear himself published a parallel series of articles that discussed aspects of house design; the hall, the window and the roof; that were also illustrated by his projects. In the meantime, the Melbourne landscape designer, Edna Walling, was writing on garden design; so this interesting troika dominated the *Australian Home Beautiful* that year.

Perhaps on the basis of this exposure and her influence in Melbourne, in 1927 Ruth Lane Poole was commissioned to furnish Government House in Canberra²⁸. The story goes that she insisted on Desbrowe-Annear designing her own house in that city, although such an arrangement was unusual in the early years of the Federal Capital. Apparently, Lane Poole had evidently driven a pretty stiff bargain for consenting to come to Canberra, the completed cost of the house was £4880/12/4, a very high price [even in Canberra] for a house in those days.

²⁷ See for example, Lane Poole, Ruth, 'How Shall I Treat My Walls?', the *Australian Home Beautiful* [AHB], 12 January, 1926, pp.35-37; 'The House and its Interior', AHB, 7 June 1926, pp.39-41; 'The House and its Interior Part II', AHB 5 July 1926 pp.40-42; 'The House and its Furnishings. The Dining room – Part 1', AHB 1 September 1926, pp.26-29; 'The House and its Furnishing'. Part II: How to furnish the Small Dining room', AHB 1 October 1926, pp.37-40; 'The House and its Furnishings. Part III – Fitting up the Library, Study or Den', AHB 1 November, 1926, pp.30-32; 'The House and its Furnishing Part III [continued] – Fitting up the Library, Study or Den', AHB 1 December 1926, pp.32-34.

²⁸ The *Australian Home Beautiful* of 1 March 1927 carries this notice: '...readers may be interested to know that Ruth Lane Poole has been engaged by one of the biggest firms in Australia – and one that includes all branches of house furnishing and decoration in its scope – to act as special adviser to its clients. She will begin her engagement at the conclusion of her task of furnishing the Government House at Canberra and with a wonderful range of materials at her disposal will be able to render even more practical and valuable assistance to readers of this magazine.'





Figure 10: Charles Mildenhall photograph of the newly completed Residence, 1928

Source: NAA Canberra A3560, 4216.



Figure 11: Newspaper cutting from the Melbourne Herald 29 March 1927.

Source: NAA: A3080, 1, p. 121

The construction of all Government buildings and other works in the late twenties was in the hands of the Federal Capital Commission and we can see a faint tone of professional jealousy in a note written on an old FCC file by one of the Commission's supervising architects: '...this dwelling house was built by the day labour department from plans and specifications supplied by a Melbourne architect, apparently under a special arrangement.'²⁹

2.8 Charles and Ruth Lane Poole

Ruth Johnstone Pollexfen was born in Ireland in 1885³⁰. She was trained as an artist and embroiderer by her cousins and uncle in the Yeats family. One of her cousins was the Irish playwright and poet William Butler Yeats. Charles Lane Poole was born the same year into an academic English family. He spent his youth studying in Dublin and France, then worked as a forester in Africa. Ruth Pollexfen and Charles Lane Poole were married in Dublin in July 1911. She remained there while he took up a post as Sierra Leone's Conservator of Forests. Their first child, Charlotte, was born in England in 1913. In 1916 they moved into their first home together, in the Perth suburb of Cottesloe, after Charles was appointed Conservator of Forests for Western Australia. Their second child, Mary, was born in Perth in 1918.

²⁹ Greg Murphy, 'House should be preserved', *Canberra Historical Journal*, No. 8, September 1981, p10. The house was in fact placed on the Register of the National Estate in August 1981.

³⁰ This text extracted from the NAA 'Uncommon Lives' website, and the *Australian Dictionary of Biography*. L. T. Carron, 'Lane Poole, Charles Edward [1885 - 1970]', *Australian Dictionary of Biography*, Volume 9, Melbourne University Press, 1983, pp 660-661.





Figure 12: Ruth Lane-Poole with her first daughter, Charlotte, 1913.

Source: Photograph courtesy of Phyllis Hamilton and reproduced in NAA Canberra 'Uncommon Lives'.

When Charles resigned the Western Australia post in 1921, Ruth returned to Ireland with their two daughters. She lived there for the next three years while he was employed on a survey of the forests of Papua [then a Commonwealth territory] and then New Guinea [then the responsibility of Australia as a territory under the mandate of the League of Nations]. Their youngest child, Phyllis, was born in Ireland in 1922. The Lane Pooles set up their second home together in the Melbourne suburb of South Yarra in 1925, after Charles was appointed as the Commonwealth's Forestry Adviser. Both Charles and Ruth turned 40 that year. They had been married fourteen years, though they had shared a home for only five.

The move to Melbourne was the start of a very busy period in their lives. Charles Lane Poole was developing a national forest policy and setting up the Australian Forestry School and the Commonwealth Forestry Bureau in Canberra. Ruth Lane Poole worked with Victoria's Arts & Crafts Society and published articles on interior design. Early in 1926, she was commissioned as 'Furniture Specialist' responsible for furnishing the new Canberra residences for the Prime Minister and the Governor-General. Ruth prepared voluminous drawings and instructions as part of these commissions³¹. Ruth is also said to have designed the School's new flag.

Ruth made more than a hundred working drawings of her designs for the furniture and photographed some of the completed work. There was much to be done even after the residences were occupied in May 1927. Both Ethel Bruce and Lady Stonehaven requested additional household items over the following months and as each invoice and inventory from the complex projects was processed, she was called on to confirm receipt and condition of goods. As a consultant without staff or even an office, her determination was as important as her training in her success as Furniture Specialist for Australia's new national capital. Equally important were her expert advisers, Charles Lane Poole and Desbrowe-Annear in Melbourne and Lily Yeats in London.



Figure 13: The Australian Forestry School flag, probably designed and made by Ruth Lane-Poole in 1927.

Source: Australian National University Archives: A3183, 1

³¹ Held in the NAA.



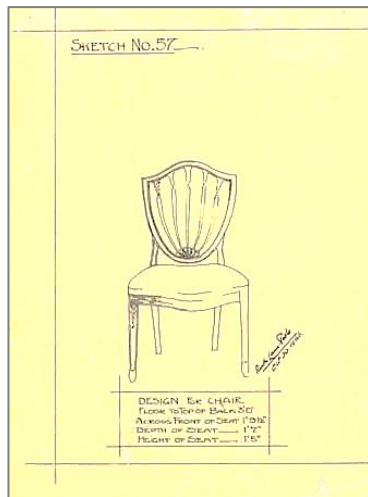


Figure 14: Design drawing for an armchair for the Governor- General's drawing room by Ruth Lane-Poole, 30 October 1926.



Figure 15: Photograph of the finished armchair.

Source: National Library of Australia.

The Lane Pooles moved to Canberra at the end of 1927 and early in 1928 moved into Westridge House in Banks Street Yarralumla. Charles continued his forestry work as principal of the Forestry School and Head of the Forestry Bureau. For the next 17 years both Ruth and Charles Lane Poole were active in developing the social and cultural life of the national capital. Their eldest daughter, Charlotte [nicknamed 'Charles'], finished her secondary schooling at St Gabriel's, later Canberra Girls' Grammar School. The two younger daughters, Mary and Phyllis [nicknamed 'Cookie'], also attended St Gabriel's. Charlotte followed her father's interests and established a plant nursery at Yarralumla in the 1930s, while Mary started a florist business in the Manuka shopping centre.

Daughter Charles was one of the first females in Canberra to hold a motorcycle license. The Canberra Times reported under the heading 'Woman Cyclist: Miss Lane Poole Qualifies' that '...Canberra now has a woman motor- cyclist. Miss Charles Lane Poole on Thursday passed her license test and daily she can be seen bent over the handlebars of her own machine speeding between her home at West- ridge and Telopea Park School, where she is studying for the Leaving Certificate.'³²

Ruth Lane Poole's bonds with the Yeats family were maintained by her daughters' lengthy visits to England and Ireland. Mary was in Dublin when World War II started and went to England, serving in an ambulance crew in 1940 and 1941, during the German blitz on London. Charlotte joined the Women's Auxiliary Australian Air Force [WAAAF] in 1942 and Phyllis joined the Women's Royal Australian Naval Service [WRANS] the next year, both serving until the war ended. When the war ended in 1945, Charles and Ruth Lane Poole moved to Sydney. By then Charles had retired and they lived in Manly until his death in 1970. Ruth Lane Poole died four years later.

2.9 Westridge House and Harold Desbrowe-Annear³³

Westridge belongs to the small group of late Arts and Crafts houses that the architect Harold Desbrowe-Annear designed in the 1920s in what were then rural suburbs. These houses combined a half-timbered upper storey with a rendered masonry or stone-ground floor in ways that recalled the work of British architects C F A Voysey, E S Prior and M H Baillie Scott. They differed on the one hand from Desbrowe-Annear's early half-timbered work at Eaglemont in Melbourne's east [1903-1910], which was more American in its sources and idiosyncratic in its details and plan, and on the other hand from the contemporary 1920s English period revival architecture epitomised by the 'Tudorbethan' work of architects such as Robert Hamilton. This architecture was historicist by nature and usually used bright, harsh machine cut bricks, which Desbrowe-Annear avoided all his life. While the latter's houses allude

³² Canberra Times Tuesday 3 May 1932.

³³ This text extracted from Harriet Edquist, 'Harold Desbrowe-Annear: A Life in Architecture', Miegunyah 2004.



generally to medieval domestic architecture, they do so only as an engagement with contemporary architecture and contemporary issues.

Westridge is a two-storey half-timber and masonry house with a striking, asymmetric hipped and gabled Marseille tile roof that slopes steeply down on one side. This feature, counterbalanced by a dormer-like element behind is a development of the roof treatment of the 1924 Meyer house, St Kilda Road, Melbourne (refer Figure 16) and has its roots ultimately in the work of Voysey, Baillie Scott and Edwin Lutyens. The half-timbered first floor is jettied out over the white rendered masonry ground floor which, with its battered corner buttresses recalls Voysey's design for a cottage, c1885, published in 'The Architect' in 1888³⁴. Parallel horizontal bands of windows lie within the timber strap work above and punctuate the plain rendered masonry walls below. The area above the porch projects somewhat, resting on brackets, hinting at the medieval porch chamber employed in three of Desbrowe-Annear's Melbourne town houses in the 1920s³⁵. The exterior is devoid of ornamentation, the formal composition, materials and roof form lending sufficient variety and interest. The house employs the full panoply of Desbrowe-Annear's characteristic details one or more of which can be found in all of his domestic work over his career: '...flush doors; provisions for built-in cupboards and furniture; windows which slide vertically into the wall cavity; fly screens which automatically cover window openings when opened; chimney ventilation stacks either side of the central flue; and a stepped form to help ventilate the building'³⁶.



Figure 16: The Meyer House in St Kilda Road Melbourne, by Harold Desbrowe-Annear [c1925]

Source: Harriet Edquist, 'Harold Desbrowe-Annear: A Life in Architecture', Miegunyah 2004.

³⁴ For illustration and discussion of which see Davey, Arts and Crafts Architecture, pp.90-92.

³⁵ The porch chamber was used on the Vanderkelen [1924], Mirfield [1926] and Kaye [1925] houses, all in Toorak, see Edquist, 'Harold Desbrowe-Annear', 2000, Chapter 8

³⁶ Draft Citation for Interim Heritage Places register, p.4; For details of these features, see Harold Desbrowe-Annear, 'Built-in Furniture. Savings in cost and labor' and 'The Australian Fireplace', Real Property Annual 1921, pp.31-33. Harold Desbrowe-Annear (ed.) For Every Man His Home. A Book of Australian Homes and the Purpose of their Design. Alexander McCubbin. Melbourne, 1922.





Figure 17: Westridge House, early 1928 [the garage has not yet been built]. Note the architectural similarities, and pronounced asymmetry.

Source: NAA Canberra A3560, 7503.

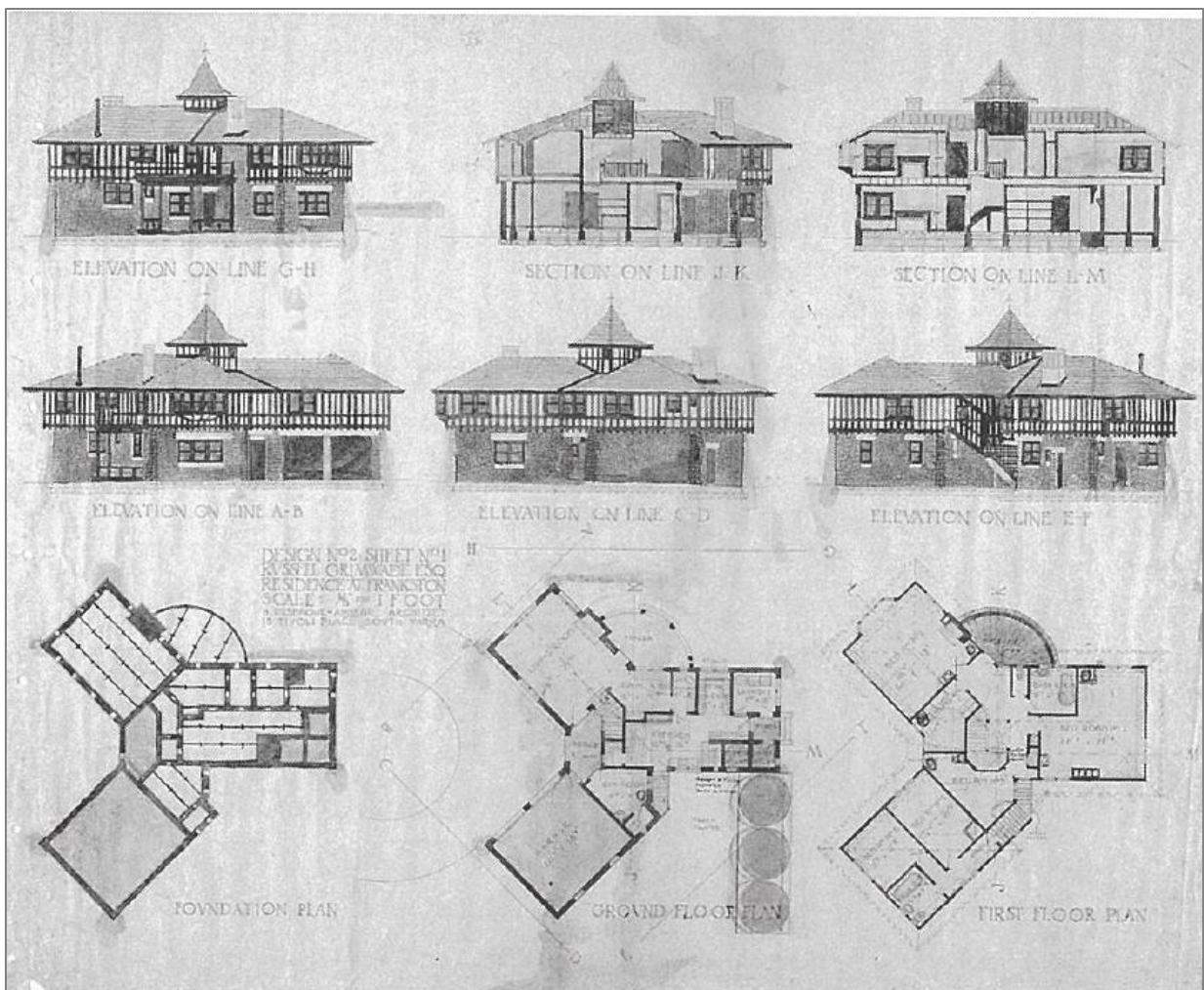


Figure 18: Initial Design for Westridge House: Plans and Elevations

Source: Edquist, H Harold Debrowe-Annear, p 164



In plan as well, Westridge House is a variation on the architect's well-established square [or squarish rectangular] theme that was fully realised in the Elliot house 'Broceliande' in Toorak 1916, but had been reworked and modified in numerous houses throughout the 1920s. In this plan type (refer Figure 20) a central hall divided the ground floor into two broad areas, living and dining/kitchen areas, which were accessible through sliding doors. Upstairs was reserved for bathroom and bedrooms. Where possible, passages were avoided and as much space as possible was reserved for the family living room. At 'Broceliande', the living room occupied one side of the house, as at Westridge House, while it communed with the dining room across the back of the house by sliding doors. Westridge plan is slightly more encumbered than 'Broceliande' by the plethora of small rooms attached to the kitchen and utility area in the back south corner of the house; in some plans these rooms were disposed of by a small kitchen wing attached to the main square block of the house. The false wall and secret room in one of the upstairs bedrooms was a detail also found in other houses such as the Devine house, Toorak, 1926 and the Ince house, Malvern, 1932. The unusual bow in the outer wall of the living room at Westridge, which focuses attention on the chimney, was also used on the west elevation of the Ince House in Melbourne, the last house that Desbrowe-Annear designed before his death in 1933.



Figure 19: H Desbrowe-Annear, by G W Lambert 1921

Source: AGoNSW

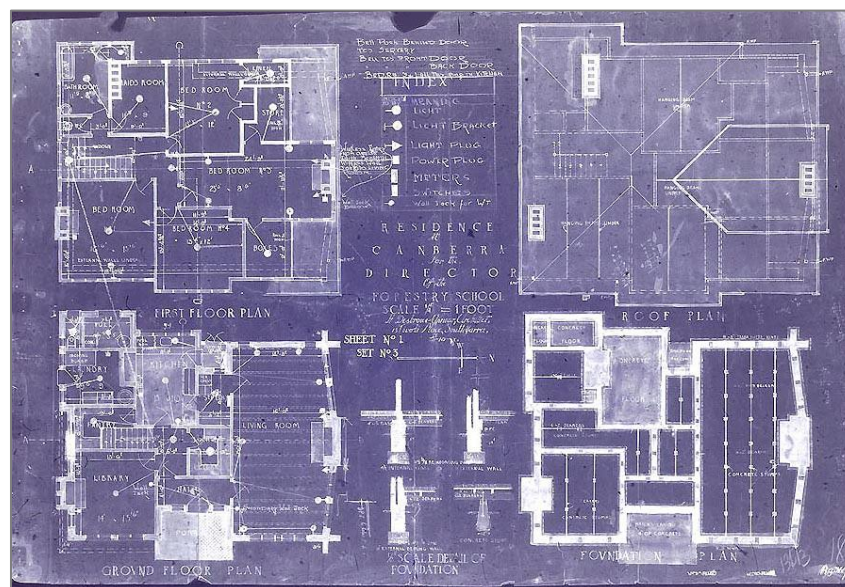


Figure 20: Ground plan, 'Residence at Canberra for the Director of the Forestry School', H Desbrowe-Annear Architect

Source: NAA Canberra A9663

2.10 Building Westridge House

Westridge House is located on Banks Street, Yarralumla, approximately 100 metres north of the former Australian Forestry School, and immediately adjacent to Westbourne Woods and the Yarralumla nursery. The site for the residence was chosen in 1926, during the construction of the Australian Forestry School building. Charles Lane Poole, after visiting the site on the 7 October 1926, wrote to the Secretary of the Home and Territories Department expressing his approval: '*...the site for the Principal's house has been*



*chosen 90 yards north of the main educational block. The fact that there are clumps of pine trees behind both sites makes the situation a very desirable one both educationally and aesthetically.*³⁷

According to one of Lane Poole's daughters, her father was given permission to select the architect of his choice on becoming Acting Principal, provided the cost of construction did not exceed £3,000³⁸. Given the friendship between Desbrowe-Annear and his friends Ruth and Charles Lane Poole it is possible that little or no money was exchanged for the drawings of Westridge House and a 1929 letter from the Executive Architect of the Federal Capital Commission supports this '*...This dwelling house was built by the Day Labour Department from plans and specifications supplied by a Melbourne architect, apparently under a special agreement*'³⁹.³⁵ It soon became apparent that Annear's design would exceed the £3,000 allocated for construction, and the Federal Capital Commission authorised expenditure for the new amount of £4,250 on the 7 June 1927⁴⁰. During the construction phase however, it was also found that the plans were incorrectly drawn.

A letter from the Executive Architect addressed to Commissioner Goold dated 4 May 1929 explains the chain of events: '*...the building was commenced and well under way prior to my connection with the department. On taking over the job I found that there were serious discrepancies in the drawings, to such an extent that they had to be entirely redrawn, many of the details recast and necessary work carried out in connection with the construction of the building, which was not provided for in either the plans or the specification.*'⁴¹

The Executive Architect, Thomas Casboulte, was required to write the above-mentioned letter, detailing the exact changes to the building as the expenditure originally allocated at £3,000 and then £4,250, had escalated a further £562.10.0, making the total cost of Westridge House £4,880.12.4. The incorrect drawings necessitated the following modifications: '*...stairs altered from no. 2 flights to no. 1; landing reduced to permit of sufficient head room and alterations to the first-floor plan. Box frames had to be reduced in height to permit these openings. [These had to be made, delivered on job, and then had to be returned to joiners shop for alteration].*'⁴²

The job was also partly suspended during the wait for the new detailed drawings and alterations. Additional features were added during and after the construction phase. In October the Executive Architect approved an FCC type fuel stove to be supplied and fitted in the residence⁴³.³⁹ An electric stove was approved on 2 February 1928⁴⁴. In the Desbrowe- Annear plans no provision had been made for a garage, a feature Lane Poole described as 'necessary' and requested that approval be given for an expenditure of £125 for the erection of this structure. The Acting Accountant of the FCC stated that '*...in view of the character of the building and the comparative remoteness of Eastlake from the Canberra centres, the necessity for a garage is obvious.*'⁴⁵ Approval was given and a crudely designed combined garage and fuel shed finished with rough-cast walls, painted ivory white was erected during March 1928.

On 23 December 1927, a plan was drawn for a brick path which would form a square design, surrounding only the immediate building and not the proposed garage. On 9 March 1928 approval was also given for a U-shaped entrance drive and brick paths, at a cost of £137⁴⁶. The 'U' was never completed; it remained without the southern leg, and the yard and gable roofed garage were built to the west of the house.

³⁷ NAA, letter from Lane Poole addressed to The Secretary, Home & Territories Department, 13 October 1926.

³⁸ The Canberra Times, 19 May 1993.

³⁹ NAA, letter from Executive Architect, FCC, to Commissioner Goold, 4 May 1929.

⁴⁰ NAA, Main Requisition Form FCC 7 June 1927.

⁴¹ NAA, letter from Executive Architect of FCC, Thomas Casboulte, to Comm. Goold, 4 May 1929.

⁴² NAA, Memorandum from Quantity Surveyor, Building Construction Department to Executive Architect, 23 March 1929.

⁴³ NAA, letter from Executive Architect to Superintendent Building Construction Branch, 31 October 1927.

⁴⁴ NAA, Main Requisition Form FCC 2 February 1928.

⁴⁵ NAA, Memorandum from Acting Accountant FCC 9 November 1927.

⁴⁶ Ibid



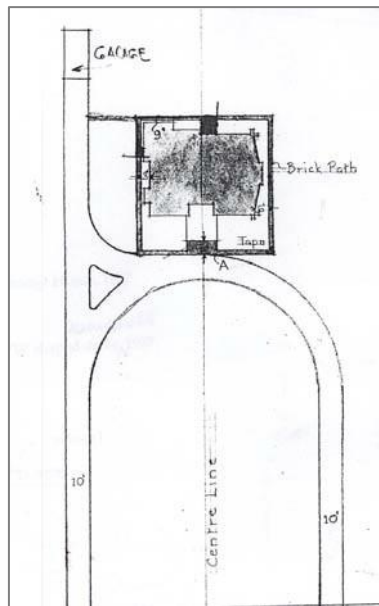


Figure 21: The original drawings for the garage, Westridge House, 1927.

Source: NAA Canberra;

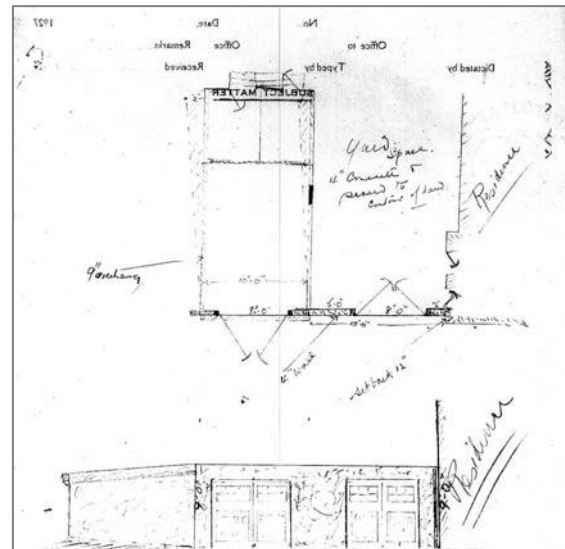


Figure 22: Rough sketch, presumably by Charles Lane Poole, of the garage and service yard alternative to the FCC garage proposal.

Source: NAA Canberra.

Westridge House was officially completed on 31 December 1927 although workpeople remained in the building for several weeks after that date. The building is an interesting mix of historically inspired design and radical functionalism, typical of Desbrowe-Anneer's designs, and is quite unique in Canberra, where until the late c1920s, Colonial Revival, Mediterranean and Spanish Mission, and Classical Revival architectural styles were pre-eminent. Westridge House, with its references to English Tudor vernacular architectural style, with its half-timbered external walls, jettied above the ground floor of rough-cast stucco originally painted 'ivory white' is an architectural anomaly.

Westridge House, although associated with the Australian Forestry School and, like the School, making use Australian timbers in its construction, represented a stark architectural contrast to the 'stripped classical' architectural style of the School building. The interior was designed as a practical family residence for Lane Poole, Ruth and their three daughters, Charlotte, Mary and Phyllis. On the ground floor were a hall, store, library, laundry, living room and kitchen and toilet and the first floor four bedrooms, a maid's room and toilet and bathroom. A cellar was also included, a feature that had greatly impressed Charles Lane Poole who wrote in early 1928: '*... the cellar in the house is a great success, rarely have I known beer keep so cool without ice.*'⁴⁷

Ruth Lane Poole obtained approval to select the interior colours. Charles Lane Poole informed the Chief Executive Architect of the FCC of these colours by letter on the 24 November 1927. The selected colours were; Living Room, Library and Hall, Russolene Fawn; No. 1 Bedroom, Majora No. 33 [powder blue]; No. 2 Bedroom, Keystona No. 15 [green]; No. 3 Bedroom, Russolene Fawn; No. 4 Bedroom Russolene Paris Grey; and Maid's Room, Keystona No. 15⁴⁸.

The grounds, including an impressive garden, which extended from the residence right around the entire 'U' shaped driveway, were 'laid out at public expense', however the occupant was responsible for upkeep and ongoing maintenance⁴⁹. The cost of the garden works was £150. Lane Poole was required to pay rent 'for the occupation of this residence [of] 10% of salary', as stated in a memorandum on 9 February 1928 from the Acting Accountant of the FCC⁵⁰. Despite being appointed Acting Principal, the permanent

⁴⁷ NAA, letter from Lane Poole, 12 January 1928.

⁴⁸ NAA, letter from Lane Poole to FCC, 24 November 1927.

⁴⁹ NAA, letter from Acting Accountant FCC, 9 February 1928.

⁵⁰ Ibid



position was never filled and Charles Lane Poole remained the de-facto Principal until his retirement in 1944. The Lane Pooles occupied Westridge House for sixteen years, from 1928 to 1944. Lane- Poole's successor, Maxwell Jacobs, was the only other principal of the School to reside in the building.



Figure 23: Westridge House gets some landscaping and a garden, 1929

Source: NAA Canberra A3560, 6233



Figure 24: Westridge House 1929

Source: NAA Canberra A3560, 6040.



Figure 25: Westridge House from Banks Street, 1929.

Source: NAA Canberra A3560, 6235.

2.11 1930s Life in Westridge House

Life in the Canberra of the early 1930s must have been very exciting for the Lane Poole family. There were Australian Forestry School social and sporting functions, there were more formal Canberra administrative and formal functions, there was Ruth's consulting work, and Charles' demanding work at the School, and for the Lane Poole girls, there was all the fun of growing up in a new city.



Figure 26: Afternoon AFS tennis party, 1929



Figure 27: Meeting the Governor General

[left to right] Lady Isaacs, Governor-General Sir Isaac Isaacs, Charles, Ruth and Mary Lane-Poole, [far right] Captain LS Bracegirdle, Military and Official Secretary to Sir Isaac Isaacs, c1929.

Source: NAA Canberra, photograph lent by Phyllis Hamilton.

In the immediate vicinity of Westridge House the new suburb of Yarralumla was being built, and many of the dwellings housed AFS staff and students. Temporary living cubicles were built behind the cottages at Solander Place, in order to house staff and students.

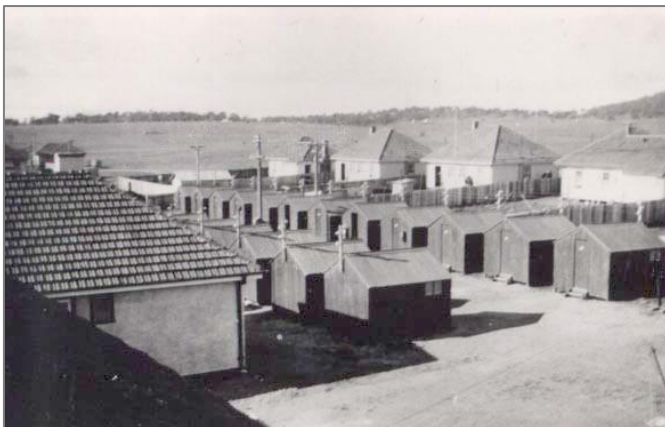


Figure 28: The student housing cubicles [Solander Place] in 1927

Source: AFS History Files, 1927.



Figure 29: The banner for the second AFS Ball, July 20 1928.

Source: AFS History Files, 1928





Figure 30: The student housing cubicles [Solander Place] in 1938

Source: AFS History Files, 1938



Figure 31: Aerial photograph, Yarralumla, 1929. North is to the top. Note the AFS to the far left of the photograph; Westridge House has been completed but is just out of view.

Source: Eric Martin archival record.

2.12 Westridge House and the Early Australian Forestry School Years

2.12.1 The Struggle To Remain Open⁵¹

Charles Lane Poole struggled hard through the Depression years of the 1930s to keep the Forestry School open. Its existence depended on the states sending their students and the Commonwealth providing funding, while its reputation depended on the universities recognising the calibre of its diploma. These difficulties were compounded by the nature of relations between the Commonwealth and the states, Charles' bitter personal conflicts with some of his state counterparts, and differences of opinion within the forestry profession about the relative merits of formal training and practical experience. An average of nine students entered the school each year in the late 1920s. The number fell to five for the rest of Charles Lane Poole's time at the school. When only three students entered in 1931, the Commonwealth government wanted to close the school. Charles Lane Poole urged his state counterparts to have the school kept open, and at the 1931 Premier's Conference, the premiers of New South Wales, Tasmania and Western Australia persuaded the Commonwealth to retain it.

⁵¹ This text extracted from the NAA 'Uncommon Lives' website.



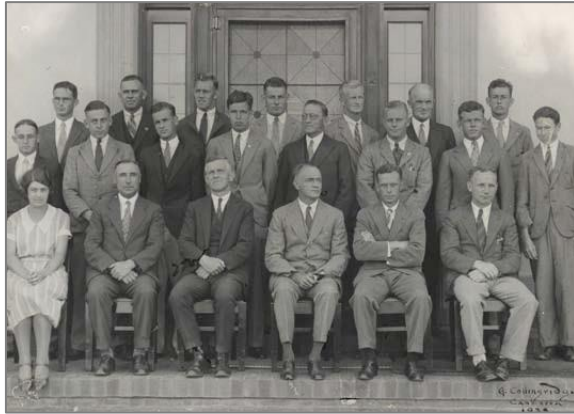


Figure 32: AFS staff and students in 1932

[top] J Thomas, B B Harris, J B McAdam, W R Suttie, G Boyd, J Freeman, J M Gilbert; [middle] J M Fielding, D W Shoobridge, E K Cox, C Haley, W Baulman, H L Gloe, A G W Anderson, J Chiels; [seated] M Lindley, R G Kappler, C E Carter, C E Lane Poole, H R Gray, A R Rule;



Figure 33: AFS staff and students in 1938

Charles Lane Poole, centre front row, with staff and students. Max Jacobs is third from the left, followed by C.E. Carter. To the right of Lane Poole is H.R. Gray and R.G. Kappler.

Source: *The ANU AFS History archive.*

The fall in admissions was due to the states' own financial woes and to Victoria retaining its own School of Forestry at Creswick, north of Ballarat. For the first four years, Victoria sent a few of its Creswick graduates to the Forestry School in Canberra for further training. But Charles Lane Poole denigrated Creswick as a mere 'woodsman's school' and fell out with the chairman of Victoria's Forests Commission, AV Galbraith, to the extent that Victoria stopped sending students to Canberra after 1930. Equally serious was the deterioration in relations with New South Wales when Harold Swain became Commissioner of that state's Forestry Commission and stopped sending students between 1936 and 1941.

2.12.2 The Retirement of Charles Lane Poole

By the time Charles Lane Poole retired in 1945, some 80 students had graduated from the Australian Forestry School. Although his difficulty in negotiating with the states had almost brought the School to its knees, his dogged persistence enabled it to survive and gain recognition. Some of the foresters who knew Lane Poole, remember him as '*...a person of the old European tradition, very conscious of his dignity and importance*', whilst other students recall him as 'rude' or '*biting and sarcastic*'⁵². Despite this, Lane Poole was quite popular with the students as he was '*...tolerant of the excesses of youth – be it practical jokes, too many at the Hotel Wellington or smoking, [against the school rules]*'.

After his retirement he confessed to a former student that he actually hated teaching, preferring the role of administrator rather than academic. L T Carron, a former student of the Australian Forestry School and who personally knew Lane Poole⁵³, wrote that he was '*...one of the great pioneers of forestry in Australia, working tirelessly to promote a national policy. Of strong personal and professional principles, he exerted considerable influence through his teaching and administration*'.

⁵² Athol Meyer, *The Foresters*, 1985 p12.⁴⁹

⁵³ Carron prepared the ADB entry on Lane Poole.



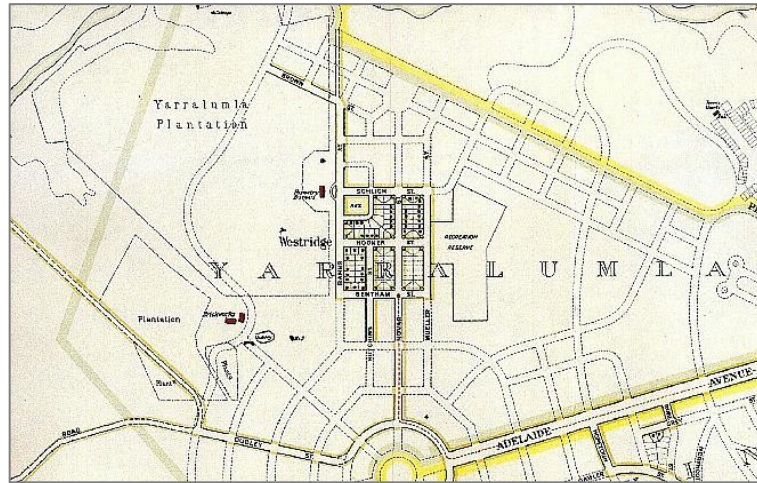


Figure 34: The AFS campus in 1933, from plan of Canberra of that year. Note that the Forestry School precinct is limited to the area around the School and Westridge House.

Source: National Library of Australia 1987, reproduction of a map prepared by the Government Printer, 1933.

2.13 Westridge House and Maxwell Ralph Jacobs

Maxwell Ralph Jacobs was the next AFS principal. Jacobs was born in Adelaide, South Australia on the 25 February 1905. He was educated at the University of Adelaide, completing a Bachelor of Science in Forestry in 1925 and was awarded the Lowry Agricultural Scholarship.

The award enabled Jacobs to study forest soils at the Waite Agricultural Research Institute. He moved to Canberra in 1926 to begin work as a forest assessor under Geoffrey James Rodger who had been appointed to set up a Federal Capital Territory forestry service⁵⁴.⁵⁰

In 1928 Jacobs was promoted to the position of Chief Forester. A year later he was awarded a scholarship, which took him to England and Europe. His academic achievements during this expedition from 1930-1932 were recognised by a Diploma of Forestry from Oxford University and the degree of Doctorate of Forest Science from Tharandt in Germany. On returning to Australia, Jacobs spent 1933 doing a survey of the timber resources of the Northern Territory and discovered new species of eucalypts. The years 1934 to 1939 were devoted to research, whilst becoming research officer with the newly formed Forestry Bureau and lecturing with his senior associate, Charles Edward Lane Poole at the Australian Forestry School⁵⁵.⁵¹

In 1939 Jacobs again ventured overseas to Yale University, where he continued his research and in 1941, was awarded his second doctorate. A friend of Jacobs later wrote of him:

'...Europe, Oxford and Yale, a heady triumvirate, were behind him; and doctorates in forestry circles in those days were very rare indeed. He didn't look like an achiever, he looked shy and diffident, self-effacing and slightly awkward until he spoke about professional things and then it was with assurance and people nodded, even those ...who nodded to very few'. Jacobs served in WWII from 1941 in the Royal Australian Engineers and later became a Major. In December 1944 he returned to Canberra to take over from Lane-Poole as principal of the Australian Forestry School. He was not the first choice however he was finally offered the job, and with '...kindliness and generosity, he and his wife set about creating an easy, warm environment at the school'.⁵⁶

Jacobs and his wife Phyllis [nee Quinton] were married in 1933 and resided at Westridge House with their two daughters Janice and Nancy for the fifteen years he was principal. Apparently, students were often invited to the house to enjoy stories of Jacob's experiences, his wisdom, company and hospitality. Andrew Woods, a former staff member at the school recalled Jacobs also carried out research exercises on the

⁵⁴ Meyer, 1985... op cit p6

⁵⁵ Ibid

⁵⁶ Ibid



grounds of Westridge House. One winter, Woods and his assistant, under Jacob's supervision, spent six weeks in a caravan holding experiments into the effect of temperature on tree growth. Sensors were implanted in the bark at the top of two trees with cables running to the caravan where readings were taken every half hour around the clock. The cables still remain in the trees on the southern side of the house.⁵⁷

Jacobs became the Director-General of the Forestry and Timber Bureau and vacated Westridge House, moving to a private residence in Forrest when his appointment was confirmed in April 1961⁵⁸. In this new position Jacobs was instrumental in the formation of the Australian Forestry Council in 1964⁵⁹. Max Jacobs retired from the public service in 1970, ending forty-four years of service to the Australian Government, however continued to work as a forester until his death from a stroke on 9 October 1979. Affectionately known as 'Doc' by students of the Australian Forestry School, Max Jacobs was well liked by work colleagues and students alike. He is remembered as 'down to earth', kind and considerate and was heavily involved with the students on a personal level: '...he was a good man to camp with and always had a very dirty, but funny story to cap off all the other stories around the campfire. He liked to sing and always joined us in our sing-songs and he was very keen on cricket and helped beat the students in many notable matches.'⁶⁰



Figure 35: Staff and students 1955

Source: The ANU AFS History archive



Figure 36: Max Jacobs

Source: Athol Meyer, The Foresters, 1985.

⁵⁷ Ibid

⁵⁸ He was the last principal to reside at Westridge House as his successor KP McGrath preferred to live in his own house also at Forrest.

⁵⁹ Meyer, 1985 ... op cit, p67.

⁶⁰ Ibid





Figure 37: The Principal, Max Jacobs, in the field with the 1954 and 1955 classes, 1955

Source: Robert Boden photographs.

2.14 Westridge House and Yarralumla

Initially development opposite the AFS precinct and Westridge House commenced around the Solander Place area⁶¹. By the 1950s Westridge House plantings and landscape plan had matured, and both framed the house from Banks Street, and also provided some screening from the public areas of the School and the street⁶². By the mid-1950s residential development opposite Westridge House had been commenced⁶³, and by 1961 this cottage development had been completed⁶⁴. The AFS precinct and Westridge House had become integrated into the suburb of Yarralumla.

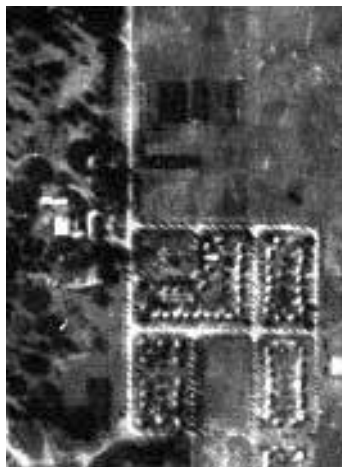


Figure 38: Aerial photograph, 1949.

The roundabout [later modified] at the intersection of Adelaide Avenue & Novar Street is shown partly formed. The Australian Forestry School still occupies a relatively small area. The trees planted around Westridge House are reaching maturity

Source: Eric Martin AM archive



Figure 39: Aerial photograph showing the AFS Precinct and Westridge House, 1950

The precinct is expanding to the south and west with construction of the oval with Forestry House behind and to the west of it.

Source ACT Development Record, 1950, Run 2, Frame No. 5101: Planning and Land Management, ACT

⁶¹ Refer 1949 aerial photograph, Figure 32 this section.

⁶² Refer 1955 aerial photograph, Figure 34 this section.

⁶³ Refer 1950 aerial photograph, Figure 33 this section.

⁶⁴ Refer 1961 aerial photograph, Figure 35 this section.





Figure 40: Aerial photograph showing the AFS Precinct and Westridge House, 1955

Source: ACT Development Record, 1955, Run 7, Frame No. 509 [detail];



Figure 41: Aerial photograph showing the AFS Precinct and Westridge House, 1961

Source: ACT Development Record, [detail].

2.15 Later Occupants of Westridge House

Maxwell Jacobs was the last Australian Forestry School principal to reside in Westridge House. It was not lived in again until 2001. Despite this, various tenants have since occupied the building. When Jacobs moved to live in Forrest in 1961, Westridge House was unoccupied for a two-year period whilst its future use was considered. A decision was made to convert the home into the administration headquarters of the Australian Forestry and Timber Bureau. Jacobs as the newly appointed Director-General of the Forestry and Timber Bureau and other policy and administration staff moved into Westridge House from the building behind the Australian Forestry School in 1963⁶⁵.

Figure 42: Logo of the Australian Forestry and Timber Bureau, from the original design by Ruth Lane Poole in 1928

Source: NAA Canberra A3087, 74.



A number of changes were made to Westridge House in order to make it suitable for use as an office building. The Commonwealth Department of Works, ACT branch conducted the work. The ground floor major alterations were as follows: the living room was converted into a conference, reading and waiting room; the library became a typing pool; the kitchen became an office for the senior clerk and involved the removal of the stove and the door leading into the back exit hall.

⁶⁵ Commonwealth Department of Works, ACT Branch, 'Conversion of Principal's Residence to Administration Headquarters', 28 August 1963.



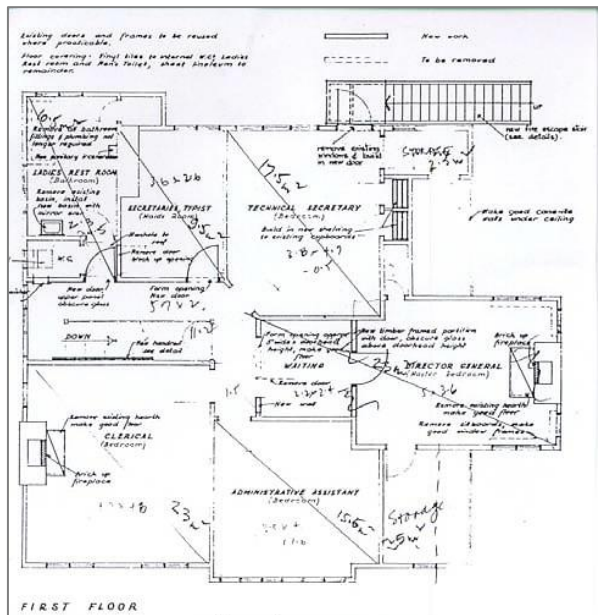


Figure 43: Commonwealth Department of Works, ACT Branch: ‘Conversion of Principal’s Residence to Administration Headquarters’, first floor 1963 plans

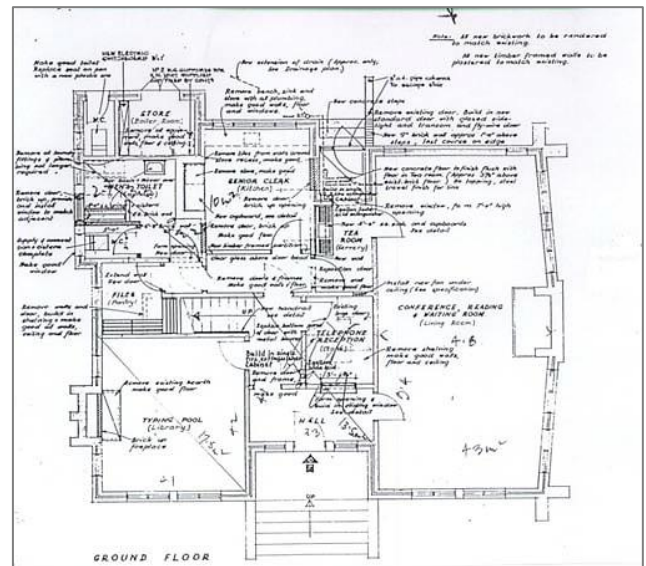


Figure 44: Commonwealth Department of Works, ACT Branch: ‘Conversion of Principal’s Residence to Administration Headquarters’, ground floor 1963 plans

Source: National Archives of Australia

The laundry became a men’s toilet, necessitating the removal of the external door which was ‘bricked up’ and replaced with a window to match the adjacent window; the pantry became a store for files, necessitating the removal of the walls and door and the provision of built-in shelving; the store in the hall became the telephone and reception, necessitating the removal of the door from the hall into the stair area and formation of an opening with a sliding window; and the servery became a tea room, requiring the installation of a cupboard and sink.

The first floor alterations included the following; the room called bedroom on the original architectural drawings became a clerical office; bedroom 2 became an office for the technical secretary; bedroom 3 [the master bedroom] became the Director-General’s office, with the creation a separate waiting room within it; bedroom 4 became the office of the administrative assistant; the maid’s room became an office for the secretaries/typist, necessitating the removal of a door and blocking up the opening to the water closet; and the bathroom became the ladies rest room, necessitating the removal of the existing basin for a new basin with a mirror. Furthermore, a new fire escape stair was added to the rear of the building, leading from the new technical secretary’s office. An exit door was created when the existing window was removed and a door built in its place⁶⁶.

It was during this period that Westridge House became known as ‘Tudor House’ obviously as a response to its half-timbered appearance. When the Australian Forestry School building became vacant in 1968 due to the School’s move to new quarters on the Australian National University main campus, the Forestry and Timber Bureau moved into the School building. Westridge House came to be occupied by the training group of the Department of National Development for a number of years, in effect squatting, as little or no rent was exchanged for its use⁶⁷. Sometime during this period a fire occurred, rendering the building unusable for a period and causing major damage to the staircase, which had to be replaced⁶⁸.

⁶⁶ Ibid

⁶⁷ Telephone interview with Phil Cheney, 23 March 2001.

⁶⁸ Notes by Carol Cosgrove, 1991 Canberra and District Historical Society.



2.16 The CSIRO and Westridge House: 1975 to the 2010

2.16.1 The CSIRO National Bushfire Research Unit and Westridge House

In 1975, the CSIRO acquired the entire former Australian Forestry School precinct including Westridge House. The precinct became the new CSIRO Division of Forest Research, incorporating much of the former Bureau. In 1980 the CSIRO National Bushfire Research Unit moved into Westridge House and occupied the building for twelve years. Westridge House was listed with the National Trust of Australia [ACT] in 1981 and was entered on the Register of the National Estate in 1981. In 1986 preparation of measured drawings of Westridge House and precinct was undertaken, as part of the Marion Mahony Griffin Measured Drawing Competition by G Brown and T Karkovic.⁶⁹

The Bushfire Research Unit's main work was called Project Aquarius, a study into bushfire prevention with the use of aircraft⁷⁰. The head of the unit, Phil Cheney, himself a graduate of the Australian Forestry School, was informed of the building's correct name; Westridge House and not Tudor House. Cheney thought it necessary people knew the correct history of the house and in 2002 had a name sign made and arranged for a brief history of the building to be displayed upon a notice board at the front entrance; both name sign and notice board remain today.⁷¹ In 1992 the CSIRO National Bushfire Research Unit moved out of Westridge House leaving the house untenanted.

2.16.2 Westridge House Untenanted

In 1989, the CSIRO became concerned about the state of Westridge House, writing to the National Trust of Australia, ACT Branch, stating the building ...'is in a poor state of repair and suffers from infestation by birds and possums as well as having various roof leaks.'⁷² In addition to a number of small scale repairs, the roof was retiled with a similar terracotta tile known as Wunderlich 'modern French', insulation batts were installed and the roof space was 'bird-proofed'.⁷³ At the time of repairs, the original tiles were stacked and stored on site at the request of the National Trust [ACT]. Westridge House remained unoccupied until 2000.

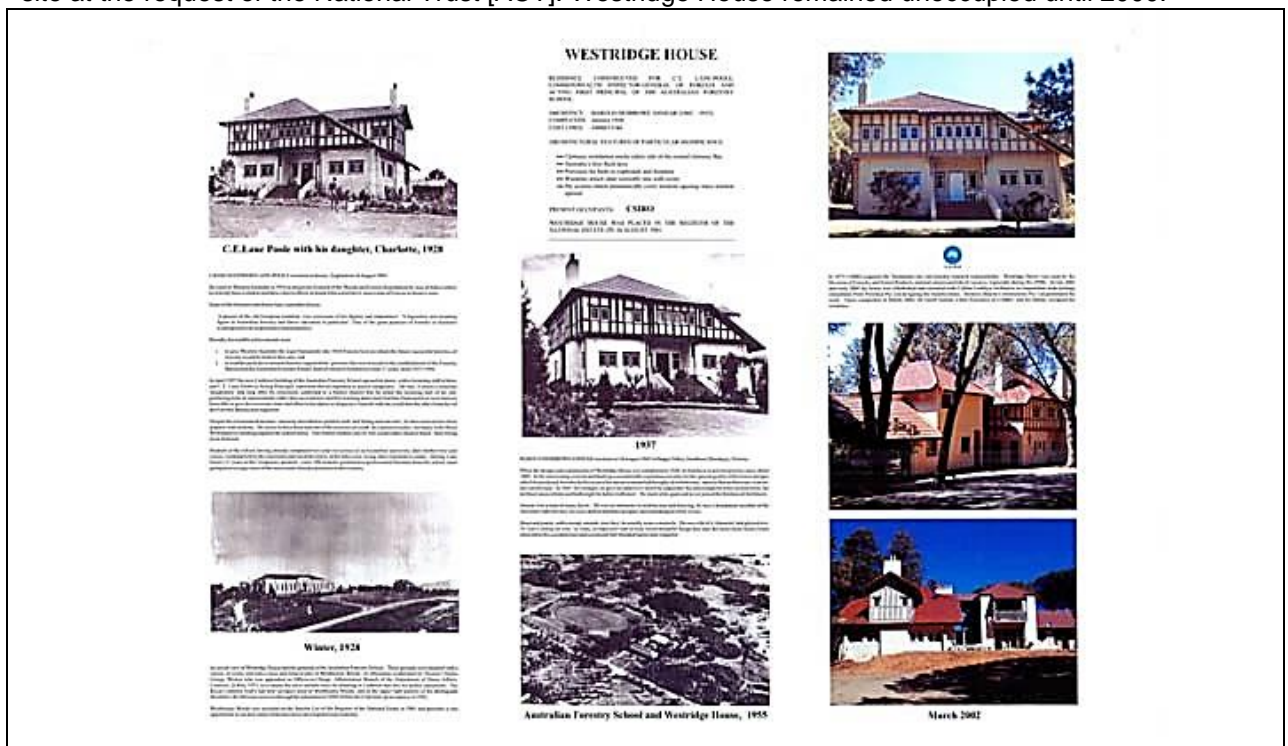


Figure 45: The entrance panel to Westridge House

⁶⁹ Refer Figures 40 to 43 below.

⁷⁰ Telephone interview with Phil Cheney, 23 March 2001.

⁷¹ Refer Figure 39 below.

⁷² Letter from CSIRO to National Trust of Australia, ACT Branch, 22 November 1989.

⁷³ Invitation for tenders, CSIRO [undated].



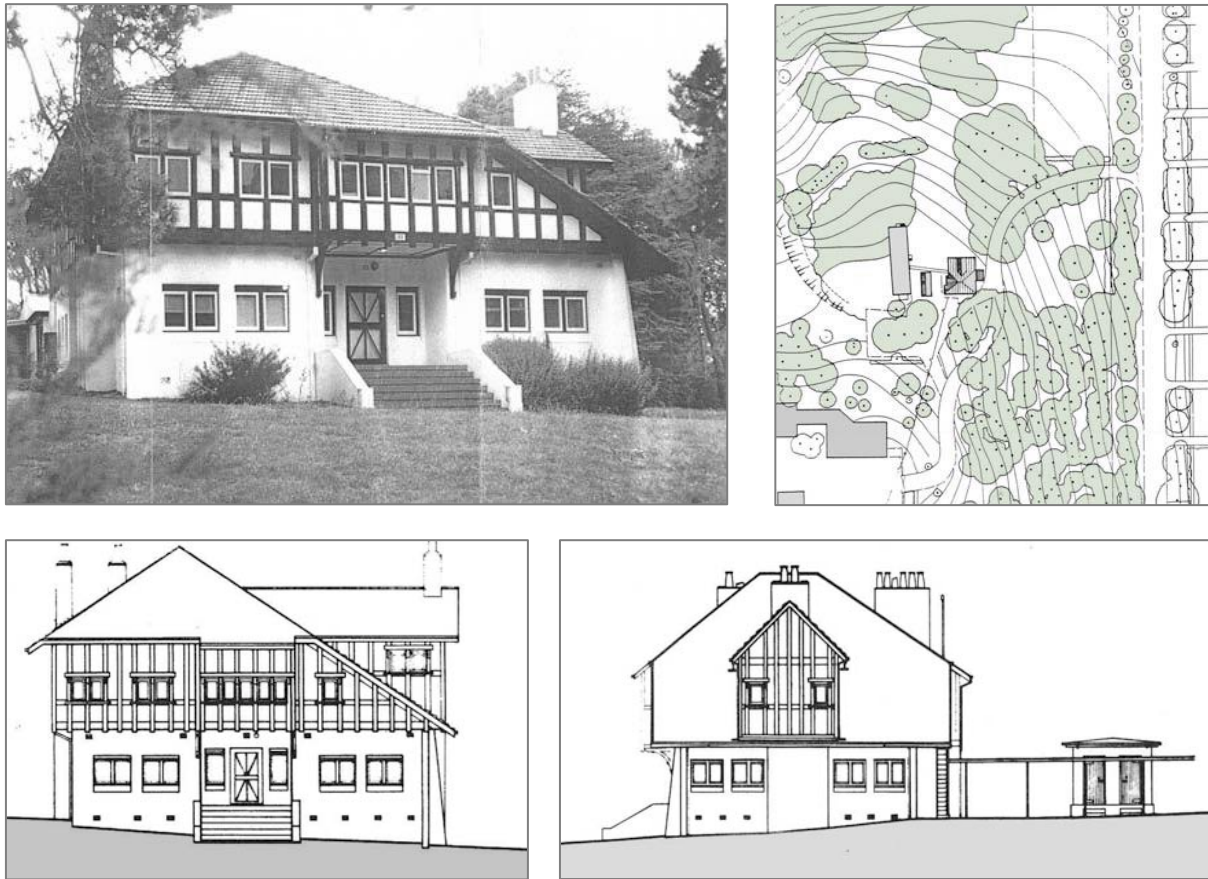


Figure 46: Photograph, site plan and measured drawings of Westridge House and precinct as part of the Marion Mahony Griffin Measured Drawing Competition by G Brown and T Karkovic in 1986

Source RAIA ACT Canberra.

In 1999 the CSIRO Yarralumla and Westridge House precincts were entered separately on the Register of the National Estate; and in 2000-01 a Conservation Management Plan was prepared for Westridge House precinct, in preparation for the alterations to the house and precinct to accommodate the CSIRO Chief Executive [Dr Geoff Garrett], and in preparation for the sale and leasing of the CSIRO Yarralumla precinct in 2002. The CSIRO sold the CSIRO Yarralumla precinct, excluding Westridge House and surrounds, to Gunyar Pty Ltd in June 2002. Whilst the property was sold with a twenty-year lease to CSIRO [plus two option terms each of 10 years] CSIRO retained control of the property through the lease, which placed the responsibility for managing and maintaining the property with CSIRO⁷⁴.

⁷⁴ The lease also provided for CSIRO to alter, demolish and add buildings, which were owned by CSIRO. Buildings owned by CSIRO were the Assets numbered 4, 4a to 4h, 5a, 5b, 5d, 6, 7, 8, 18, 22, 23 and 24. CSIRO could also alter, demolish or add to the Lessor's buildings without the Lessor's consent to a cost of \$250,000 per each action.



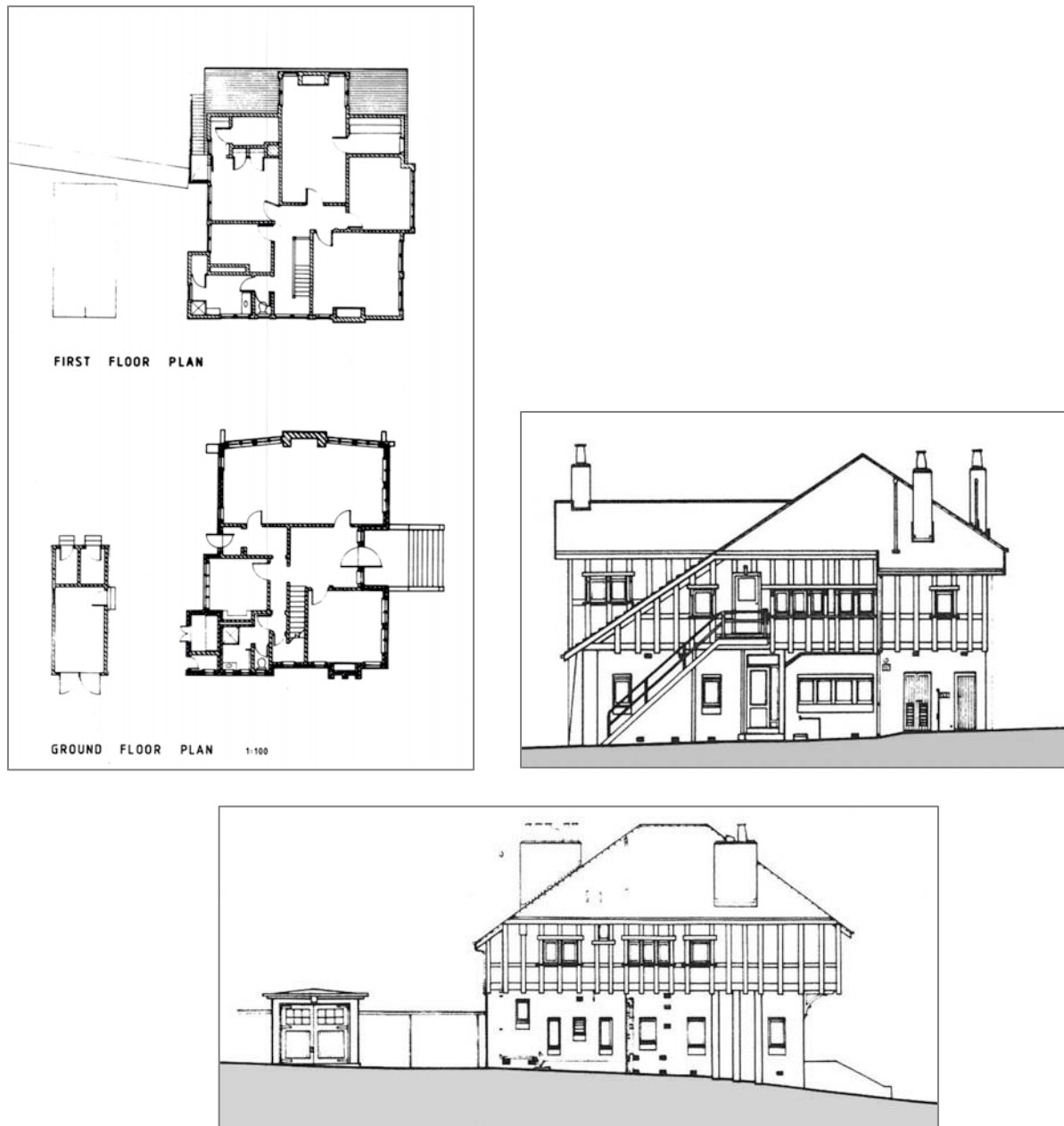


Figure 47: Measured drawings of Westridge House and precinct as part of the Marion Mahony Griffin Measured Drawing Competition by G Brown and T Karkovic in 1986 •

Source RAIA ACT Canberra.

2.16.3 Westridge House Tenanted

The alterations to the house and precinct to accommodate the CSIRO Chief Executive [Dr Geoff Garrett] was the subject of a section 30 referral to the Australian Heritage Commission⁷⁵. The use proposal description stated as follows⁷⁶:

'...It is proposed that the refurbished building and precinct would be used as the executive residence for the CSIRO. The residential use of the precinct [as a single residence] represents a return to the original use of Westridge House, i.e. as the residence for the principal of the Australian School of Forestry. As such, the proposed use is deemed to be an appropriate use in terms of the cultural significance of the place.'

⁷⁵ Peter Freeman Pty Ltd, Westridge House Yarralumla, Section 30 Application, July 2001.

⁷⁶ Ibid



The project description stated as follows⁷⁷:

'...The proposed extension to the building would be primarily to the west, resulting in the removal of a section of the western wall. The western elevation has previously undergone major alterations to the original Desbrowe-Anneer design, when the building was initially converted to office for the Forestry and Timber Bureau. At this time a new exit was created from the upper floor, resulting in a new doorway and steel stairway. The current works proposal would see the middle one third [approximately] of the western wall removed, allowing access to the new wing. The relatively small size of this opening allows the original form of the building to be clearly understood and the division between 'old' and 'new' to be distinct. The ridge-line to the extension accords with the ridge to the dormer at the northern elevation, which is slightly lower than the main building roof height and thus allows the bulk of the original roof to dominate the building.'

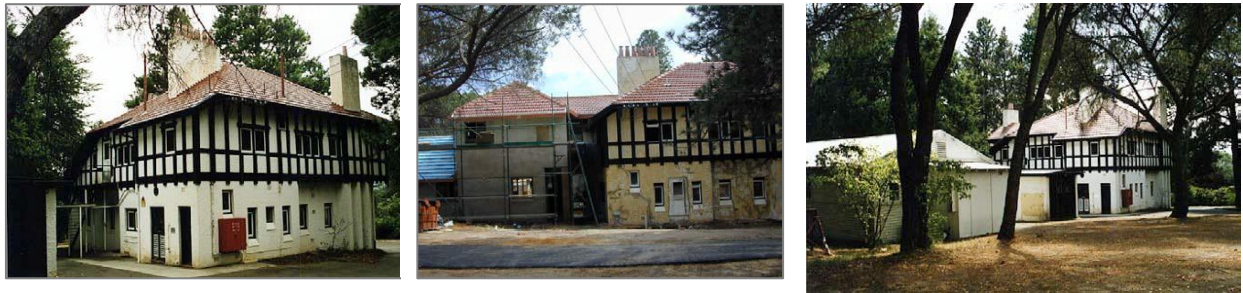


Figure 48: 2001 and 2002 photographs of the extension works

Source: PF & CC Architects photographs.

'...Apart from removal of sections of the wall to the ground and first floors, the opening up of the western wall necessitates the removal of one door [original doorway but not original door] and a window group to the ground floor; and the removal of two groups of windows and the 1960s exit door to the upper floor. Internally the principal [living room, bedroom and foyer] ground floor spaces remain as is [only the foyer has previously been modified from the original], and the existing bathroom [original laundry] is reconfigured to provide the same use but slightly bigger. The original kitchen, which was later modified to become an office, and the original servery, will provide access to the western extension. To the north-west corner of the existing house, a new deck will provide much needed external access to the Living Room of Westridge House; and to the Family Room of the new extension. The eastern face of this deck is 'tucked behind' the chimney breakfront at the north elevation. The first floor spaces remain largely intact, apart from the existing bathroom which is proposed to be reconfigured for the same use; and the breaching of the western wall.'



Figure 49: 2001 and 2002 photographs of the extension works

Source: PF & CC Architects photographs.

⁷⁷ Ibid



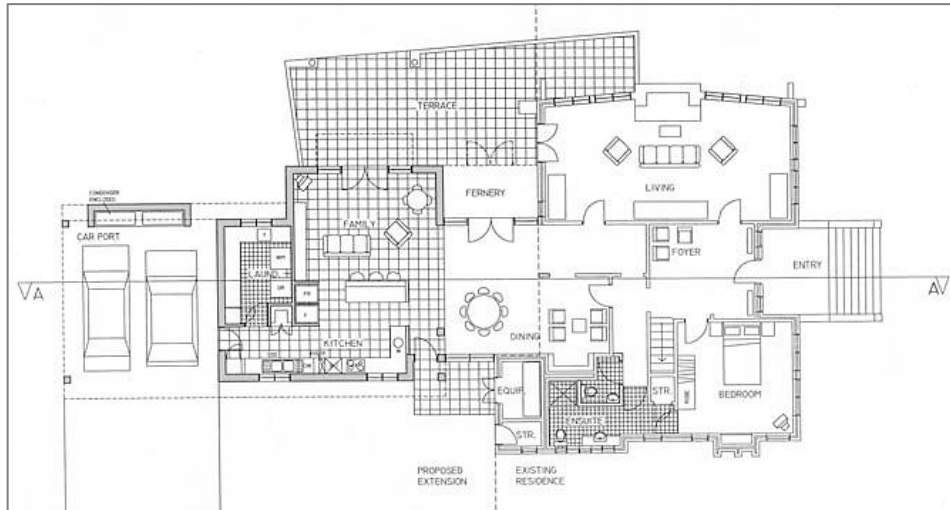


Figure 50: Ground Floor Plan

Source: Collins Caddaye Architects 2001.

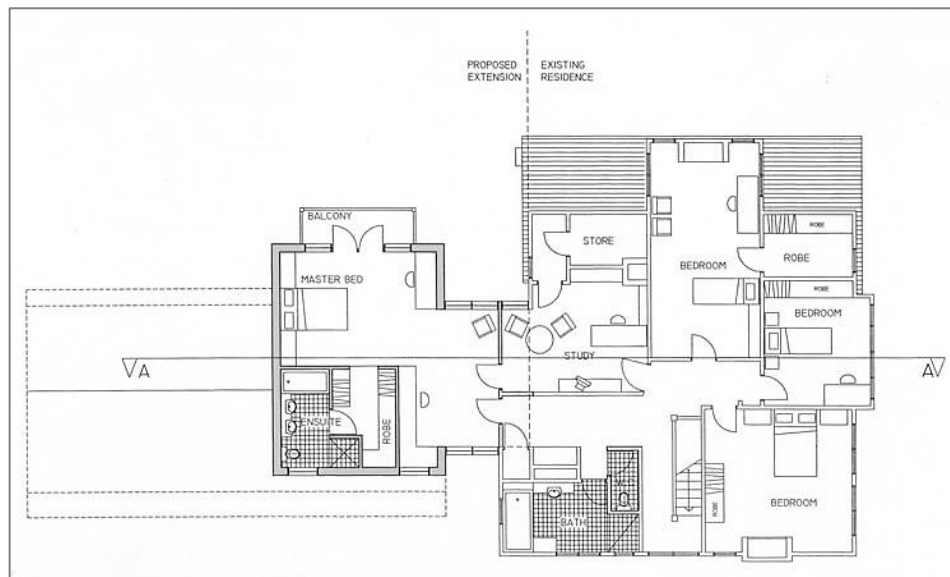


Figure 51: First Floor Plan

Source: Collins Caddaye Architects 2001.



Figure 52: South Elevation

Source: Collins Caddaye Architects 2001.





Figure 53: North Elevation

Source: Collins Caddaye Architects 2001.

2.16.4 Westridge House Gardens Maintained

A considerable amount of thinning and maintenance was undertaken at the time of the works to the House⁷⁸. The management proposals within the section 30 referral to the Australian Heritage Commission⁷⁹, provided a tree management plan, and stated as follows:

'...Twelve trees are proposed for removal around Westridge House as part of the adaptive reuse project [refer plan below]. Tree no 32 is a Turkey Oak, [Quercus cerris] in the front garden. This is a self-sown small tree in only fair condition. It has no heritage significance. Tree groups 33, 34 and 35 are two Deodars [Cedrus deodara] and 6 Himalayan Cypress [Cupressus torulosa] in a tight cluster. These are proposed for removal on two grounds. Firstly because they are of limited heritage significance in the context of Westbourne Woods, and secondly to provide solar access. The requirement to provide solar access is a criteria justifying removal of significant trees under the Tree Protection [Interim Scheme] Act 2001. Tree no 27 is a Flowering Plum [Prunus blireana], which is in poor condition due to basal decay and has a short life expectancy. Tree no 36 is a large stringy-bark eucalypt on the Banks Street boundary. It has a large scar on the side facing the house and has been pollarded. It is not in context with the strong conifer elements around Westridge House and no evidence has been found of heritage significance. Tree 38 is an Almond, [Prunus dulcis], which is in the front hedge and probably self sown. It has no heritage significance.'

⁷⁸ Refer 2002 *Tree Management Plan*, Figure 57 below.

⁷⁹ Peter Freeman Pty Ltd, *Westridge House Yarralumla, Section 30 Application*, July 2001.



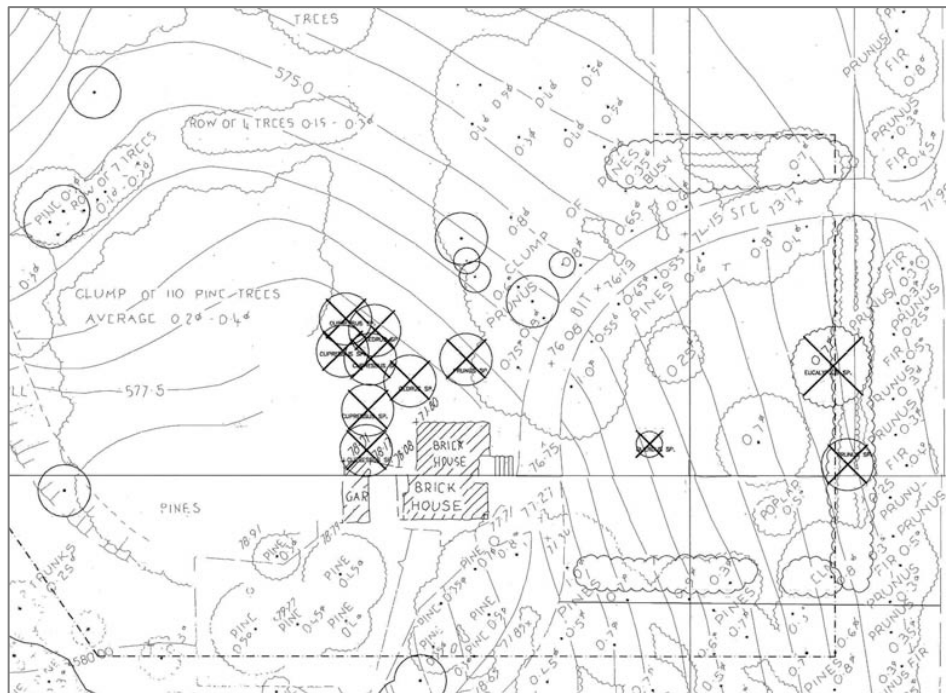


Figure 54: Tree Management Plan

Source: John Easthope Associates Landscape Consultants 2002



Figure 55: Thick Bush Areas

Source: Dr Robert Boden landscape consultants 2001.

2.16.5 Westridge House Disposal

In June 2004, the CSIRO Yarralumla precinct and the CSIRO Westridge House precinct were entered on the Commonwealth Heritage List. The CSIRO Heritage Strategy was completed in 2006, in accord with the EPBC Act [1999] provisions. In 2008 a HMP was prepared for the entire CSIRO Yarralumla campus [including Westridge House precinct], in accord with the Commonwealth Heritage List requirements. The CSIRO Forest Biosciences Division [the successor to the CSIRO Forest Research, was in that year in the process of being disbanded with staff being relocated to both Black Mountain and Gungahlin sites.

Westridge House residence was occupied by the CSIRO Chief Executive, Dr Geoff Garrett and his family, from 2000 to February 2009; the property being his principal residence while CEO of CSIRO. The property was not occupied from February 2009 to late 2010.

The lease was transferred to Dr Vincent John Adams Flynn (known as John) from the CSIRO in late 2010.



2.17 Dr John Flynn

Dr Flynn lived in the house from 2010 until his death in May 2016.⁸⁰

During his time he undertook modifications and extensions including:

- Addition of a lift to access the upper floor;
- Addition of a 4-car carport and a 4-car garage;
- Addition of a workshop/storage shed at the rear of the site;
- Associated changes to access roads and landscape; and
- Enclosure of the open area to the north along Banks Street.

These are outlined in the following plans:

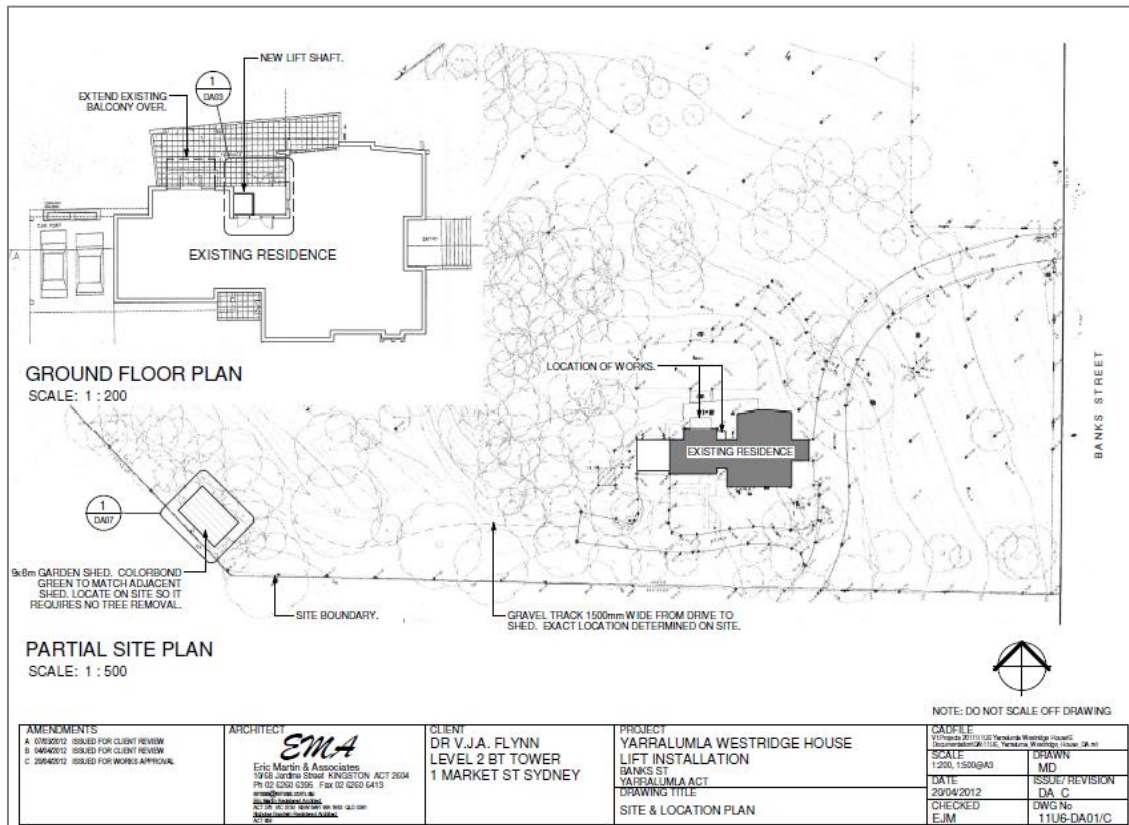


Figure 56: 2011 Lift Installation

Source: Eric Martin & Associates

⁸⁰ <https://www.afr.com/life-and-luxury/arts-and-culture/delivered-from-mossgreen-tatts-heirs-ward-hits-market-20180626-h11wh4>



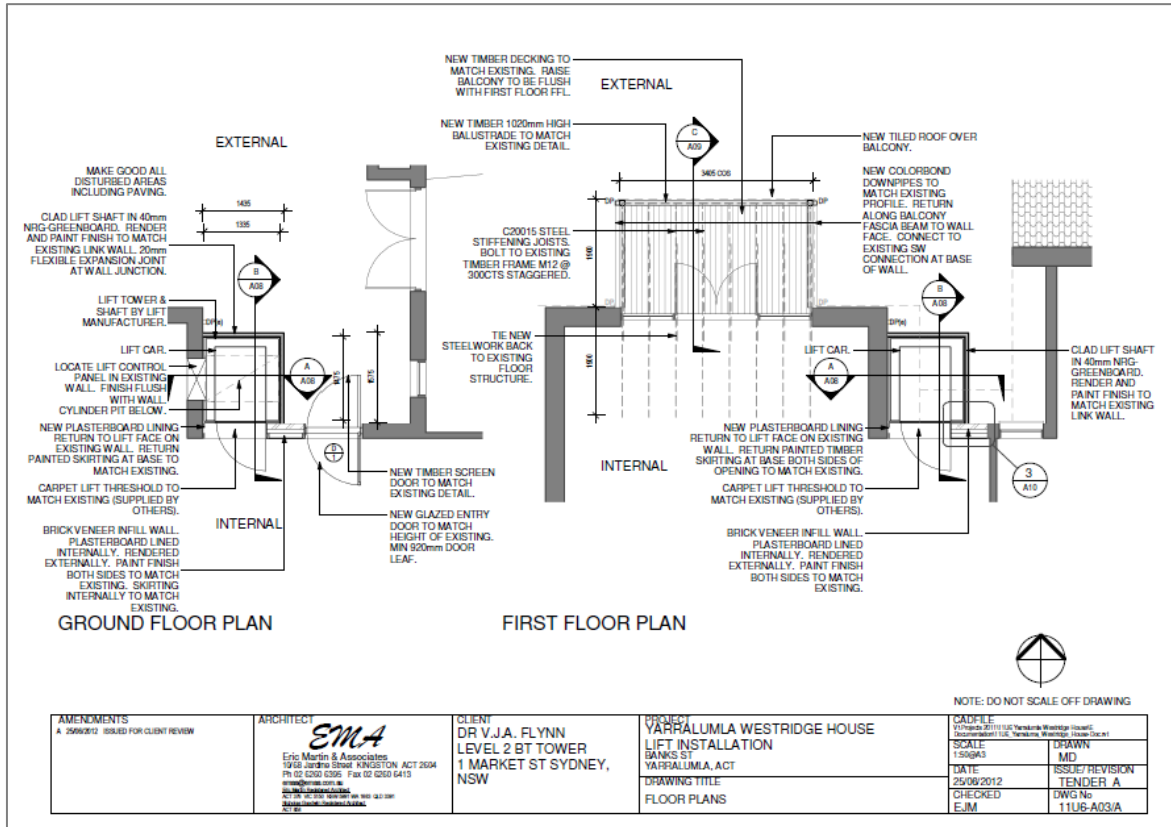


Figure 57: 2011 Lift Installation

Source: Eric Martin & Associates

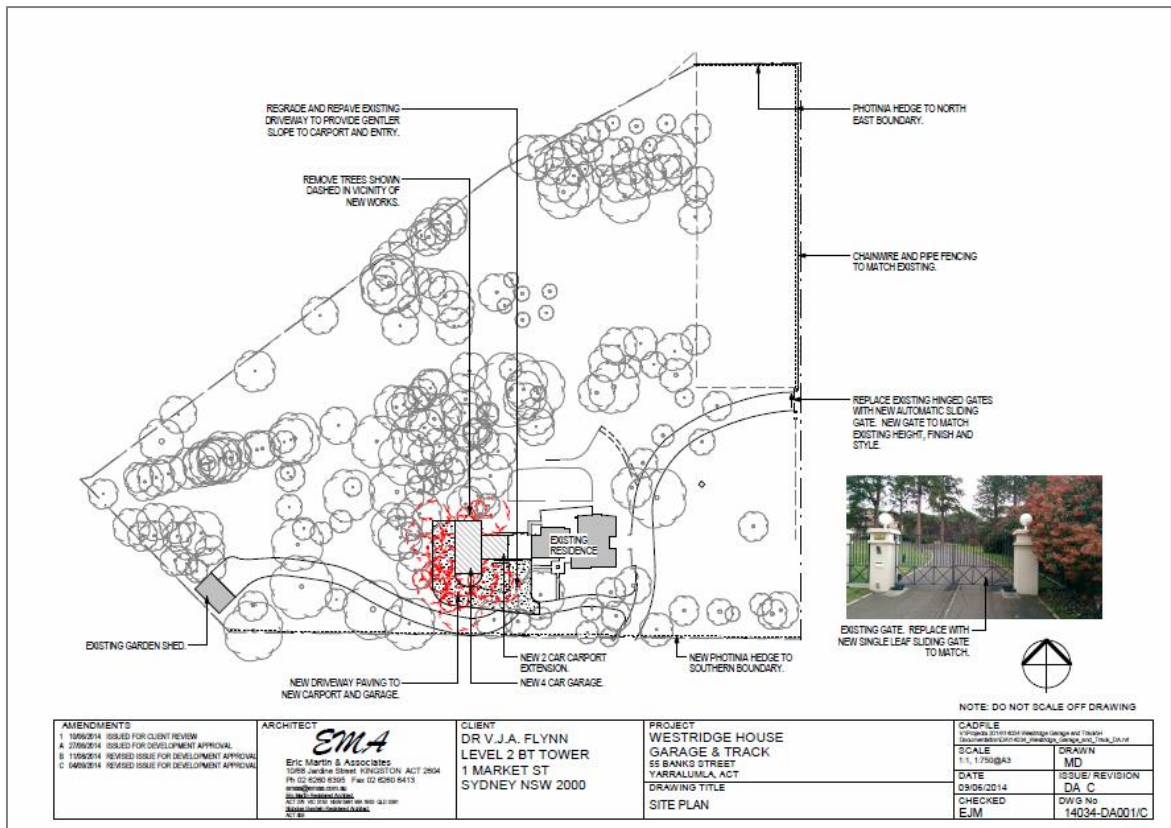


Figure 58: 2014 Garage and Track Site Plan

Source: Eric Martin & Associates



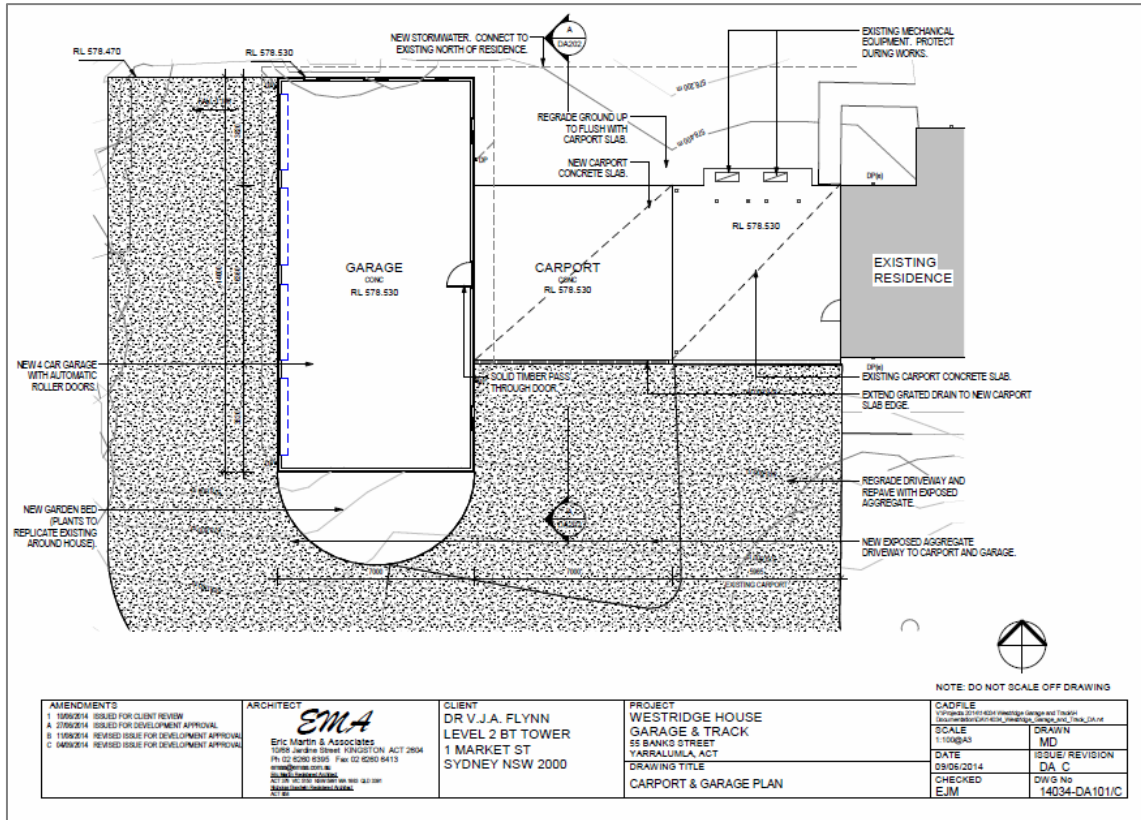


Figure 59: 2014 Garage Floor Plan

Source: Eric Martin & Associates

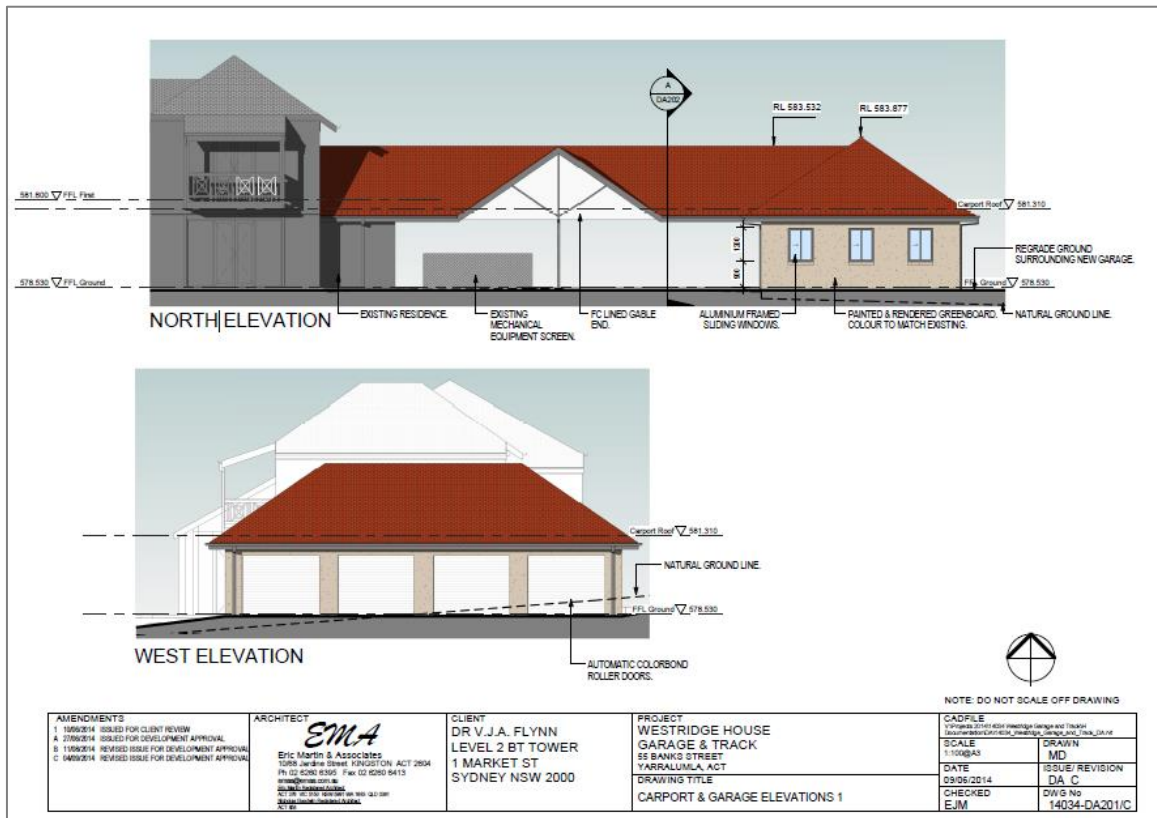


Figure 60: 2014 Garage Elevations

Source: Eric Martin & Associates



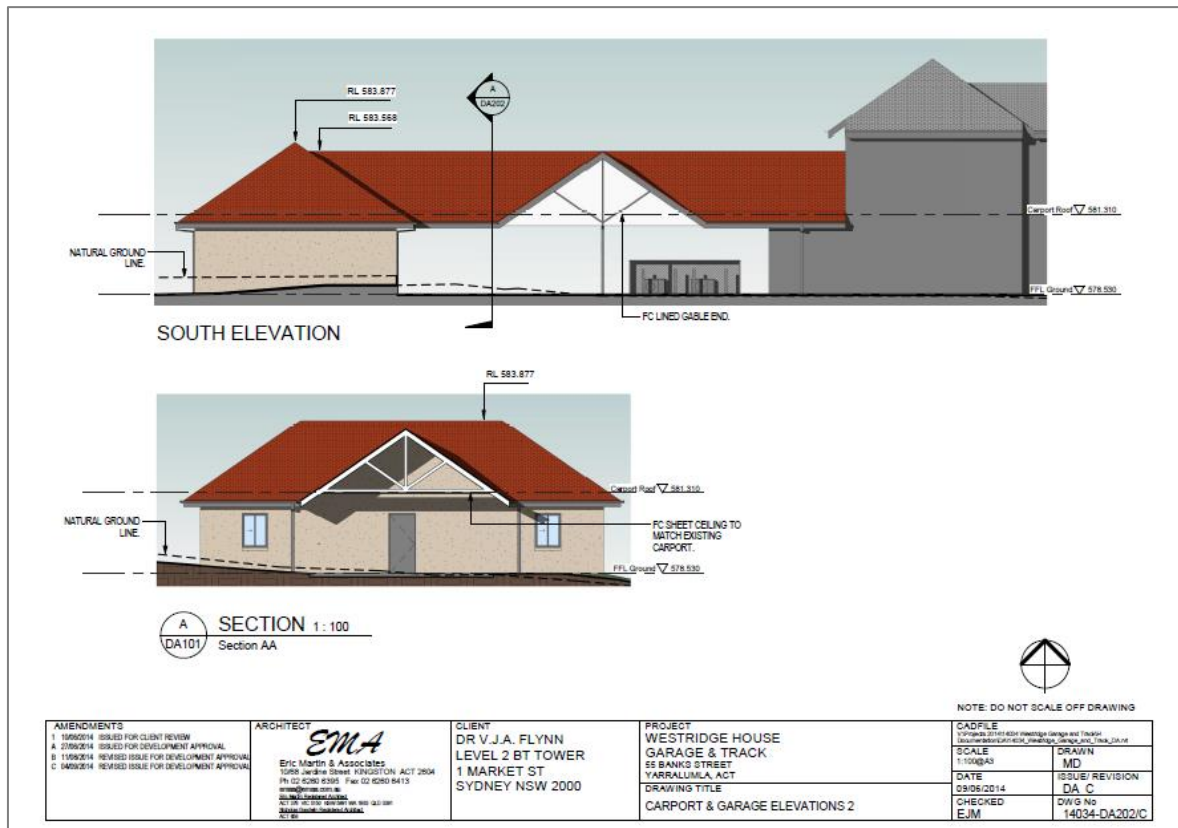


Figure 61: 2014 Garage Elevations

Source: Eric Martin & Associates

Dr John Flynn was the son of Sydney solicitor Vincent John Flynn and Jean Marie Flynn (nee Adams) who was the great niece of George Adams who founded the Tattersall's Lottery Sweepstakes⁸¹. John Flynn and his two brothers inherited a significant bequest from George Adams, founder of the Tattersalls empire.

Dr Flynn was a scholar of Indian history, and a graduate of the University of Sydney and the Australian National University. He was a scholar of Indian philosophies and a regular visitor to that country. He was jailed in New Delhi in 1994 for almost two years on the grounds of taking antique coins out of the country.

He was a known philanthropist and established a private charitable trust for the relief of poverty and education of disadvantaged persons of Indian descent⁸². Following his death his collections were auctioned with the proceeds of the sale of his estate being used to support the work of various charities and organisations and organisations including the National Trust of Australia (New South Wales) and the Jesuit Mission Australia.

Dr Flynn was an avid collector of cars (his fleet comprised 160 cars, mainly Rovers but also including many American classics like Cadillacs and Buicks), coins and antiques including furniture, cabinets, bureaus, bookcases, clocks and musical instruments and other items.

2.18

The deceased estate was transferred to [REDACTED] in November 2019⁸³ who remain the current lessee.

⁸¹ <https://the-riotact.com/estate-sale-of-tattersalls-heir-set-to-be-the-biggest-in-canberras-history/247767>

⁸² *ibid*

⁸³ *ibid*



3. PLACE DESCRIPTION

3.1 Previous Assessments

A comprehensive assessment and survey of Westridge House precinct building and site elements was undertaken as a component of the 2001 Westridge House precinct CMP.⁸⁴ A subsequent 'section 30 referral' for the adaptive reuse of the precinct included a landscape assessment and impact statement.⁸⁵ A 'corporate' HMP for the entire CSIRO Yarralumla precinct [former Australian School of Forestry precinct, and Westridge House precinct] was prepared in 2008. The precinct building and site elements assessment and survey updated the earlier inventory information only.⁸⁶ The following is a brief pictorial overview of the precinct prepared for the 2010 Heritage Management Plan.

3.2 Westridge House Precinct Buildings 2010

There has been minimal modification to Westridge House Precinct buildings since the completion of the additions to the House in 2002, in order to accommodate the then CSIRO CEO Dr Geoff Garrett. The house had been occupied from 2000 to February 2009.



Figure 62: Westridge House from Banks Street.

Source: PF 2010.



Figure 63: Westridge House from Banks Street and the entrance driveway 2010.

Source: PF 2010.



Figure 64: A 1928 Mildenhall photograph from a similar location.

Source: NLA Canberra A3560, 4216.

⁸⁴ Peter Freeman Pty Ltd: Conservation Architects & Planners; *Westridge House Precinct Yarralumla: Conservation Management Plan, final July 2001*. Volume 1 comprised the Plan proper and Volume 2 comprised the Appendices to the Plan [including the comprehensive building and landscape inventories]. The building assessment and inventory was undertaken by Peter Freeman and Ms Shoba Thiruchelvam [PF/pl]. The landscape assessment and inventory was completed by Dr Robert Boden, Conservation & Natural Resource Management, in association with John Easthope & Associates.

⁸⁵ Peter Freeman Pty Ltd: Conservation Architects & Planners; *Westridge House Precinct Yarralumla: Section 30 Application, final July 2001*. Application submitted under Section 30; Australian Heritage Commission Act 1975. The landscape assessment and impact statement was completed by John Easthope & Associates.

⁸⁶ Peter Freeman Pty Ltd: Conservation Architects & Planners; *CSIRO Yarralumla Campus Heritage Management Plan*, prepared for CSIRO Property Services; final June 2008. The updated landscape assessment and works recommendations were completed by Redbox Design Group, Canberra.





Figure 65: The Banks Street northern frontage (unfenced).

Source: PF 2010.



Figure 66: The eastern view to the drive and the House, composite Photograph, 2010.

Source: PF 2010.



Figure 67: The northern elevation of the House 2010.

Source: PF 2010.





Figure 68: The architectural drawing for the northern elevation, 2001.

Source: Collins Caddaye Architects.



Figure 69: The western elevation of the House 2010.

Source: PF 2010.



Figure 70: The original building western elevation (with later additions).

Source: MMGMDC entry, AIA ACT Chapter.



Figure 71: The western view to the House, composite photograph, 2010.

Source: PF 2010.



Figure 72: Southern elevation of the House, 2010.

Source: PF 2010.



Figure 73: The original building southern elevation (with later garage additions), 1986.

Source: MMGMDC entry, AIA ACT Chapter.





Figure 74: The southern view to the House, composite photograph, 2010.

Source: PF2010.

3.3 Westridge House Precinct Landscape

There had been minimal modification to Westridge House precinct landscape from the 2008 assessment and works recommendations to 2010.⁸⁷

CSIRO undertook some of the landscape remediation and maintenance works specified in the 2008 HMP, with the concurrence of the National Capital Authority [NCA].⁸⁸

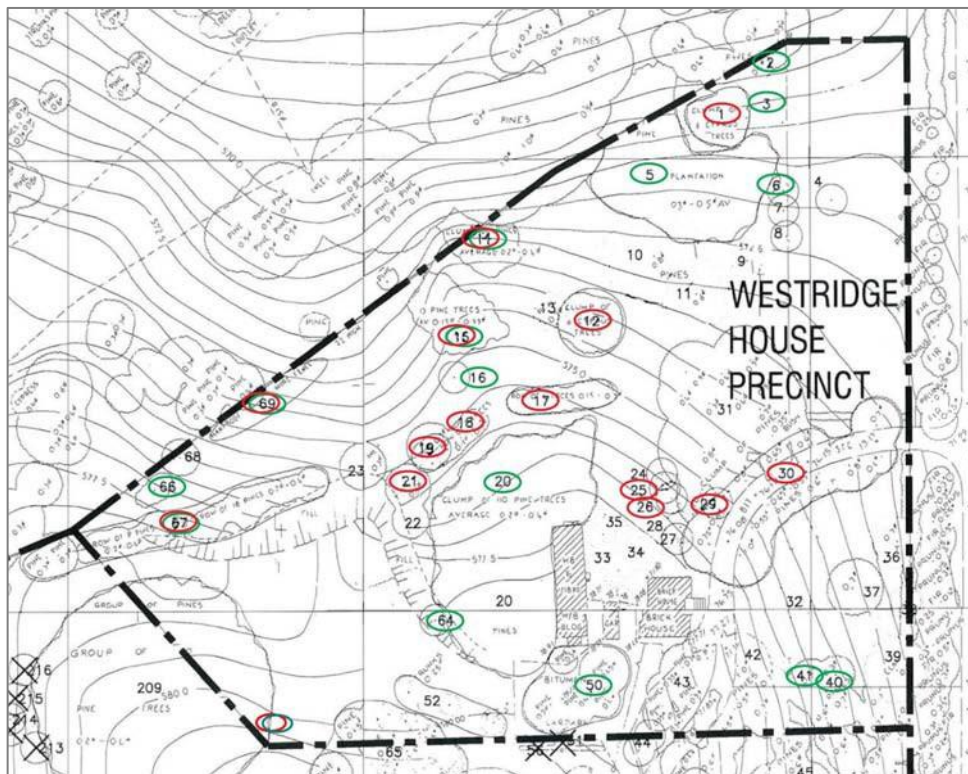


Figure 75: Westridge House precinct landscape plan, 2010, showing proposed landscape works (coloured annotation).

Source: Redbox plan 2008, with annotations by CSIRO.

⁸⁷ Peter Freeman Pty Ltd: Conservation Architects & Planners; *CSIRO Yarralumla Campus Heritage Management Plan*, prepared for CSIRO Property Services; final June 2008. The updated landscape assessment and works recommendations were completed by Redbox Landscape Group, Canberra.

⁸⁸ Correspondence March 2010.



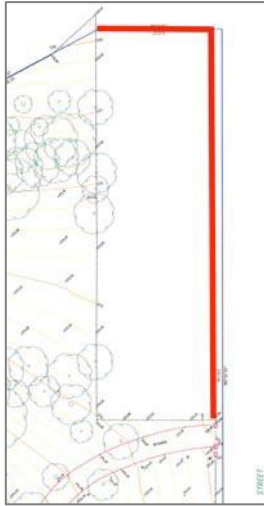


Figure 76: Proposed fencing to the Banks Street frontage.

Source: Redbox plan 2008, with annotations by CSIRO.



Figure 77: The Banks Street northeastern frontage photograph (unfenced area).

Source: PF2010.

The removal of landscape features [not necessarily trees] was recommended in the 2008 CSIRO Yarralumla Heritage Management Plan, within the landscape policy and recommendations for Westridge House precinct.⁸⁹ The proposed landscape works, as documented in Figure 75 above, related specifically to the HMP scheduled recommendations, and involved [primarily] the removal of invasive species, suckers, and shrub thinning. The ‘unmarked’ circle [bottom left Figure 75], related to the Redbox Landscape Group landscape element 209, and involved the removal of an invasive understory to these trees. However this work did not proceed.

Approval was received from the NCA for the proposed fencing works fronting Banks Street. These works were considered by the Authority to be a reasonable intervention, in heritage and streetscape terms, given the requirement of CSIRO [Property Services] to define the legal extent of Westridge House property.

The character of the large, landscaped area remains very informal, and relatively intact, refer panorama photographs below.



Figure 78: Westridge House seen through the precinct landscape.

Source: PF2010.

⁸⁹ The survey, policies and recommendations were prepared by Redbox Landscape Group [Theresa Whitten], as co-consultants with Peter Freeman Pty Ltd, as part of the Plan.



Figure 79: Westridge House seen through the precinct landscape from the north.

Source: PF2010.



Figure 80: Westridge House seen through the precinct landscape from the west.

Source: PF2010.


3.4 Current Description and Condition

The current plans are as shown in Figure 56 to Figure 61 with a description below. The condition throughout is good (refer also section 3.4.5.) A selection of photographs is included with more in Appendix F.


3.4.1 Setting

<p>Overall</p>	<p>The building is set within a large, landscaped area with curved bitumen driveway from Banks Street.</p>	
<p>Entry</p>	<p>The entry to the site is by large automatic metal framed sliding gates with mesh at the base and a pedestrian gate bordered by rendered pillars.</p> <p>A second gate with masonry posts exists on the south side and is linked to the former CSIRO site.</p>	




Site	The site is surrounded by a 1800mm black chainwire fence with shrubs on one or two sides, particularly along Banks Street.	
Banks Street	<p>The area along Banks Street is largely open but the west side encompasses Westbourne Woods with a large arboretum.</p> <p>Banks Street is lined with trees down each side, wide grassed verges and many large houses, many of which have been upgraded.</p>	




3.4.2 GROUNDS

Paving	Most paving is exposed aggregate at the south and main drive is bitumen.	
Garden Shed	This is a three bay green Colourbond shed with a skillion roof located at the rear of the site.	

3.4.3 EXTERIOR

Original House	The original house is a two storey Arts and Crafts (Tudor) style with exposed frame and stucco render infill.	
Extension	The new section is rendered.	
Roof	Pitched terra cotta tiles in marseille pattern with a variety of forms including hips and gables.	
Gutters	Quadrant and downpipes painted rectangular.	
Eaves	Flat sheet with cover batten	
Front porch	Large painted timber brackets.	
Chimneys	There are 3 large chimneys each serving more than one fireplace.	
Windows	Refer interior. Fly screens are white painted frame with mesh screen.	
Doors	Refer interior. Fly screen to front door has a white powdercoated frame with steel mesh screen.	



		
<p>Front Stairs</p>	<p>Balustrade either side of brick steps is low with a stucco rendered finish. Landing is brick.</p>	

3.4.4 INTERIOR

Ground Floor


<p>Floor</p>	<p>Timber floor carpeted except for the main room</p>	
<p>Walls</p>	<p>Rendered with painted chamfered skirting, timber beams and plaster wall vent.</p>	
<p>Ceiling</p>	<p>Plasterboard with 50mm coved cornice. Main room has been painted.</p>	
<p>Doors</p>	<p>Painted timber with 5 horizontal panels and stainless steel knob handle. Panted double faced architraves</p>	
<p>Windows</p>	<p>Vertical sliding windows which go into a cavity above the window which are lined with painted flush sheet and a panted rectangular bead. White venetian blinds internally. Flyscreen externally.</p>	



Stair	Carpeted over timber with projecting nosing, timber skirting and handrail.	
Fireplace	Large timber surround with enclosed fireplace. Decorative plaster vent above and tiled hearth.	
Lights	Suspended and modern.	
Electrics	Modern GPOs and switches.	
Heating	Heating to ground floor is underfloor with floor vents.	
Bathroom	Tiled floor and skirting with modern fittings.	
Former Kitchen	The former kitchen has an enclosed heater in the old fireplace.	

Extension



The extension follows similar details to the main house but includes:

	<ul style="list-style-type: none"> - Tiled floor to the kitchen, dining and laundry rooms; - New fitout including a lift; - Doors and windows are timber framed sliding and double hung; - Flyscreen doors to all openings; - Ceiling has no cornice (square set); - Most lights are downlights; and - New fitout to kitchen, laundry and bathroom. 	
--	--	---






Carpport

Structure	This is a 4-car carport with tile roof supported by steel beams.	
Floor	Floor is concrete.	
Fittings	There are timber and stainless-steel benches supported on a painted steel frame.	



Garage

Structure	This is a 4-car garage with tile roof.	
Walls	These are lined with flat sheet with textured paint.	
Windows	Powder coated aluminium sliding.	
Floor	Concrete with an epoxy finish.	
Ceiling	Flat sheet with cover battens	
Doors	Roller shutter	







First Floor

Floors	Fitout is similar to the ground floor with carpet over timber floor and wet areas tiled with tiled skirtings.	
Walls	Rendered with painted skirting or painted plasterboard with painted skirting.	
Ceiling	Plasterboard with a more elaborate cornice than ground floor. A picture rail is included in the original room.	
Doors	Doors, architraves and skirtings match ground floor	
Windows	As for ground floor	



Stair	Balustrade is stained timber	
Heating	Ducted air conditioning with ceiling vents	
Lights	Surface mounted	
Fireplaces	All fireplaces are boarded up with only the main bedroom retaining a timber surround.	
Wet areas	These are fitted out with modern fittings.	
Skylight	A skylight is added over one room.	
Cupboards	With the roof shape there are some unusual shaped built-in cupboards.	
Deck/balcony	The/deck balcony to the new section is timber with detailing similar to the existing house.	

3.4.5 Condition

The house is currently in good condition throughout.

The entry gates are operational and paint on metal sections is sound.

The main bitumen drive is sound, even without potholes and edges stabilized.

The garden shed has no deterioration in external materials, internal finishes and all details are operational.

The paint to the exterior of the house is sound and in good condition. There are no roof leaks or evidence of deterioration of gutters or downpipes. Flyscreens are all sound and effective.

The interior finishes are sound and in good condition. All painted surfaces are good with minimal scratch marks. Windows and door are all operational. Fittings, including plumbing, throughout are operational and sound. There are no known issues with the electrical system and fittings.

Stair finishes are sound with only minor scuff marks.

The heating system is fully operational and effective.



The lift is operational and maintained in good condition.

The garage is in good condition with minor scuff marks on the floor and walls. All roller doors operate effectively.

Fireplaces are sound but not operational.

There is no concern with the condition and the condition does not adversely impact on any heritage values.




3.5 Landscape

The condition of the landscape is good but note comments in Section 3.5.2 below.

3.5.1 Landscape Elements

<p>Trees</p>	<p>Plantings mostly in species groups, dominated by coniferous varieties, with fewer deciduous and evergreen native individuals and groups</p>	
		
<p>Lawn</p>	<p>Irrigated and non-irrigated (operability of irrigation system not known)</p>	



<p>Hedges</p>	<p>Evergreen exotic shrub species bordering the eastern, northern and southern boundaries</p>	
<p>Dwelling gardens</p>	<p>Ornamental tree, shrub and groundcover plantings in immediate vicinity of house and carport</p>	
<p>Furniture</p>	<p>Few scattered contemporary proprietary bench seats, bollard lights</p>	
<p>Fencing</p>	<p>Mesh chain-link wire fencing and gates, of various heights</p>	

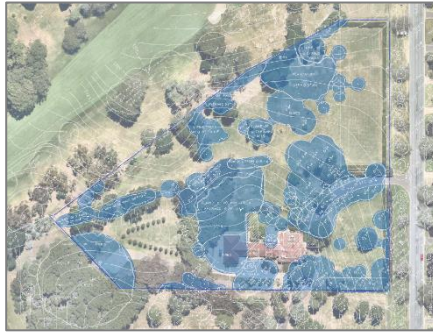
3.5.2 Condition

The landscape is currently in a variable condition which is generally good, but there are some concerns as outlined below.

Of particular note in terms of detracting from the landscape character and tangible values are:



Tree cover: c.35-40% less canopy cover relative to original/early conditions, ref figures.



Above: Early Tree Canopy Coverage



Above: 2022 Tree Canopy Coverage

Tree plantings which are visually inconsistent with species or arrangement typifying original/early plantings



Irregular grass cover, especially where vegetation has been removed



Modification to the undulating terrain (possibly from disposal of surplus material), and consequent interruption of visual and topographic connection with golf course



Build-up of stockpiled materials



Visual incompatibility of recent driveway plantings with context, in terms of selection of native grass-like species, but with insufficient cover to visually replicate an open lawn character.



4. HERITAGE SIGNIFICANCE

4.1 Introduction

This assessment and statement of cultural significance has been prepared to provide an understanding of the cultural significance of Westridge House precinct. The approach taken to the assessment has been to review and interrogate the previous statements of cultural significance, and then to 'unite' those reviewed statements into a revised statement of significance utilising the Commonwealth Heritage criteria.⁹⁰

4.2 Previous Statements of Significance: Westridge House Precinct

4.2.1 The 2001 HMP Statement of Significance⁹¹

Westridge House was established as the residence for the principal of the Australian is Forestry and Westbourne Woods. The School of Forestry and the Principal's residence, Westridge House, were built during the 1920's development phase of Canberra when a number of government departments and institutions were first relocated the national capital.⁹²

Westridge House is architecturally unique in Canberra, and the residence with its backdrop of Westbourne Woods and its surrounding plantings, particularly the Western Yellow Pines, Stone Pines, Bishop Pines and Cypress, form a distinctive and picturesque feature which is highly valued by the Canberra community.⁹³

Westridge House is an important example of the work of Melbourne architect Harold Desbrowe-Annear and is one of a small group of houses in the Arts and Crafts style designed by Desbrowe-Annear during the 1920s. These houses recall the work of notable British architects C F A Voysey, E S Prior and M H Baillie-Scott, and allude generally to medieval domestic architecture, at the same time engaging with contemporary architecture and contemporary issues. Built in 1927-28, Westridge House evidences a range of innovative features which were typical of Debsrowe-Annear's work, including windows which slide vertically into the wall cavity, fly screens which automatically cover the window openings when opened, chimney ventilation stacks and a stepped form to help ventilate the entire building.⁹⁴

Westridge House has a strong association with its early occupants Charles and Ruth Lane- Poole [1927-1944] and Dr Max Jacobs [1944-1961], principals of the Australian School of Forestry, who were both notable contributors to the science and study of forestry in Australia. Charles Lane Poole was probably responsible for the planting of the Western Yellow Pines, which line the driveway, as these are believed to be contemporary with the residence, and one of these trees evidences experiments undertaken by Max Jacobs on climate and tree growth. The residence has a strong association with the life and work of noted early twentieth century architect Harold Desbrowe-Annear.⁹⁵

4.2.2 The Commonwealth Heritage List Statement of Significance^{96,7}

Westridge House including garden and garage, is an important example of early C20th residential architecture by the architect Harold Desbrowe Annear. The building displays an eclectic transitional style reflecting the Arts and Crafts ideals but with a simplified interpretation. It is finely proportioned with creative detailing such as built-in cupboards, and windows sliding into wall cavities.⁹⁷

⁹⁰ This process follows the CSIRO heritage strategy, as set out in Appendix C.

⁹¹ The 2001 HMP statement of significance was informed by the following: The Register of the National Estate Database: Statement for Westridge House, which was entered on the RNE on 11 August 1987 [RNE Database No. 013339], and the Interim Heritage Places Register ACT: Statement for Westridge House, which was entered on the IHP in 2000.

⁹² RNE Criterion A.4.

⁹³ RNE Criterion E.1.

⁹⁴ RNE Criterion F.1.

⁹⁵ RNE Criterion H.1. Annear's work has recently been celebrated in the architectural biography by Dr Harriet Edquist 'Harold Desbrowe Annear: A Life in Architecture', MUP Miegunyah Press, 2004.

⁹⁶ 2004 entry to the CHL. These are the official significant values of the place.

⁹⁷ CHL Criterion F1.



Westridge House was established as the residence for the principal of the Australian Forestry School in 1927 in the suburb of Westridge [now Yarralumla]. The building has a strong association with its early residents, [acting Principal] Charles Lane Poole and [Principal] Dr Max Jacobs, who were notable contributors to developing the Federal Forestry Bureau and principals of the Australian School of Forestry.⁹⁸

Westridge House block is a major element of Canberra's historic forestry precinct, which encompasses the Australian School of Forestry and Westbourne Woods. These features denote the Federation development phase of Canberra when government departments and institutions were first relocated to Canberra.⁹⁹

The house with its unique architectural style, its backdrop of Westbourne Woods and its surroundings of pines and cypresses, creates a distinctive picturesque feature in a historic Canberra area.¹⁰⁰

4.2.3 The 1987 Register of Significant Twentieth Century Architecture Statement of Significance¹⁰¹

Westridge House is an important residence as an example of the tempered eclecticism of one of Australia's notable architects of the early twentieth century. The house is an austere but finely proportioned residence, which features innovative detailing. Anear has been acclaimed as a proto-functionalists although it seems more likely that he was an exponent of the Arts and Crafts style who was increasingly influenced by the abstract arts development in the early part of the century. The design of this house follows this style, drawing on vernacular Tudor architecture. It is also an uncommon example of the transitional period between Federation and the Modern Movement, which was at a time of architectural diversity. The residence is of historical interest for its association with the development of the Australian Forestry School, in particular as the residence of its Principal.

4.3 Official Heritage Values

The current statement of significance contained in the Commonwealth Heritage List is provided in Section 4.2.2 above.

The applicable criteria and attributes set out in the CHL citation¹⁰² are the official heritage values of Westridge House under the EPBC Act. These are:

Criterion A – Processes

Westridge House block is a major element of Canberra's historic forestry precinct, which encompasses the Australian School of Forestry and Westbourne Woods. These features denote the Federation development phase of Canberra when government departments and institutions were first relocated to Canberra.

Attributes:

The building's relationship to the School of Forestry.

Criterion E– Aesthetic characteristics

The house with its unique architectural style, its backdrop of Westbourne Woods and its surroundings of pines and cypresses, creates a distinctive picturesque feature in a historic Canberra area.

Attributes:

The building's architectural style and setting.

⁹⁸ CHL Criterion H1.

⁹⁹ CHL Criterion A4, Refer also Australian Historic Theme 7.6 Administering Australia.

¹⁰⁰ CHL Criterion E1.

¹⁰¹ Refer full citation Appendix B.

¹⁰² https://www.environment.gov.au/cgi-bin/ahdb/search.pl?mode=place_detail;search=state%3DACT%3Blist_code%3DCHL%3Blegal_status%3D35%3Bkeyword_PD%3D0%3Bkeyword_SS%3D0%3Bkeyword_PH%3D0;place_id=105427



Criterion F– Technical achievement

Westridge House including garden and garage, is an important example of early 20th Century residential architecture by the architect Harold Desbrowe Annear. The building displays an eclectic transitional style reflecting the arts and Crafts ideals but with a simplified interpretation. It is finely proportioned with creative detailing such as built-in cupboards, and windows sliding into wall cavities.

Attributes:

The building's Arts and Crafts stylistic references, its fine proportions and creative detailing such as built-in cupboards and windows sliding into wall cavities.

Criterion H– Significant people

Westridge House was established as the residence for the principal of the Australian Forestry School in 1927 in the suburb of Westridge (now Yarralumla). The building has a strong association with its early residents, Charles Lane Pool and Dr Max Jacobs, who were notable contributors to development the Federal Forestry Bureau and principals of the Australian School of Forestry.

Attributes:

The building and its setting.

4.4 Revised Assessment of Cultural Significance

The assessment has been prepared utilising the Commonwealth Heritage List [CHL] criteria. The assessment is prefaced by the relevant CHL criteria, and the assessment amplifies the official CHL significance attributes or values of the place.

CRITERION A: the place has significant heritage value because of the place's importance in the course, or pattern, of Australia's natural or cultural history.

Westridge House block is a major element of Canberra's historic forestry precinct, which encompasses the Australian School of Forestry and Westbourne Woods. These features denote the Federation development phase of Canberra when government departments and institutions were first relocated to Canberra.¹⁰³

The development phase in Canberra saw a number of government departments and institutions relocated to the national capital. The Forestry School was one of the few institutions for which the Federal Capital Commission provided buildings, in this case for the School itself, and for the School's Director. Thus Westridge House is significant in the historical development of the federal capital, and for its historical connections with the Yarralumla arboretum and nursery, with the AFS and the Westbourne Woods, and with the formation of Lake Burley Griffin. The subsequent history of Westridge House reflects the changing roles of the School, and later, of the CSIRO.

The attributes are:

- the original house, including original finishes such as the main room on the ground floor, the stair and the windows;
- the relationship to the former CSIRO/Australian Forestry School site and the adjacent arboretum.

CRITERION B: The place has significant heritage value because of the place's possession of uncommon, rare or endangered aspects of Australia's natural or cultural history.

The rare feature of the house is the windows which slide up into a cavity above the window. The uncommon aspect of the house is the Interwar Old English style of which there are few examples in the ACT.

These aspects are captured by other criteria and as standalone items do not meet the threshold to satisfy the criteria.

¹⁰³ Restatement of the official CHL significance values of the place.



CRITERION C: The place has significant heritage value because of the place's potential to yield information that will contribute to an understanding of Australia's natural or cultural history.

The building contributes to an understanding of Australian Architecture but does not meet the threshold to satisfy this criteria.

CRITERION D: The place has significant heritage value because of the place's importance in demonstrating the principal characteristics of a class of Australia's natural or cultural places; or a class of Australia's natural or cultural environments.

The original house demonstrates the characteristics of an Interwar Old English style of architecture¹⁰⁴ including;

- Asymmetrical massing;
- Decorative timber barge boards;
- Imitation half timbering;
- Catslide roof;
- Textured render;
- Tall chimneys; and
- Jetting.

It is considered to satisfy the criteria with the attributes being the external fabric and details of the original house as listed above.

The attributes are the external fabric of the original house and Old English stylistic characteristics.

CRITERION E: The place has significant heritage value because of the place's importance in exhibiting particular aesthetic characteristics valued by a community or cultural group.

The house with its unique architectural style, its backdrop of Westbourne Woods and its surroundings of pines and cypresses, creates a distinctive picturesque feature in a historic Canberra area.¹⁰⁵

Westridge House is an important residence as an example of the tempered eclecticism of one of Australia's notable architects of the early twentieth century Harold Desbrowe-Annear. The house is an austere but finely proportioned residence, which features innovative detailing illustrative of the Interwar Old English style.

The attributes are the original house and the overall landscape setting.

CRITERION F: The place has significant heritage value because of the place's importance in demonstrating a high degree of creative or technical achievement at a particular period.

Westridge House, including the garden, is an important example of early 20th Century residential architecture by the architect Harold Desbrowe Annear. The building displays an eclectic transitional style reflecting the Old English style ideals but with a simplified interpretation. It is finely proportioned with creative detailing such as built-in cupboards, and windows sliding into wall cavities.¹⁰⁶

Westridge House is the only Canberra building designed by the nationally famous architect Harold Desbrowe-Annear. Annear has been acclaimed as a proto-functionalist although it seems more likely that he was an exponent of the Arts and Crafts style¹⁰⁷ who was increasingly influenced by the abstract arts development in the early part of the century. The design of this house follows this style, drawing on

¹⁰⁴ Apperley, R, Irving, R and Reynolds P, *A Pictorial Guide to Identifying Australian Architecture*, Angus and Robertson, 1989 p202-205 and 1915-1940.

¹⁰⁵ Restatement of the official CHL significance values of the place.

¹⁰⁶ Restatement of the official CHL significance values of the place.

¹⁰⁷ This has similar characteristics to this house but is an earlier style of architecture. Federation Arts and Crafts 1890-1915, Apperley et al p 140-143.



vernacular Tudor (old English) architecture. It is also an uncommon example of the transitional period between Federation and the Modern Movement, which was at a time of architectural diversity. Westridge House is an important example of the work of Melbourne architect Harold Desbrowe-Annear and is one of a small group of houses in the style designed by him during the 1920s. These houses recall the work of notable British architects C F A Voysey, E S Prior and M H Baillie-Scott, and allude generally to medieval domestic architecture, at the same time engaging with contemporary architecture and contemporary issues. Built in 1927-28, Westridge House evidences a range of innovative features, which were typical of Desbrowe-Annear's work. Part of Westridge House site was incorporated into the original Westbourne Woods arboretum, initiated by Thomas Charles Weston. The immediate grounds surrounding Westridge House were developed as a private garden, for the home of the former Acting Principal of the Australian Forestry School, Charles Lane Poole, in 1929. The main features in the early development of the garden at Westridge House were broad lawn areas, and the formal entrance driveway.

Attributes are the original house, particularly the exterior stylistic characteristics, its landscape setting and relationship to the former CSIRO site and arboretum.

CRITERION G: The place has significant heritage value because of the place's strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.

This criterion is not met.

CRITERION H: The place has significant heritage value because of the place's special association with the life or works of a person, or group of persons, of importance in Australia's natural or cultural history.

Westridge House was established as the residence for the principal of the Australian Forestry School in 1927 in the suburb of Westridge [now Yarralumla]. The building has a strong association with its early residents, Charles Lane Poole and Dr Max Jacobs, who were notable contributors to developing the Federal Forestry Bureau and principals of the Australian School of Forestry.¹⁰⁸

Charles Lane Poole was probably responsible for the planting of the Western Yellow Pines, which line the driveway, as these are believed to be contemporary with the residence, and one of these trees evidences experiments undertaken by Max Jacobs on climate and tree growth. The House was also the home of Ruth Lane Poole, an important interior designer in the early federal capital.

The house is also associated with, and design by, notable Australian and Melbourne architect Harold Desbrowe Annear and is considered to be one of his best designs of this style.

The site has a historical relationship with the CSIRO Forestry Precinct and Australian Forestry School and their shared significance should be considered and respected. The heritage values are contained in the citations in Attachment F.

Attributes are the original house and its association with the former CSIRO site.

CRITERION I: The place has significant heritage value because of the place's importance as part of Aboriginal tradition.

The landscape of the site has been highly altered from the initial phase of establishment of the School of Forestry and Westbourne Woods. There are no known Aboriginal interest or values associated with the site.

This criterion is not met.

4.5 Possible Revision to the Statement of Cultural Significance

The following is proposed as a revised statement to the current Commonwealth Heritage List statement of significance as a result of the revised assessment in Section 4.4.

Westridge House including garden and garage, is an important example of early 20th Century residential architecture by the notable Melbourne architect Harold Desbrowe Annear. The building

¹⁰⁸ Restatement of the official CHL significance values of the place.



displays an eclectic transitional style reflecting the Arts and Crafts ideals but with a simplified interpretation. It retains many stylistic characteristics of Interwar Old English style of architecture. It is finely proportioned with creative detailing such as built-in cupboards, and windows sliding into wall cavities. The main ground floor room retains these characteristics and other fine details.

Westridge House was established as the residence for the principal of the Australian Forestry School in 1927 in the suburb of Westridge [now Yarralumla]. The building has a strong association with its early residents, Charles Lane Poole and Dr Max Jacobs, who were notable contributors to developing the Federal Forestry Bureau and principals of the Australian School of Forestry. The house was the home of Ruth Lane Poole, an important interior designer in the early federal capital.

Westridge House block is a major element of Canberra's historic forestry precinct, which encompasses the Australian School of Forestry and Westbourne Woods. These features denote the Federation development phase of Canberra when government departments and institutions were first relocated to Canberra.

The house, with its unique architectural style, which is an exceptional example of Desbrowe Annear's work and one of very few houses of this style in Canberra, its backdrop of Westbourne Woods and its surroundings of pines and cypresses, creates a distinctive picturesque feature in a historic Canberra area.

Note: This change has no legislative effect under the EPBC Act but is useful in guiding the conservation policies. It is not inconsistent with the official values but helps to clarify and expand them.

4.6 Grading of Significance

The following details help clarify the elements of significance associated with the site, building and landscape. They are divided as suggested by JS Kerr in *The Conservation Plan* into the following levels:

Grading	Justification
EXCEPTIONAL	an element which demonstrates national heritage values in its own right and makes an outstanding contribution to the place's heritage value in a broader context. Changes to these values are to be prevented.
HIGH	an element which demonstrates Commonwealth Heritage values in its own right and makes a significant contribution to the place's heritage value. Existing alterations do not detract from its heritage values. Loss or unsympathetic further alteration would diminish the Commonwealth Heritage values of the place.
MODERATE	an element which reflects Commonwealth heritage values contributing to the overall significance/values of the place in a moderate way. Loss or unsympathetic alteration is likely to diminish the Commonwealth Heritage values of the place.
LOW	an element which reflects some Commonwealth Heritage values but only contributes to the overall significance/values of the place in a minor way. Loss will not diminish the Commonwealth Heritage values of the place.
NONE	an element which does not reflect or demonstrate any Commonwealth Heritage values and does not contribute to the overall Commonwealth Heritage values of the place. Does not fulfil criteria for heritage listing and removal would not diminish Commonwealth Heritage values of the place.
INTRUSIVE	Damaging to the place's heritage values. Loss may contribute to the Commonwealth Heritage values of the place. Does not fulfil criteria for heritage listing.



4.7 Tolerance for Change

Tolerance for change is applied to elements to identify the extent to which they retain and/or provide important evidence of the site's significance in their existing form, fabric, function and/or location.

Sensitivity for Change	Application to Westridge House
Low	The key attribute (form, fabric, function and/or location) embodies the heritage significance of the component and its contribution to Westridge House. It retains a high degree of intactness with only very minor alterations that do not detract from significance. The key attribute should be retained and conserved through maintenance and restoration.
Moderate	The key attribute (form, fabric, function and/or location) only partly embodies the heritage significance of the component and the site or has been considerably modified. The key attribute should be retained and conserved. There is greater opportunity for change with less adverse impact.
High	The key attribute (form, fabric, function and/or location) has little heritage significance to the component or the overall site.

4.8 Significance of Elements

Item	Significance	Tolerance for Change
Exterior of original house (except the Western side)	High	Low
2002 extensions	Low	High
2015 extensions	Low	High
Original interiors of main room, ground floor, including doors	High	low
Windows in original house	High	Low
Stair in original house	Moderate	Moderate
Other doors in original house	Moderate	Moderate
Other internal details of original house	Moderate	Moderate
Bitumen drive	Moderate	Moderate
Single entry off Banks Street	Moderate	Low
Garden shed	Intrusive	High
Exposed aggregate paving	Low	High
Paving on north of house	Low	High



Item	Significance	Tolerance for Change
Landscape elements		
Trees	High	Low
Lawns/grass beyond the immediate surrounds of the house	High	Moderate
Gardens immediately surrounding house	Moderate	Moderate
Landscape fixtures (benches, lighting, fences, etc)	Low	High



5. OPPORTUNITIES AND CONSTRAINTS

5.1 Summary

The following legislation currently applies, and will apply to the future management of the site:

- Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth);
- Australian Capital Territory (Planning and Land Management) Act 1988 (Commonwealth) including the National Capital Plan (Commonwealth);
- Disability Discrimination Act 1992 (Commonwealth);
- Copyright Amendment (Moral Rights) Act 2000.

These instruments are briefly described below along with other opportunities and constraints.

5.2 Environment Protection and Biodiversity Conservation Act 1999

The Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) is the Commonwealth's key environmental and heritage legislation. The following sections of the Act apply to Westridge House. Should the land subject to this HMP become Territory Land, any reference in the HMP to the Commonwealth/Finance shall, as from the date when the Land becomes Territory Land, be taken to be a reference to the Territory/ACT Government or any statute or ordinance substituted therefor.

Section 26 & 28 – Actions taken on Commonwealth land or by the Commonwealth

Under S26 of the Act a person must not take an action on Commonwealth land that will or may have a significant adverse impact on the environment as defined under the Act, which includes heritage and matters of National Environmental Significance (NES).

Under S28 a Commonwealth agency must not take an action that will or may have a significant adverse impact on the environment.

Actions that will have a significant adverse impact on the environment require approval from the Minister for Environment and Water.

Agencies may refer a proposed action to the Minister seeking a decision as to whether an action requires approval under the EPBC Act. The decision to refer is to be made by the person or agency taking the action.

Division 3A – Managing Commonwealth Heritage Places

Division 3A provides for the identification of Commonwealth Heritage Values, establishes the Commonwealth Heritage List and provides for the protection of Commonwealth Heritage Places. The following sections are particularly pertinent to the management of Westridge House.

S341ZB – A Commonwealth agency must conduct a program to identify Commonwealth Heritage values for each place it owns or controls (this assessment satisfies this requirement)

S341ZC – A Commonwealth agency must not take an action that will or may have an adverse impact on the values of a Commonwealth Heritage Place, unless there is no feasible or prudent alternative and all reasonable measures that can reasonably be taken to mitigate the impact are taken.

S341S – A Commonwealth agency must make a written plan to protect and manage the Commonwealth Heritage Values of a Commonwealth Heritage place it owns or controls. Under the Act an agency may seek endorsement of their plan from the Minister, after which all the actions outlined in the plan would similarly be endorsed.

S341V – A Commonwealth agency must not contravene a plan made under S341S or give permission to contravene the plan.

S341ZE – If a Commonwealth agency sells or lease all or part of a Commonwealth Heritage place, they must notify the Minister all least 40 days prior to the sale and must include a heritage covenant in the contract of sale (or equivalent measure), to ensure the ongoing protection of the site's Commonwealth Heritage Values.



Also established under the EPBC Act is the National Heritage List which includes places of natural and cultural heritage deemed to be of national significance to Australia. Westridge House is not included in this list.

An assessment against the EPBC Act Schedules 7A and 7B is below.

Commonwealth Heritage Management Principles: Schedule 7A of the EPBC Act – Amendment Regulations 2003 (No 1)

No	Requirements (Schedule 7A)	Compliance Comments
(a)	Establish objectives for the identification, protection, conservation, presentation and transmission of the Commonwealth heritage values of the place; and	Complies: Section 6
(b)	Provide a management framework that includes reference to any statutory requirements and agency mechanisms for the protection of the Commonwealth Heritage values of the place; and	Complies: Sections 7 and 7.4
(c)	Provide a comprehensive description of the place, including information about its location, physical features, condition, historical context and current uses; and	Complies: Sections 2 and 3
(d)	Provide a description of the Commonwealth Heritage values and any other heritage values of the place; and	Complies: Sections 4.3
(e)	Describe the condition of the Commonwealth heritage values of the place; and	Complies: Section 3.3. 3.4 and 3.5
(f)	Describe the method used to assess the Commonwealth Heritage values of the place; and	Complies: Section 4
(g)	Describe the current managements and goals, including proposals for change and any potential pressures on the Commonwealth Heritage values of the place; and	Complies: Sections 6 and 7
(h)	Have policies to manage the Commonwealth Heritage values of a place, and include in those policies, guidance in relation to the following:	Complies: Section 6
	(i) The management and conservation processes to be used.	Complies: Section 6
	(ii) The access and security arrangements, including access to the area for Indigenous people to maintain cultural traditions;	No security or Indigenous access issues known. Refer also Sections 6.10 and 6.12
	(iii) The stakeholder and community consultation and liaison arrangements;	Complies Policies 1.5 and 5.3
	(iv) The policies and protocols to ensure that Indigenous people participate in the management process;	Not considered specifically applicable to the place with respect to its significance. Consultation is possible as in Sections 6.10, 6.12 and Policy 5.3
	(v) The protocols for the management of sensitive information.	Not considered applicable to this place but guidance is offered in Section 6.10.
	(vi) The planning and management of works, development, adaptive reuse and property divestment proposals;	Complies: Section 6, particularly Sections 6.4, 6.5 and 6.9
	(vii) How unforeseen discoveries or disturbance of heritage are to be managed;	Complies: Sections 6.12



No	Requirements (Schedule 7A)	Compliance Comments
	(viii) How, and under what circumstances, heritage advice is to be obtained;	Complies: Section 6.4
	(ix) How the condition of Commonwealth Heritage values is to be monitored and reported;	Complies: Sections 6.5 and 7.
	(x) How records of intervention and maintenance of a heritage places register are kept;	Complies: Sections 6.11.
	(xi) The research, training and resources needed to improve management;	Complies: Sections 6.6, 6.11 and Policy 3.4.
	(xii) How heritage values are to be interpreted and promoted; and	Complies: Section 6.7.
(i)	Include an implementation plan; and	Complies: Section 6.8.
(j)	Show how the implementation of policies will be monitored; and	Complies. Section 6.8 and 7.
(k)	Show how the management plan will be reviewed.	Complies: Section 6.8.

Commonwealth Heritage Management Principles: Schedule 7b of the EPBC Act – Amendment Regulations 2003 (No 1)

Legislation	Comment
1. The objective in managing Commonwealth Heritage places is to identify, protect, conserve, present and transmit, to all generations, their Commonwealth Heritage values.	Refer Sections 6.4 and 7.
2. The management of Commonwealth Heritage places should use the best available knowledge, skills and standards for those places, and include ongoing technical and community input to decisions and actions that may have a significant impact on their Commonwealth Heritage values.	Refer Sections 6.4 and 7.
3. The management of Commonwealth Heritage places should respect all heritage values of the place and seek to integrate, where appropriate, and Commonwealth, State, Territory and local government responsibilities for those places.	Refer Section 6.5.
4. The management of Commonwealth Heritage places should ensure that their use and presentation is consistent with the conservation of their Commonwealth Heritage values.	Refer Sections 6.5 and 6.6.
5. The management of Commonwealth Heritage places should make timely and appropriate provisions for community involvement, especially people who: <ul style="list-style-type: none"> a) have a particular interest in, or associations with, the place; and b) may be affected by the management of the place. 	Refer Sections 6.8 and 7.
6. Indigenous people are the primary source of information on the value of their heritage and that the active participation of Indigenous people in identification, assessment and management is integral to the effective protection of Indigenous heritage values.	This is considered not to be relevant in this place. Consultation is possible as in Section 6.10, 6.12 and Policy 5.3.
7. The management of Commonwealth Heritage places should provide for regular monitoring, review and reporting on the conservation of Commonwealth Heritage values.	Refer Section 6.8.



5.3 Finance

Finance remains the Australian Government representative responsible for the management of the lease of Westridge House. Finance has the ultimate responsibility to manage the lease for Westridge House.

Should the land subject to this HMP become Territory Land, any reference in the HMP to the Commonwealth/Finance shall, as from the date when the Land becomes Territory Land, be taken to be a reference to the Territory/ACT Government or any statute or ordinance substituted therefor.

5.4 Australian Heritage Council (AHC) (Commonwealth)

The AHC is an independent body of heritage experts established through the Australian Heritage Council Act 2003. It replaced the Australian Heritage Commission as the Australian Government's independent expert advisory body on heritage matters.

The Council's role is to assess the values of places nominated for the National Heritage List and the Commonwealth Heritage List, and to advise the Australian Government Minister for the Environment on conserving and protecting listed values. The Council may also nominate places with heritage values to these lists.

It is the Council's duty to promote the identification, assessment and conservation of heritage and to advise the Minister on a range of matters relating to heritage. It also engages in research and promotional activities.

This building is on the Commonwealth Heritage List as an individual building (Place ID 105427¹⁰⁹) and so the AHC will maintain an interest and role in the ongoing conservation of the place.

5.5 National Capital Authority (NCA)

The National Capital Plan defines Designated Areas, sets out detailed policies for land use and detailed conditions for planning, design and development within them. Works approval must be obtained from the Authority for all 'works' proposed within a Designated Area.

The NCA has administrative responsibility for control of development on 'designated areas' of land identified as such in the National Capital Plan (NCP). Designated areas are "areas of land that have the special characteristics of the National Capital".

The National Capital Plan sets out:

- Planning principles and policies
- Standards for the maintenance and enhancement of the character of the National Capital
- General standards and aesthetic principles.

Westridge House is on designated land in the Canberra National Area (Precinct 12) as defined in the National Capital Plan¹¹⁰ and designated land in the Territory Plan¹¹¹. Therefore all works affecting the building require written approval from the National Capital Authority.

Should the land subject to this HMP become Territory Land, and not designated land, any reference in the HMP to the NCA shall, as from the date when the Land becomes Territory Land, be taken to be a reference to the Territory/ACT Government or any statute or ordinance substituted therefor.

¹⁰⁹ Commonwealth Heritage List, Citation, https://www.environment.gov.au/cgi-bin/ahdb/search.pl?mode=place_detail;search=place_name%3Dwestridge%3Bkeyword_PD%3Don%3Bkeyword_SS%3Don%3Bkeyword_PH%3Don%3Blatitude_1dir%3DS%3Blongitude_1dir%3DE%3Blongitude_2dir%3DE%3Blatitude_2dir%3DS%3Bin_region%3Dpart;place_id=105427

¹¹⁰ https://www.nca.gov.au/sites/default/files/National%20Capital%20Plan_rev%20April%202021.pdf p47

¹¹¹ <https://app2.actmapi.act.gov.au/actmapi/index.html?viewer=basic>. Accessed 4 September 2023



5.6 Australian Capital Territory (Planning and Land Management) Act 1988 (ACTPLA)

The Act establishes the National Capital Authority (NCA) and requires the Authority to prepare and administer a National Capital Plan (National Capital Authority 2002).

5.7 Copyright Amendment (Moral Rights) Act 2000

This Act protects the moral rights of the creator of an artwork (including a building), which includes architects, landscape architects and artists for their designed aspects (DCITA 2001). These moral rights are the unassignable personal right of the architects, landscape architects or artists to:

- be acknowledged as the architect, landscape architect or artist for the designed aspects of an artwork (e.g. a building) as the case may be (right of attribution); and
- to object to derogatory treatment of the designed aspects, as the case may be (right of integrity).

These rights extend to the members of teams working on a design, where these members contribute to or have some authorship of the design.

Moral rights are extinguished 70 years after the death of the creator¹¹².

Harold Desbrowe-Annear died in 1933 and moral rights have therefore extinguished. Moral rights of the later extensions still exist.

5.8 The Australian Institute of Architects

The Australian Institute of Architects (The Institute) is a professional non-government organisation concerned with architectural matters. The Institute (ACT Chapter) has a Register of Significant Architecture Committee which undertakes the listing of notable buildings. Listing on the Institute's Register carries no statutory power although listing is the basis for advocacy in favour of the conservation of such places.

Westridge House is included on the Institute's list of Notable Buildings¹¹³ (refer Appendix B) so the Institute will maintain an interest in the house and setting.

5.9 National Trust of Australia (ACT)

The Trust is a community-based heritage conservation organisation. It maintains a Register of Classified Places, and generally operates as an advocate for heritage conservation. Listing on the Trust's register carries no statutory power, though the Trust is an effective public advocate in the cause of heritage.

The Trust has classified Westridge House and will maintain an interest in the house and setting.

5.10 National Construction Code (NCC)

Building controls are established under state/territory legislation which legally does not apply to buildings owned and managed by the Commonwealth Government and with a NCA controlled area. However, it is understood that the accepted practice is that the National Construction Code (NCC) is adopted for all work.

The significance of the building will mean a carefully considered approach is required in some instances so that the significance is not compromised.

5.11 Disability Discrimination Act 1992

The objectives of this Act include to eliminate, as far as possible, discrimination against persons on the grounds of disability in the areas of:

- work;
- access to premises; and
- the provision of goods, facilities and services (Subsection 3(a)).

¹¹² <https://www.artslaw.com.au/information-sheet/moral-rights/>

¹¹³ https://www.architecture.com.au/wp-content/uploads/r019_westridge_house_rstca.pdf



Accordingly, everyone is bound to meet these objectives unless unjustifiable hardship exists. As Westridge House is a Class 1 Building (a house) this will have limited application.

5.12 ACT Heritage ACT 2004

This does not apply as the land on which Westridge House is located is National Land. However, the ACT Heritage Council has an interest in the heritage of the ACT and should be informed of what happens to this building.

Should the land subject to this HMP become Territory Land, any reference in the HMP to the Commonwealth/Finance shall, as from the date when the Land becomes Territory Land, be taken to be a reference to the Territory/ACT Government or any statute or ordinance substituted therefor.

5.13 The Burra Charter

The Australian ICOMOS Charter for the conservation of places of cultural significance (the Burra Charter, as adopted in 2013 (refer Appendix C) provides specific guidelines for the treatment of places of cultural significance.

This study has been prepared in accordance with those principles. The Charter provides specific guidance for physical and procedural actions that should occur in relation to significant places. Guidelines relevant to protection, conservation, presentation and interpretation of the official values and heritage significance to the site are:

- The significant elements of the site should be conserved and managed in a manner which does not place the item at risk (Article 2)
- Conservation works and changes on the site should be based upon a policy of minimal intrusion and change and should not distort an appreciation of the original fabric (Article 3)
- Conservation works should be based upon best practice using traditional techniques in preference to modern adaptations (Article 4)
- Conservation and future use to consider all aspects and relative degrees of significance (Article 5)
- The use of the site has been as a residence for most of its life. This or a similar sympathetic use is preferred. (Article 7)
- The setting of the place is important and needs to be conserved with no new actions undertaken which detracts from its heritage value (Article 8)
- Conservation, interpretation and management of a place should be facilitated in a manner which provides for the participation of people for whom the place has special association and meanings (Article 12)
- Conservation, preservation, restoration, reconstruction, interpretation and adaptation are all part of the ongoing conservation of the place and should follow accepted processes (Article 14–25)
- This study is part of the Conservation process. More detailed studies of the place may be necessary before any new major conservation works occur (Article 26)
- The impact on the significance should be considered before any change occurs (Article 27)
- Existing significant fabric should be recorded before disturbance occurs. Disturbance of significant fabric may occur in order to provide evidence needed for the making of decisions on the conservation of the place (Article 28)
- The decision-making procedure and individuals responsible for policy should be identified (Article 29)
- Appropriate direction and supervision should be maintained through all phases of the work and implemented by people with appropriate knowledge and skills (Article 30)
- A log of new evidence and additional decisions should be kept. (Article 31)



- Copies of all reports and records relating to the significance and conservation of the place should be placed in a permanent archive and be made publicly available (Article 32)
- Significant items from the site should be recorded, catalogued and protected (Article 33)
- Adequate resources be provided for conservation work (Article 34).

5.14 Lessee

The lessees, [REDACTED] are keen to use this house as a home that suits their needs while conserving the buildings and site and protecting their significance. They understand and respect the significance of the place and intend to manage and conserve it (refer Sections 6 and 7).

There are major changes proposed to the later additions to Westridge House with little change to the original and significant sections. This is subject to a separate approval process but is intended to be consistent with the HMP.

5.15 Constraints arising from Significance

The official heritage values are provided in Section 4.3 and the policies in Section 7 Conservation Objectives are aimed at protecting the official values and significance as outlined below.

The attributes demonstrating the official heritage values and the constraints on potential change include:

Criterion A - Processes

Attributes:

The building's relationship to the School of Forestry

As the role of Westridge House and the School of Forestry have totally changed this can only be maintained by appropriate interpretation.

Criterion E– Aesthetic characteristics

Attributes:

The building's architectural style and setting.

The key details and items of high significance in the original building identified in Section 4.8 should not be altered and these details need to be monitored and maintained.

Criterion E– Aesthetic characteristics

Attributes:

The building's Arts and Crafts stylistic references, its fine proportions and creative detailing such as built-in cupboards and windows sliding into wall cavities.

The key details and items of high significance in the original building identified in Section 4.8 should not be altered and these details need to be monitored and maintained.

Criterion H – Significant people

Attributes:

The building and its setting.

As the role of Westridge House and the School of Forestry have totally changed this can only be maintained by appropriate interpretation. The ongoing conservation of the building and setting is important to protect these values.

5.16 Relationship with the Former Forestry School

Although Westridge House was part of the Forestry School it is now a separated site with each site being managed individually and the Former Forestry School site about to undergo substantial change and redevelopment.

Attachment F includes the Forestry School citation.



While the historical links between the two remain and are recognised in the official values, This HMP only addresses the Westridge site. The official values and the citations do acknowledge the link to the Forestry School and the interpretation possibilities will also recognise their shared significance (refer also Conservation Objective 4 in Section 7).



6. CONSERVATION MANAGEMENT POLICY

6.1 Introduction

The following conservation management policy recommendations and strategies for Westridge House precinct have been arrived at as a product of the foregoing Conservation Analysis.¹¹⁴ Relevant objectives and implementation procedures for each of the policies are provided where applicable.

The Land is currently on National Land. Should the land subject to this HMP become Territory Land, any reference in the HMP to the Commonwealth/Finance shall, as from the date when the Land becomes Territory Land, be taken to be a reference to the Territory/ACT Government or any statute or ordinance substituted therefor.

6.2 Conservation Policy for The Site

The overall objective is to have the Westridge House conserved and used in a way that protects the heritage values of the building and site.

6.3 Definitions used in Policies

The following policies adopt the definitions presented in the Australia ICOMOS Burra Charter for the Conservation of Places of Cultural Significance (Burra Charter) (refer Attachment 4) as follows:

Place:	site, area, building or other work, group of buildings or other works together with associated contents and surrounds.
Cultural significance:	aesthetic, historic, scientific or social value for past, present or future generations.
Fabric:	all the physical material of the place.
Conservation:	all the processes of looking after a place so as to retain its cultural significance. It includes maintenance and may according to circumstance include preservation, restoration, reconstruction and adaptation, and will be a combination of more than one of these.
Maintenance:	the continuous protective care of the fabric, contents and setting of a place, and is to be distinguished from repair. Repair involves restoration or reconstruction and it should be treated accordingly.
Preservation:	means maintaining the fabric of a place in its existing state and retarding deterioration.
Restoration:	returning the existing fabric of a place to a known earlier state and is distinguished by the introduction of materials (new or old) into the fabric. This is not to be confused with either recreation or conjectural reconstruction, which are outside the scope of this Charter.
Reconstruction:	returning a place to a known earlier state and is distinguished from restoration by the introduction of new material into the fabric. New material may include recycled material salvaged from other places. This should not be to the detriment of any place of cultural significance.
Adaptation:	modifying a place to suit proposed compatible uses.
Compatible use:	means a use which involves no change to the culturally significant fabric, changes which are substantially reversible, or changes which require a minimal impact".

6.4 Conservation Objective 1 Conserving Heritage Values

Ensure that Commonwealth Heritage Management Principles are implemented and best practice conservation practice provided.

¹¹⁴ Sections 2 to 4 above.



Responsibilities under the EPBC Act need to be clearly identified and implemented.

The engagement of recognised heritage consultancy expertise in future planning, works and actions [including divestment] for Westridge House precinct is essential.¹¹⁵ Community input into this Plan, and into future planning, works and actions for the precincts is also essential. The regular monitoring, review and reporting on the conservation of Commonwealth Heritage values, as outlined in this Plan, is also considered to be an essential policy for the protection of the CHL values.

Conservation Processes

Policy 1.1 *Maintain an up to date endorsed HMP for the Place as per EPBC Act requirements.*

Managing Commonwealth Heritage places is required to identify, protect, conserve, present and transmit, to all generations, their Commonwealth Heritage values.¹¹⁶ This Plan identifies, and provides conservation management policies and strategies to acquit this objective for the site.

Consideration to be given to amending the official heritage values (refer Section 4.3) to include details in Section 4.4.

Policy 1.2 *Ensure best practice conservation is adopted for the site.*

It is important to use the best available skills for those places of CHL significance.¹¹⁷

All work within the site will need to be guided by the best available professional conservation advice. This will include archaeologists, conservation architects and landscape architects¹¹⁸. Recording of existing to occur before work proceeds with details to be retained by the Lessee and a copy forwarded to Finance.

This does not apply to elements of low or no significance or maintenance but best conservation practice should be followed and advice sought when necessary.

Policy 1.3 *Integrate Commonwealth and Territory responsibility for the site.*

Integrate, where appropriate, any Commonwealth, and Territory responsibilities for the CHL place.¹¹⁹ The site is currently included in the Commonwealth Heritage List and within a National Capital Authority Designated Area, hence it is unlikely that Territory heritage recognition of the place will be statutorily feasible unless divested by the Commonwealth and planning responsibility changes. (refer Conservation Objective 6).

Policy 1.4 *Use of the site to be consistent with the Lease.*

Ensure that the use and presentation of the place is consistent with the conservation of its Commonwealth Heritage values.¹²⁰ This is managed through the HMP and monitored by Finance who maintain the lease.

Policy 1.5 *Consultation to occur with HMP as per EPBC Act Requirements.*

Ensure that timely and appropriate provision for community involvement in relation to the management of the site is provided¹²¹. This policy will be met by the placement of the

¹¹⁵ CSIRO has commissioned recognised heritage consultancy expertise for the preparation of this Plan.

¹¹⁶ Refer Appendix D below, Commonwealth Heritage Management principle no 1.

¹¹⁷ Refer Appendix D below, Commonwealth Heritage Management principle no 2.

¹¹⁸ Note that while protection of Aboriginal heritage values is to be considered, there are no Aboriginal heritage values identified with the site.

¹¹⁹ Refer Appendix D below, Commonwealth Heritage Management principle no 3.

¹²⁰ Refer Appendix D below, Commonwealth Heritage Management principle no 4.

¹²¹ Refer Appendix D below, Commonwealth Heritage Management principle no 5.



draft final HMP 'on exhibition' for a specific advertised period, and a commitment to incorporate community response within the final Heritage Management Plan.

6.5 Conservation Objective 2

Maintain and conserve the official Heritage Values of the site as required by EPBC Act and consider other heritage values in the ongoing conservation of the place and consider other heritage values in the ongoing conservation of the place.

The listed Commonwealth Heritage Values of the Westridge House site are reproduced within the CHL listing, refer Appendix A and Section 4.3. Each of the significance values and attributes are considered below, and appropriate conservation policies and strategies follow to ensure the fabric and setting are conserved. In addition it is considered desirable to conserve the other values detailed in Section 4.4.

Policy 2.1 The Historic Values of the Site and the Former Australian School of Forestry to be maintained by appropriate interpretation.

The CHL values and attributes assessed against CHL Criterion A¹²² are as follows:

VALUES: Westridge House block is a major element of Canberra's historic forestry precinct, which encompasses the former Australian School of Forestry and the Westbourne Woods area. These features denote the Federation development phase of Canberra when government departments and institutions were first relocated to Canberra.

ATTRIBUTES: The building's relationship to the School of Forestry; and the original house and its association with the former CSIRO site.

*'...The development phase in Canberra saw a number of government departments and institutions relocated to the national capital. The Forestry School was one of the few institutions for which the Federal Capital Commission provided buildings, in this case for the School itself, and for the School's Director. Thus Westridge House precinct is significant in the historical development of the federal capital, and for its historical connections with the Yarralumla arboretum and nursery, with the AFS and the Westbourne Woods, and with the creation of Lake Burley Griffin. The subsequent history of Westridge House reflects the changing roles of the School, and later, of the CSIRO.'*¹²³

With the divestment of the CSIRO site, including the former AFS Director's Residence, all immediate and functional connections with the Australian Forestry School have been lost, and only associational significance will remain. Thus the condition of this significance value has been eroded, and thus can be best retained by appropriate interpretation within the precinct and within the former Australian Forestry School/former CSIRO Yarralumla campus¹²⁴ and by alterations to the species, arrangement and number of tree plantings over time.

The preparation of a comprehensive Interpretation Plan for the site is regarded as pivotal. Refer Conservation Objective 4 in Section 6.7.

Policy 2.2 The aesthetic characteristics and values of the House to be conserved in situ.

The CHL values and attributes assessed against CHL Criteria E are:

Criterion E– Aesthetic characteristics

The house with its unique architectural style, its backdrop of Westbourne Woods and its surroundings of pines and cypresses, creates a distinctive picturesque feature in a historic Canberra area.

Attributes:

¹²² The place has significant heritage value because of the place's importance in the course, or pattern, of Australia's natural or cultural history.

¹²³ Statement of Significance, Section 4:3 Criterion A.

¹²⁴ Refer Conservation Policy: An Interpretation plan for the Precinct.



The building's architectural style and setting.

The architectural style is represented by several specific details including:

- Asymmetrical massing;
- Decorative timber barge boards;
- Imitation half timbering;
- Catslide roof;
- Textured render;
- Tall chimneys; and
- Jetting.

Ensure the building is well maintained and regularly inspected to confirm these qualities and manage any change to ensure the characteristic qualities of the place are conserved.

As indicated in Section 3.4.5 the building is in good condition and as set down in Section 7.4 Management Framework the responsibilities and actions required to maintain the condition and protect official values is defined. However some improved landscape management is required.

Policy 2.3 The aesthetic values of the setting and landscape be conserved and maintained as part of ongoing use and in any potential change.

The CHL values and attributes assessed against CHL Criterion E¹²⁵ are as follows:

VALUES:

The house with its unique architectural style, its backdrop of Westbourne Woods and its surroundings of pines and cypresses, creates a distinctive, picturesque feature in a historic Canberra area.

ATTRIBUTES:

The building's architectural style and setting.

The landscape setting needs to correct the detracting elements identified in Section 3.5.2 then maintained appropriately.

The landscape elements within the site have been modified greatly since the first planting in the late 1920s including a diminished number of trees (35-40% less canopy cover relative to original/early conditions – (refer Section 3.5.2), introduction of new tree plantings inconsistent with species or arrangement of original/early planting, accretion of stockpiled material and deconstruction of the grounds shed of a considerable size in a prominent location from the house.

However the main elements of the carriageway, the semicircle of Stone pines to the west of the House, and the informal plantings adjacent the Royal Canberra Golf course and Westbourne Woods remain. These elements are to be retained and conserved [restored, maintained and preserved] and the broad character of the really/original broad site treescape and its visual continuity from the golf course be restored maintained and preserved.

Management of the treescape of the site should demonstrate a commitment to best practice and innovation in arboricultural practice with which the site has strong associations, by prioritising tree replacement and care. Any changes to significant fabric should be undertaken in consultation with a qualified heritage consultant.

The view lines in and out of the precinct, particularly those views from and adjacent the House to and beyond the Precinct are most important. These view lines should be preserved and enhanced by new plantings. In particular, any development to the immediate north of the House terrace should be located that allow long views from the northern terrace of the House to the Royal Canberra Golf course and Westbourne Woods and the main entry.

¹²⁵ The place has significant heritage value because of the place's importance in exhibiting particular aesthetic characteristics valued by a community or cultural group.



Preparation of site plans identifying key view lines subject to this policy is recommended to aid future tree planting and development activities. These should be prepared in consultation with a qualified heritage consultant. Furthermore the relationship between the broad site landscape/treescape and the gardens immediately surrounding the House to be considered. House gardens typically provide a more intimate, diverse, seasonally variable and fine-grained “human scale” setting for the dwelling and offer opportunity for the consecutive owners to make modest changes to suit their personal horticultural preferences.

Guidelines should be developed to aid the restoration, maintenance and preservation of the site character, which identify beneficial tree species/characteristics, densities, locations and arrangements. This should be informed by aerial photographs showing the AFS Precinct and Westridge House, 1950 (refer Figure 39) and 1961 (refer Figure 41) by guidance that “*new plantings should be species already in the Precinct*”¹²⁶ and objective that ongoing tree management should “*sustain the original philosophy and density of tree plantings*”¹²⁷

Suitable locations should be established for the stockpiling of site and operational materials in a manner which does not detract from the overall character of the site. Restorative works should be undertaken to reverse the accretion of visually detrimental stockpiles.

Any changes to significant fabric should be undertaken in consultation with a qualified heritage and/or landscape consultant.

Policy 2.4 The creative achievement of Westridge House to be conserved.

The CHL values and attributes assessed against CHL Criterion F¹²⁸ are as follows:

VALUES:

Westridge House including garden and garage, is an important example of early 20th Century residential architecture by the architect Harold Desbrowe Annear. The building displays an eclectic transitional style reflecting the Arts and Crafts ideals but with a simplified interpretation. It is finely proportioned with creative detailing such as built-in cupboards, and windows sliding into wall cavities.

ATTRIBUTES:

The building’s Arts and Crafts stylistic references, its fine proportions and creative detailing such as built-in cupboards and windows sliding into cavities.

Westridge House has been subject to considerable modification over the past 80 years. Notwithstanding these modifications, the iconic north, east, and south elevations remain recognisably the work of Harold Desbrowe-Annear and retain the essential characteristics of the Arts and Crafts Style which need to be conserved [restored/preserved]. Consequently it is suggested that no further addition is to be made to these elevations and roof form, but only conservation-based works to these elevations and roof form should be allowed.

It is recommended that these elevations, and view-sheds to these elevations be preserved, and that no further additions be made to the original Westridge House building, apart for additions to the rear [west] of the building. Westridge House building interiors have also been subject to considerable modification over the past 80 years, culminating in the extension in 2000-02 and 2015 with the additions to the west. However the 2000-02 works carefully conserved the architectural values of the main living space and the entrance hall. These spaces retain their original form and remain recognisably the work of Harold Desbrowe-Annear. It is recommended that the main living space and the entrance hall be conserved.

Policy 2.5 Associational Significance

The CHL values and attributes assessed against CHL Criterion H¹²⁹ are as follows:

¹²⁶ Westridge House Tree Report and Survey September 2014, Red Gum Tree Services

¹²⁷ Redbox Design Group, 2008

¹²⁸ CRITERION F: The place has significant heritage value because of the place's importance in demonstrating a high degree of creative or technical achievement at a particular period.

¹²⁹ CRITERION H: The place has significant heritage value because of the place's special association with the life or works of a person, or group of persons, of importance in Australia's natural or cultural history.



VALUES:

Westridge House was established as the residence for the principal of the Australian Forestry School in 1927 in the suburb of Westridge [now Yarralumla]. The building has a strong association with its early residents, Charles Lane Poole and Dr Max Jacobs, who were notable contributors to developing the Federal Forestry Bureau and principals of the Australian School of Forestry.

ATTRIBUTES:

Attributes are the original house and its association with the former CSIRO site.

It is recommended that these associations with people, and with the early history of the federal capital be interpreted within the House and the precinct in an appropriate manner (Refer Conservation Objective 4).

It is noted that some interpretation exists within the former CSIRO site.

Policy 2.6 Other heritage values of the house and setting to be conserved.

This includes details in Section 4.4 other than the official CHL values listed above which is Criterion D – Characteristic Values. These are captured under the official values of Criterion E as mentioned under Policy 2.2 above.

6.6 Conservation Objective 3

The lease of Westridge House be implemented and managed to ensure all parties clearly understand their obligations.

Policy 3.1 The lease for Westridge House to be implemented and managed by Finance and the Lessee.

Westridge House is now leased to [REDACTED] by the Finance and thus requires an updated HMP (this Plan) for Westridge House precinct exclusively, such that the Plan could be provided to the DCCEEW for their due diligence assessment and approval, under the provisions of the Environment Protection and Biodiversity Conservation Act 1999.

Finance has established and will maintain a lease with the new lessees ([REDACTED]), which stipulates the following lease requirements (refer also [REDACTED]):

- 3(e) *That the Lessee must comply with its obligations under the environment Protection and Biodiversity Act 1999 as they apply to the premises;*
- 3(f) *That the Lessee must not take an action that has, will have or is likely to have an adverse impact on the **Commonwealth Heritage values** of the premises without the prior written consent of the Commonwealth;*
- 3(g) *That the Lessee must occupy, use and manage the premises in such a way as to protect and conserve the Commonwealth Heritage values of the premises in accordance with the Draft **Heritage Management Plan** until such time as the Heritage Management Plan is made and a copy of it has been given to the Lessee.'*

The first item is to have an endorsed HMP to guide the plan and then the conservation and management of the place to be consistent with the HMP including regular monitoring. Refer also Section 7.4 Management Framework.

Policy 3.2 When a change of lease occurs, all parties to be fully informed of their obligations under the lease and EPBC Act requirements.

At any change of lease, a copy of the HMP shall be provided to the new lessee with clear instruction to note the lessee's responsibilities as details in Sections 6 and 7 of the HMP.

Policy 3.3 Use of Westridge House to be consistent with the lease.

The current lease and planning controls on the site present a single house residential use. This needs to be maintained to ensure the significance of the house and official values are protected.



Policy 3.4 Management and maintenance of Westridge House to be consistent with the lease.

The ongoing management and maintenance of the site to be consistent with the lease and conservation of official values.

Refer conservation objective 2 for maintenance of official values. Refer Section 7 re management and maintenance, particularly section 7.5.

The Lessee to ensure resources are provided to maintain the official heritage values.

6.7 Conservation Objective 4**An interpretation Plan for the site to be prepared and implemented.****Policy 4.1 The Lessee to prepare, have endorsed and implement an Interpretation Plan for the site.**

A HMP should include processes for creating both staff and public awareness of the Commonwealth Heritage Values of the place and measures they can take to protect them. The accessibility of heritage values and need for interpretation/promotion plans may need to be considered.¹³⁰ The cultural significance of many places is not readily apparent and should be explained by interpretation. Interpretation should enhance understanding and enjoyment and be culturally appropriate.¹³¹

The lessee is to prepare an appropriate Interpretation Plan for the site. This Plan is to be commissioned and undertaken utilising appropriate professional expertise. The Plan should consider provisions for public access to the site, both physical (site) access and virtual (online) access to the interpretation of the site.

It is noted that some interpretation of the site exists on the Former CSIRO site and this can be considered in a wider context for the interpretation of the site. It is further noted that this is a private residence and access to the site and some details will be restricted.

6.8 Conservation Objective 5**A Heritage Management Plan for the site to be prepared and adopted as per EPBC Act requirements.**

The Heritage Management Plan should include a strategy for implementation. The implementation strategy should identify who will be responsible for implementing the conservation policies, a timeframe for the policy implementation, and the process involved.¹³²

Implementation policies (as appropriate) for the site have been included within this policy section of the Plan and in Section 7, however it is recommended that an Implementation Plan for the site should be prepared by the Lessee. Dialogue with Finance is only required if there a potential plans that required Finance approval s per the Lease.

Policy 5.1 There should be a regular review of the HMP.

It is anticipated that the Westridge House site will remain a Commonwealth area and on the Commonwealth Heritage List. Accordingly, under s341X of the EPBC Act- a review of the HMP must be carried out at least once every five years, or as a response to major interventions, and/or changes in management.¹³³

The review should include the following matters: who would carry out the review and the procedures to be used; an assessment of whether the Plan addresses the matters prescribed in the regulations including

¹³⁰ Australia's Commonwealth Heritage Working Together Managing Commonwealth Heritage Places A guide for Commonwealth Agencies. <https://www.dcceew.gov.au/sites/default/files/documents/working-together-2019.pdf>.

¹³¹ Australia ICOMOS Burra Charter Article 25.

¹³² From Australia's Commonwealth Heritage Working Together Managing Commonwealth Heritage Places A guide for Commonwealth Agencies. <https://www.dcceew.gov.au/sites/default/files/documents/working-together-2019.pdf>.

¹³³ Refer Conservation Policy: Review of this HMP below.



the Commonwealth Heritage management principles; an assessment of the effectiveness of the plan in protecting and conserving the Commonwealth Heritage values; recommendations for the improved protection of values; outline how new and changed information that may have come through monitoring, community input and further research will be incorporated into the revised management plan; and details of any significant damage or threat to the heritage values.¹³⁴

The review is to comprise all the matters outlined in the DCCEEW *Australia's Commonwealth Heritage Working Together Managing Commonwealth Heritage Places A guide for Commonwealth Agencies*.

Policy 5.2 *The HMP to be implemented by clearly defined management responsibilities.*

These are partly set out in the Lease (refer Conservation Objective 3) and in Section 7, particularly Sections 7.4 and 7.5.

Policy 5.3 *Community Consultation on the HMP is to be undertaken with every update as per EPBC Act requirements.*

Public consultation on this draft HMP with the community and Australian Forestry School will be undertaken by means of public notification of the Plan and advertisements placed in the national media. As required by the EPBC Act following receipt of this comment, the Plan will be finalised and will become the endorsed Plan for the precinct.

Future updates to follow a similar process.

6.9 Conservation Objective 6

If divestment is proposed adequate heritage protection to be maintained.

Policy 6.1 *If divestment occurs then appropriate heritage protection of the site is to be continuously maintained.*

If divestment is proposed it is important that adequate protection measures are in place to ensure the ongoing conservation of the site including the original house and the landscape. If removed from Commonwealth ownership and control and/or the land no longer has NCA planning control then the place needs to be protected by the ACT Heritage Act and the HMP updated.

There are obligations under the EPBC Act Section 341ZE which need to be met.

As a heritage item the site has wide community interest so information about the house, setting and its significance should be available. However it is a private residence and confidentiality, privacy and personal security need to be respected and afforded to the lessee. There is no known sensitive information other than privacy issues.

6.10 Conservation Objective 7

Access to information on Westridge House to be provided for general use and access to the site to be possible within the constraint of protecting and not compromising the site and private/personal security of the Lessee/occupants.

The best means to provide information on Westridge House is through the interpretation plan as per Policy 4.1 in Section 6.7.

The site is effectively a private residence so security and personal safety of the Lessee needs to be considered at all times.

Access to the site other than official access as per the Lease should be possible by invitation and acceptance of the Lessee and could include a structured tour of the original house and gardens at agreed times, such as during the ACT Heritage Festival.

¹³⁴ From *Management Plans for Places on the CHL: A Guide* as referenced in *Australia's Commonwealth Heritage Working Together Managing Commonwealth Heritage Places A guide for Commonwealth Agencies*. <https://www.dcceew.gov.au/sites/default/files/documents/working-together-2019.pdf>.



There are no known Aboriginal interests or values on the site but access could be possible for RAO representatives at the acceptance of the Lessee.

6.11 Conservation Objective 8

Regular maintenance to occur and records to be kept by the Lessee.

Policy 8.1 Regular maintenance to be undertaken by the Lessee

Policy 8.2 When change is proposed, a photographic record of the existing to be taken and retained by Lessee or copy sent to finance.

It is for the appropriate conservation of the site that all changes are recorded together with photographic records of existing conditions before changes occur and that appropriate management plans for the regular inspection of the building and ongoing care of the landscape are adopted.

The records of change are best retained by the Lessee (with copies provided to Finance (the landlord)) and management of regular maintenance is mentioned in the implementation plan in Section 7.5.

The lease also requires that these activities occur.

All changes to be documented and reported to Finance.

6.12 Conservation Objective 9

Implement an unanticipated finds protocol with any proposed development.

Policy 9.1 For every project that involves work outside the existing house or within the original house, an unexpected finds policy to be adopted.

With any heritage site there may be unforeseen discoveries or disturbance of fabric which is not anticipated. This may include Aboriginal artefacts. A management process needs to be in place to consider the possibility of archaeological evidence. These need to define action to be taken when such situations arise, and that actions taken are in accordance with the EPBC Act.

An assessment of the likely impact on the Aboriginal and non-Aboriginal archaeological resources of the area of any proposed development or changes to be undertaken prior to any ground works commencing. If there is any likelihood of any impact (such as ground disturbance outside the perimeter of the existing house or any work within the original house) action should be taken in accordance with the unanticipated finds protocol detailed in Attachment H. The action required may include notification, record keeping, research, consultation and the like. Should any archaeological material be found work should cease and assessment be undertaken by a qualified archaeologist or built heritage specialist.



7. MANAGEMENT/IMPLEMENTATION

7.1 Objectives

Westridge House is a significant element of our cultural heritage and retains a high degree of integrity of its original construction despite the changes. The objective for the future building and site management is to manage the building and site in a manner that conserves the original elements of the building and site and thereby the building and site’s significance.

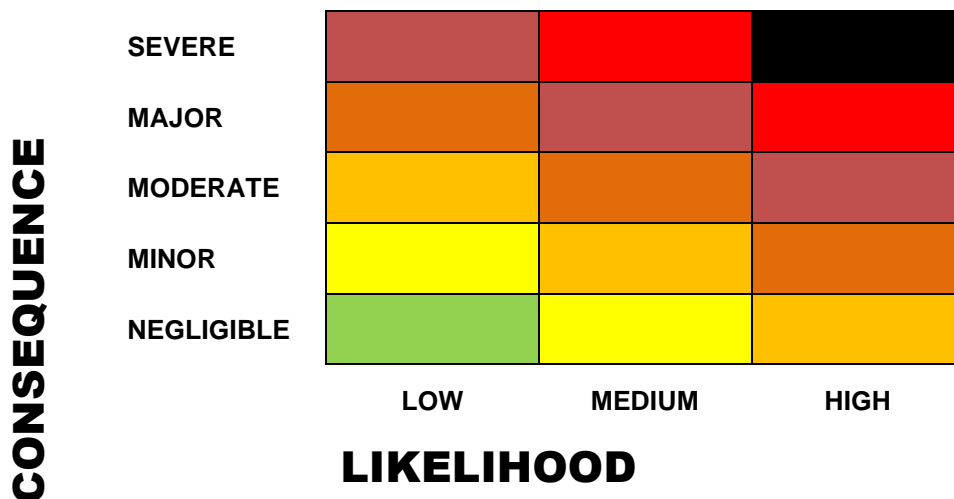
7.2 Risk Assessment

This section identifies and rates the risks to the heritage values of the site, including analysis of current and future risks to heritage values, as well as risks associated with retaining site elements of heritage value (including safety risks). The risks are categorised, and recommendations provided as to how the risks can be practically addressed including reference to the appropriate Heritage Management Policies and associated guidelines.

Potential risks to the heritage values at Westridge House are identified and addressed below with practical management recommendations, to ensure that the important heritage values are preserved and enhanced.

In regard to Westridge House and its heritage values, the following risk ratings have been adopted¹³⁵:








Consequence of various actions not being carried out is					
Rating	Severe	Major	Moderate	Minor	Negligible
Impact on Heritage Values	Irreversible and extensive damage is caused to the heritage values of the asset	Significant damage is caused to the heritage values of the asset	Moderate damage to the heritage values of the asset which is repairable	Minor damage to the heritage values of the asset that is immediately contained on-site	Negligible damage to the heritage values with no permanent effect on the asset



¹³⁵ Note: The purpose of this risk assessment is to identify policy and guideline requirements for the effective management of the site’s heritage values and does not conform to a department or Australian standard for risk assessments. Therefore, the risk ratings should only be interpreted as relative indicators of priority, rather than indicative of specific consequences generally associated with a Department of Australian standard risk assessment framework.



Risk Rating:

	None	No action required
	Low	No immediate action but monitor likelihood
	Low-Medium	Some management may be required
	Medium	Some management may be required
	Medium-High	Management required to reduce likelihood or severity
	High	Immediate management action required.
	Extreme	Urgent management action must be taken.



Risk Category	Risk Description	Unmitigated impact on heritage values	Likelihood	Consequence	Risk Rating	Mitigation Management	Policies and guidelines [to be updated]
Changes in Ownership or Leasing Arrangements	This could include: <ul style="list-style-type: none"> disposal by sale; transfer to ACT Government; transfer to private owners; or lease out. 	Loss of control by Commonwealth Government. Heritage controls may diminish due to non-government ownership and loss of CHL/EPBC Act protection. Impact on heritage significance if controls are not in place. A lease may involve change which could diminish heritage controls.	HIGH (change of lease arrangement) LOW (change of ownership) MEDIUM (overall)	MODERATE	MEDIUM	Ensure that heritage management is continued through any ownership or lease change either through a management agreement or through continuing oversight.	Refer to policies section of this HMP, specifically Sections 6.6 and 6.9.
Future Use and Development Controls	Potential for loss or diminution of Heritage values and control of development.	Loss of connection of original use and story to original fabric. Impact on heritage value if controls are not in place.	HIGH	MAJOR	HIGH	Any future use or development of the place should conform to policies of this HMP.	Refer to policies section of this HMP, specifically Section 6.6 and 6.9.
Interpretation	Inadequate interpretation provided.	Inadequate interpretation may lead to loss of understanding and lack of action and support for retention of heritage asset values	Medium	MODERATE	MEDIUM	Provide interpretation adequately researched and realised in an engaging manner.	Refer to policies section of this HMP, specifically Section 6.7.
Management Framework	Inadequate control over site actions.	Loss of heritage value through preventable events and lack of maintenance and oversight of heritage assets	HIGH	MAJOR	HIGH	Ensure that lessee is familiar with and complies with this HMP and communicate this to Finance.	Refer to policies section of this HMP, specifically Sections 6.6 and 7.
Legislative Compliance	Compliance pressure may tend to override retention of heritage values.	Heritage values may become secondary and easily diminished in light of compulsion to comply with NCC (BCA) or OH&S requirements	HIGH	MAJOR	HIGH	Ensure lessee is familiar with and complies with this HMP and consult with NCA and Finance <u>in relation to all changes</u> contemplated to the place.	Refer to policies section of this HMP, specifically Sections 6.4, 6.5 and 6.8.
Consultation	Inadequate consultation and therefore lack of knowledge base gained	Lack of knowledge base may lead to loss of support for or management of the retention of all of the heritage values of the place including contributory elements	Medium	MODERATE	HIGH	Consult early and often during any revision of this HMP.	Refer to policies section of this HMP, specifically Sections 6.4 and 6.8.
Changes to fabric and setting	Changes may diminish contributory elements directly affecting overall heritage value.	Changes to contributory elements and compromising of the whole of the built fabric or the site or the setting of the place and may diminish or lead to the loss of all or some of the irreplaceable heritage values.	HIGH	SEVERE	EXTREME	All changes to significant fabric (exceptional, high and moderate) should be referred through NCA and Finance and where required may involve an external heritage consultant. This may require referral to DCCEEW.	Refer to the policies in Section 6 of this HMP, specifically Sections 6.4, 6.5, 6.11 and 6.12
Risks posed by heritage fabric	Safety of maintenance workers and lessee.	Safety and compliance requirements may be allowed to override heritage value considerations resulting in diminution of the heritage values of the place.	HIGH	MAJOR	HIGH	Ensure lessee is familiar with and complies with this HMP and that any changes required to comply with other legislation is balanced with heritage considerations. This is important for any proposed action that is not specifically covered in the HMP. This includes during the process of any changes, including construction phase.	Refer to the policies in Section 6 of this HMP and Section 7.
Maintenance of heritage values	Loss of heritage values.	Lack of maintenance will eventually lead to loss of heritage values through degradation of fabric or through minor compromising changes being allowed to diminish the integrity of the contributing element.	HIGH	MAJOR	HIGH	Ensure lessee is familiar with and complies with this HMP.	Refer to the policies in Section 6 of this HMP, specifically Sections 6.4, 6.5, 6.6 and 6.11.
Review of HMP	Update inappropriate policies	Lack of correct conservation policies applicable to the place at any one time.	MEDIUM	MODERATE	MEDIUM	Ensure HMP is updated as per EPBC Act requirements.	Refer to the policies in Section 6 of this HMP, specifically Section 6.8

7.3 Dos and Don'ts

This advice has been prepared for the use of tradespeople, maintenance supervisors, lessees, licensees etc management of and implementation of maintenance and ongoing building management. It is divided into key sections including general, setting, building exteriors and building interiors.

7.3.1 General

DON'T	WHY	DO
Don't let tradespeople work on site without being aware of the significance of the building.	Unnecessary damage may occur which could have an impact on heritage value.	Do ensure all tradespeople on the site are aware that they are entering a heritage site and need to respect and conserve the building in accordance with the HMP. Maintenance can occur as required; changes need to consider the HMP policies.
Don't undertake work without appropriate heritage advice from the HMP or an experienced heritage practitioner.	Unnecessary damage may occur which could have an impact on heritage value.	Do ensure the building is managed and all work is undertaken in accordance with the HMP. Where the HMP does not provide adequate advice seek advice from an experienced heritage practitioner in the first instance. Do refer the action under the EPBC Act if it is likely to have a significant impact.
Don't let ill-informed people manage the building.	Unnecessary damage may occur which could have an impact on heritage value.	Do keep copies of the HMP with lessee and site occupier.
Don't ignore maintenance.	Unnecessary damage may occur which could have an impact on heritage value.	Do undertake regular inspections and maintenance in accordance with the maintenance plans. Refer Section 7.5.
Don't damage or remove significant heritage fabric.	The physical fabric of Westridge House site is important in itself as it tells part of the story of forestry and the CSIRO in the ACT.	Do have an understanding of the significant fabric prior to undertaking any work.
Don't make unnecessary alterations.	This may result in irreversible changes or loss of significant fabric.	Do repair only as much of the heritage fabric as is necessary (e.g. damaged sections) rather than total replacement. Carefully piece in new work respecting the original fabric and undertake work in a logical order.
Don't allow works to be undertaken without maintaining a record.	Original and early building elements tell us about past construction techniques and styles and are an irreplaceable resource and each change contributes to the story of the building.	Do keep carefully maintained records of the work undertaken. These should be retained by the building lessee for future reference. Copies to Finance is desirable.
Don't introduce inappropriate materials to	The introduction of a modern material into heritage fabric	Do repair heritage materials with the same or similar materials –

DON'T	WHY	DO
the building.	may be incompatible and cause unanticipated long-term damage.	'like with like'. If the same material is no longer available, seek the most compatible option.
Don't remove heritage building elements from site unless absolutely necessary.	Heritage building elements can be damaged in transit, lost or stolen.	Do ensure there is a process in place to ensure the physical care and security of the element if removal is required.
Don't attempt to repair or conceal every knock or dent in heritage fabric inside and outside.	Evidence of the use of a heritage building can be an important part of its history and contributes to it 'patina' or quality of age.	Do repair as little as necessary and retain as much as possible.
Don't replace existing profiles of mouldings, cappings, downpipes or gutters with modern profiles.	The significance of heritage buildings is linked to their traditional details.	Do replace significant details with matching or similar profiles.
Don't ignore building faults.	It is better to fix a problem before it worsens.	Do be vigilant and report leaks through walls, windows or roofs, signs of termites, rot, borer or any other signs of decay of heritage building fabric to the lessee and Finance and then take appropriate conservation action.

7.3.2 Setting

DON'T	WHY	DO
Don't excavate more than 200mm unless you are certain you are following the line of an existing underground service.	The archaeological resource is an important archive for understanding Australian history.	Do temporarily stop work if you uncover any archaeological relics such as old footings, drainage lines or artefacts. Notify the lessee who may need to obtain advice from a heritage practitioner. Prepare and implement an Unanticipated Finds Protocol for all such work.
Don't let trees and vegetation physically impact on the building or views	Trees, while aesthetically valuable can cause damage to heritage building fabric through their root growth disrupting foundations and branches and physically impacting on walls and roofs if changed through poor condition or storms Additional tree growth can affect significant views	Do consider the impact of the growth and physical impact of existing trees on building fabric and the potential for damage by the growth of new trees. Manage all landscape elements in accordance with management/maintenance plans..
Don't allow garden beds, surrounding paved or grassed areas to build up around the foundations and cover sub floor access.	Soils/plants against subfloor access reduces air flow and can encourage dampness and subsequent timber rot in these areas.	Do maintain garden beds.
Don't position lawn and garden irrigation in close	Over watering can cause foundations to settle or for	Do position irrigation systems far enough away from the building

proximity to building foundations.	the minerals in the water to corrode or rot building fabric.	that water won't accumulate around building footings.
------------------------------------	--	---

7.3.3 Building Exteriors

DON'T	WHY	DO
Don't seal or block up roof ventilation openings.	Ventilation is important to maintaining airflow through ceilings and reduces the risk of dampness, rot and termite activity.	Do ensure ventilation openings remain open.
Don't allow downpipes or overflows from plant and equipment to discharge on the ground around a building or structure.	Dampness is a major contributor to the deterioration of heritage building fabric.	Do unobtrusively connect to the nearest underground stormwater reticulation system.
Don't run services or fix new fixtures or equipment on external wall and roof areas.	Fixings may damage heritage building fabric and the installation of new equipment may impact aesthetic values.	Do carefully consider the visual impact of the work you are proposing and conceal services in wall cavities or in ducting and position new elements in the least obtrusive locations or locate equipment independently of the building or structure.
Don't paint face brickwork	Affects heritage values.	Do clean brickwork. Re-point and repair face brickwork as required.
Don't use inferior quality paint or paint on poorly prepared surfaces.	Life expectancy of painted surface will suffer.	Do use top quality paints and thoroughly prepare before painting.
Don't use naked flame to remove paint from timber.	The heat from the flame can ignite dust or rubbish in wall cavities without the operator of the flame knowing. Hot air strippers are a safer alternative, but these too can generate hot air sufficient to ignite dust etc in wall cavities if overzealously operated.	Do sand areas by hand where possible wearing appropriate personal protection and ensuring waste material is properly disposed of. Use correct methods at all times.
Don't replace metal roofs with materials requiring a steeper pitch or new details.	Changes details of flashings	Do replace metal roofs with 'like with like' or with material that can have a flatter pitch if this has no impact on heritage values.
Don't use chemicals or high-pressure cleaning methods to clean the building.	Some cleaning methods can cause damage to a building or feature.	Do test a small area prior to cleaning the entire surface and use neutral pH cleaners and low-pressure water washing.
Don't wait a long time before removing graffiti.	The earlier you attempt to clean it, the easier it will come off.	Do work on a test section and begin cleaning with detergent and warm water as soon as possible after the graffiti appears. If unsuccessful, poulticing may be necessary.
Don't paint surfaces in new or inappropriate colour	Decorative paint schemes and other finishes reflect cultural influences and	Do repaint in original colour schemes or seek advice where

DON'T	WHY	DO
schemes.	individual spirit and are an important aspect of our cultural heritage. On many older buildings there are valuable decorative colour schemes or other treatments and finishes of heritage interest that remain hidden beneath layers of paintwork.	required.
Don't fix signage to heritage fabric, or mask significant features with obtrusive signage.	This results in damage to and/or loss of important heritage fabric and detracts from the aesthetic significance of the place.	Where possible, do use freestanding signs or signage which will not involve fixings that penetrate significant fabric.

7.3.4 Interiors

DON'T	WHY	DO
Don't remove evidence of original planning, construction systems, door and window furniture or services.	Evidence of past building layout and technologies can tell us how a place was used.	Do leave the evidence where it is and work around it.
Don't run services or fix new fixtures or equipment on internal wall and ceiling areas	Fixings may damage heritage building fabric and the installation of new equipment may impact on aesthetic values.	Do carefully consider the visual impact of the work being proposed and conceal services in wall cavities or in ducting and position new elements in the least obtrusive locations. If in doubt seek advice.
Don't allow condensation from air conditioners or other services to accumulate	An accumulation of condensation may rot significant fabric and result in loss of heritage value.	Do advise the building manager if situation is noticed who will organise for the source of the problem to be identified and repaired.
Don't make new openings in heritage fabric for services.	This results in loss of significant fabric which is unable to be recovered.	Where possible, do use existing, voids, conduits and ducts for the installation of new services.
Don't install visually obtrusive services in prominent locations, or mask significant features.	This detracts from the aesthetic qualities of the place.	Do select less visible areas such as sub floor areas and storerooms, and less prominent elevations for the installation of new services.
Don't paint surfaces in new or inappropriate colour schemes.	Decorative paint schemes and other finishes reflect cultural influences and individual spirit and are an important aspect of our cultural heritage. On many older buildings there are valuable decorative colour	Do repaint in original colour schemes or seek advice where required.

DON'T	WHY	DO
	schemes or other treatments and finishes of historic interest that remain hidden beneath layers of paintwork.	

7.4 Management framework

This section provides information to facilitate the day-to-day management of the site's heritage significance. The site owner is currently the National Land Crown Lessor and managed by Finance and the lessee is

- i. Roles and responsibilities of the relevant parties (refer details in the lease in Appendix E):

SITE OWNER AND LESSEE RESPONSIBILITIES

- The Lessee is responsible for arranging the endorsement of the HMP. Finance will make the HMP a legislative instrument post approval from the Environment Minister.
- If a change to the CHL citation arises from a HMP review, then this can be progressed by the Lessee to the Australian Heritage Council, post review of the HMP by DCCEEW and Finance.
- It is the lessee's responsibility to obtain approvals for adaptation and sub-leasing (if allowed under the lease). If Finance intend to lease to a new party post lease expiry, Finance will comply with the requirements of the EPBC Act.

LESSEE

The Lessee is [REDACTED] who is responsible for the following. Some of these may be contracted to other parties as outlined below:

- Processes to ensure urgent work and essential maintenance occurs;
- Plan for building use and major maintenance;
- Co-ordinate consultations when required;
- Manage interpretation for the site; and
- Implementation of duties and tasks as per the lease agreement with Finance, including the implementation of this HMP;
- Regular monitoring inspections and arranging for maintenance as required including:
 - annual inspections
 - recording of works; and
 - reporting condition of items with heritage values.

TENANT

If the lessee sub-tenants the building, appropriate responsibilities need to be clearly defined.

Process

For all of the above parties the following framework elements set out the parameters within which to operate and manage the site to best retain and preserve the heritage values identified in this HMP.

- i. Internal works approvals process
 - Regular inspections and maintenance to occur at least annually.
 - Any work beyond maintenance to be referred to Finance/NCA for approval.
 - Any works on contributory elements may need approval from Finance/NCA/DCCEEW.
- ii. Legislative approval requirements

- External works require NCA Works Approval.
 - All work is to be consistent with EPBC Act and may require a self-assessment, Heritage Impact Statement or referral. Works likely to require a referral under the EPBC Act include:
 - Changes to the original house;
 - Amendments to setting, particularly any proposed removal of existing trees;
 - Major extensions or changes, especially if beyond the current footprint.
- iii. Stakeholder consultation requirements
- None is formalized except in the endorsement of HMPs which requires consultation as per the EPBC Act.

7.5 Maintenance of Heritage Significance

7.5.1 Current Condition and Suggested Conservation Works

As detailed in Section 3 the current condition is good. There are also proposed changes to the previous extensions as indicated in Section 5.14.

Given these factors there is no immediate work required to be undertaken to provide essential maintenance or conservation although some maintenance will occur as part of the proposed changes.

7.5.2 Maintenance Plans

The cyclical preventative maintenance of the building to be implemented on endorsement of the HMP.

This section presents prioritised implementation plans comprising specific work tasks to manage the heritage values of the site and any individually significant features. These are prioritised according to the risk framework and divided into:

- a. Catch up maintenance;
- b. Cyclical preventative maintenance inspection schedule; and
- c. Planned works.

a. *Catch Up Maintenance*

There is no known catch-up maintenance required as it is currently in good condition.

b. *Cyclical Building Preventative Maintenance*

Examination of the building and its setting should be carried out systematically at six monthly intervals, followed by annual and five-yearly inspections by a heritage practitioner. Maintenance of the building should ideally be tackled by the routines of six monthly, annual and five-yearly inspections, followed by brief reports and actions where required.

Examination of the fabric of the building and its surrounds should be conducted systematically by circulating around the site and building externally and internally. Examiners should use their senses to observe and note building and surrounding environment condition and defects.

The following table provides a list of maintenance tasks to be included in inspections with frequencies and responsibilities for each.

Records of this action are to be retained and made available on request.

CYCLICAL PREVENTATIVE MAINTENANCE: BUILDING

Timeframe	Maintenance Task	Responsibility
Daily/as needed	General housekeeping including sweeping and polishing floors, dusting and general cleaning of surfaces.	Building lessee
6 monthly	Check heating and cooling system and controls.	Building lessee/ refrigeration mechanic
6 monthly	Check toilets for dripping taps and running cisterns.	Building lessee/plumber
6 monthly	Check rainwater goods and gully traps to ensure they are free of leaves and other debris	Building lessee/Builder
6 monthly	Check all logbooks and report any unattended maintenance activities.	Building lessee (when tenant appointed)
Annually	Check the condition of paving and garden edges, trees and shrubs.	Building lessee
Annually	Check condition of all directional and any interpretive signage.	Building lessee
Annually	Check all landscape irrigation systems in landscape for effective operation.	Building lessee/grounds maintenance contractor
Annually	Check and clear storm water pits and drains.	Building lessee/Plumber
Annually	Check and clear sewer pit and grease traps.	Building lessee
Annually	Inspect roofs (outside and inside), gutters, rainwater disposal outlets and gully traps	Building lessee/roofing specialist
Annually	Check all timber elements for rot, borer or termite infestation. Look in sub-floor and roof spaces.	Building lessee /termite specialist
Annually	Check ceiling spaces for dust, dirt, bird's nests and vermin activity.	Building lessee/pest exterminator
Annually	Check glazing. Clean windows and painted surrounds.	Building lessee/glazier
Annually	Check opening and closing of all doors and windows and ease and lubricate as required.	Building lessee
Annually	Clean light fittings and change bulbs or fluorescent tubes.	Building lessee/ electrician
Annually	Arrange the inspection and servicing of all air conditioning and other mechanical services systems.	Building lessee/ refrigeration mechanic/ tenant
Annually	Arrange the inspection and checking of firefighting equipment for operation and currency.	Building lessee
Annually	Arrange the inspection and checking of all electrical services for operation and currency.	Building lessee
Annually	Check all plumbing lines and drainage of all sinks, basins, showers, urinals and WCs.	Building lessee/plumber
Annually	Examine internal and external decoration and initiate any cleaning or redecoration deemed necessary	Building lessee
Five Yearly	Update Heritage Management Plan	Building lessee

c Landscape Maintenance/Management Plan

A detailed landscape management plan needs to be prepared which should include landscape maintenance, requirements. This needs to prevent the deterioration of the landscape as noted

in Section 3.5.2. This should be prepared within 1 year of the endorsement of the HMP and a copy provided to Finance along with progress reports. Records need to be kept and made available on request.

7.5.2 Cyclical Preventative Maintenance: Grounds

The landscaped area around Westridge House is now maintained by the lessee and a grounds maintenance contractor. The recommended practices are based on best practice and are detailed below.

IRRIGATED TURF PROGRAM

Day: Monday

September to April: fortnightly
April to September: monthly

Tasks

- Mowing
- Tree litter debris
- Edging
- Broken or fallen branches
- Litter picking.

Autumn Tasks

- Leaf removal

Work Specifications:

- Edging is complete in full.
- All turfed areas are mown to a height of 75-100mm.
- All hardstands have been blown.
- Clippings are evenly disbursed.
- Grass around structures has been whipper snipped.
- Sticks and litter have been removed.
- Graffiti inspections have been undertaken.
- Any vandalism has been reported.

TREE MAINTENANCE PROGRAM

Subject to scheduling and confirmation by Arborist, but may include at (say) 6 monthly intervals:

- Inspection for mortality, senescence, stability and risk.
- Selective thinning, pruning to benefit wellbeing of grouped plantings.
- Pruning to benefit the health, safety and longevity of individual trees.
- Removal of dead wood.
- Removal of suckers and invasive species.
- Review of ground conditions and carrying out beneficial coring, aeration, fertilising etc
- Review of rainfall/temperature conditions and predictions, and apply of supplementary irrigation, mulching etc to benefit trees.
- Removal of stumps, hollows etc arising from tree failure.
- Planning and implementation of replacement plantings

GARDEN MAINTENANCE PROGRAM (shrubs, groundcovers, planting beds)

Day: Wednesday

Frequency: fortnightly

Tasks

- Weeding garden beds
- Mulching
- Pruning
- General weed control
- Gravel and inorganic mulch
- Litter picking.

Work Specifications:

- All hardstands have been blown.
- Garden beds have been weeded.
- Mulch is applied evenly.
- Vegetation has been pruned for safety and aesthetics.
- Sticks and litter have been removed.
- Any vandalism has been reported.

c. Planned Works

The following table provides a list of works which should be undertaken to minimise risk and enhance the cultural heritage values of the building. These are prioritised as, daily, monthly, semi-annual, annual, five years, 10 years and more than 10 years.

Priority	Planned Works
Daily	Interior cleaning.
Daily	Check building is secure.
Monthly	Maintain surrounding landscape.
Six-monthly	Test fire and security system and carry out evacuation drill.
Annually	Carry out cleaning of whole of building to include floors, walls, windows and doors and all fittings and fixtures.
Annually	Clear gutters, gully traps, test and clear stormwater pipes and sumps.
Annually	Wash exterior of building.
Annually	Lubricate all door hinges and locks and window slides and catches.
Annually	Replace light bulbs and tubes.
Annually	Service air conditioning system, clean a replace filters and elements
Annually	Refresh termite controls.
Annually	Test all firefighting equipment.
Annually	Annual building inspection.
5 yearly	Clean ceiling and underfloor voids of dust and debris.
5 yearly	Replace all tap and plumbing system washers.
5 yearly	Repair balustrades and flooring.
5 yearly	Check lightning conductor.
5 yearly	Test entire electrical system.

Priority	Planned Works
5 yearly	Five yearly building inspection.
10 yearly	Internal and external painting.
10 yearly	Replace floor covering.
10 yearly	Replace air conditioning plant.
More than 10 yearly	Repairs to stucco and cement rendering.
More than 20 yearly	Replace metal roof.
More than 20 yearly	Re-point external brickwork.

8. REFERENCES

NEWSPAPERS

Sydney Daily Telegraph, 1 May 1925;
The Courier, 1 May 1925;
Melbourne Argus, 16 June 1925;
Sydney Morning Herald, 16 June 1925;
The Age, 26 March 1926;
Melbourne Sun, 30 March 1927;
Hobart Mercury, 30 November 1927;
Sydney Mail, 30 November 1927;
West Australian, 11 June 1930;
Canberra Times, 19 May 1993; Canberra Times, 20 April 1996

PRIMARY SOURCE DOCUMENTS

ACT Development Records, *Aerial Photographs*, Planning and Land Management, ACT; Australian Forestry School, *Construction of Buildings*, National Archives of Australia A1 15 [1929/1875];
Australian Forestry School, Donated Timber, National Archives of Australia A6269;
Australian Forestry School, Appointment of Principal of the Australian Forestry School, National Archives of Australia, A458;
Australian Forestry School, Photographs, National Archives of Australia, A3087;
Australian Forestry School, Principal's Residence, National Archives of Australia CT86/1;
Australian Forestry School, Staff and Students 1927-1968, history files, Australian National University;
Cosgrove, Carol, Notes 1991, Canberra and District Historical Society;
CSIRO, Annual Reports, [1975-1995], Commonwealth Government Printer, Canberra;
Federal Capital Commission, Annual Reports 1920-1930, National Library of Australia;
Forestry and Timber Bureau, Annual Reports [1930-1970], Government Printer, Canberra;
Lane Poole, C.E., Lecture Notes, National Archives of Australia 1975/142;
Lane Poole, C.E., Manuscripts, National Library of Australia;
National Trust of Australia, ACT Branch, Australian Forestry School File;
National Trust of Australia, ACT Branch, Westridge House File
The Mildenhall Collection, photographic collection, National Archives Australia A3650.

INTERVIEWS

Telephone interview with Mr Phil Cheney, CSIRO Division of Forest Research, 23 March 2001;
Interview with Mr Alan Brown, CSIRO Division of Forest Research, 5 April 2001.

JOURNAL ARTICLES

Carron, L.T., 'The Golden Jubilee of Professional Forestry Education in Canberra', in *Australian Forestry*, 1977, 40[2];
Gray, John, 'Charles Weston: Pioneer of Afforestation and Conservation at the Federal Capital', in *Canberra Historical Journal*, No. 44, September 1999;
Lane Poole, C.E., 'The Australian Forestry School', in *CSIR Journal*, Vol. 1 1927-28;

'The Australian Forestry School', in *The Australian Forestry Journal*, 15 May 1927.

THESES

Gray, John, T C G Weston [1866-1935], *Horticulturist and Arboriculturist: A Critical Review of his Contribution to the Establishment of the Landscape Foundations of Australia's National Capital*, University of Canberra, PhD, July 1999.

BOOKS

Carron, L.T., *A Brief History of the Australian Forestry School*, Australian National University, 2000;

Charlton, K., Garnett, R., & Fowler, M., *Federal Capital Architecture: Canberra 1911-1939*, National Trust of Australia [ACT], Canberra, 1984;

Daley, Charles, *As I Recall: Reminiscences of Early Canberra*, Mulini Press; E Press, 1994

Edquist, H *Harold Desbrowe-Annear A Life in Architecture*, The Miegunyah Press, Melbourne, 2004.

Freeman, P, *Westridge House Yarralumla Conservation Management Plan*, April 2010

Fitzgerald, Alan, *Canberra in Two Centuries: A Pictorial History*, Clareville Press, 1987;

Gibney, Jim, *Canberra: 1913-1953*, Australian Government Publishing Service, Canberra, 1988

Gillespie, Lyall, *Canberra: 1820-1913*, AGPS, Canberra, 1991; Gurgler, Ann, *The Builders of Canberra: 1909-1929*, Canberra, 1994;

Gurgler, Ann [ed], *True Tales from Canberra's Vanished Suburbs of Westlake*, Westridge and Acton, On Demand Pty Ltd, Fyshwick 1999;

Sparke, Eric, *Canberra: 1954-1980*, Australian Government Publishing Service, Canberra, 1988.

REGISTERS

The Australian Forestry School, Register of the National Estate, 1999

Westridge House ACT Interim Heritage Places Register, 1999;

RSTCA Register, AIA ACT Chapter, Westridge House register entry 19; and

Commonwealth Heritage Register entry, 2004.

APPENDIX A: COMMONWEALTH HERITAGE LIST ENTRY: WESTRIDGE HOUSE



Place Details

[Send Feedback](#)

Westridge House & Grounds, Banks St, Yarralumla, ACT, Australia

Photographs



List	Commonwealth Heritage List
Class	Historic
Legal Status	Listed place (22/06/2004)
Place ID	105427
Place File No	8/01/000/0370

Summary Statement of Significance

Westridge House including garden and garage, is an important example of early 20th Century residential architecture by the architect Harold Desbrowe Annear. The building displays an eclectic transitional style reflecting the Arts and Crafts ideals but with a simplified interpretation. It is finely proportioned with creative detailing such as built in cupboards, and windows sliding into wall cavities.

(Criterion F1)

Westridge House was established as the residence for the principal of the Australian Forestry School in 1927 in the suburb of Westridge (now Yarralumla). The building has a strong association with its early residents, Charles Lane Poole and Dr Max Jacobs, who were notable contributors to developing the Federal Forestry Bureau and principals of the Australian School of Forestry.

(Criterion H1)

Westridge House block is a major element of Canberra's historic forestry precinct which encompasses the Australian School of Forestry and Westbourne Woods. These features denote the Federation development phase of Canberra when government departments and institutions were first relocated to Canberra.

(Criterion A4, Australian Historic Theme 7.6 Administering Australia)

The house with its unique architectural style, its backdrop of Westbourne woods and its surroundings of pines and cypresses, creates a distinctive picturesque feature in a historic Canberra area.

(Criterion E1)

Official Values

Criterion A Processes

Westridge House block is a major element of Canberra's historic forestry precinct, which encompasses the Australian School of Forestry and Westbourne Woods. These features denote the Federation development phase of Canberra when government departments and institutions were first relocated to Canberra.

Attributes

The building's relationship to the School of Forestry.

Criterion E Aesthetic characteristics

The house with its unique architectural style, its backdrop of Westbourne woods and its surroundings of pines and cypresses, creates a distinctive picturesque feature in a historic Canberra area.

Attributes

The building's architectural style and setting.

Criterion F Technical achievement

Westridge House including garden and garage, is an important example of early 20th Century residential architecture by the architect Harold Desbrowe Anear. The building displays an eclectic transitional style reflecting the Arts and Crafts ideals but with a simplified interpretation. It is finely proportioned with creative detailing such as built in cupboards, and windows sliding into wall cavities.

Attributes

The building's Arts and Crafts stylistic references, its fine proportions and creative detailing such as built-in cupboards and windows sliding into wall cavities.

Criterion H Significant people

Westridge House was established as the residence for the principal of the Australian Forestry School in 1927 in the suburb of Westridge (now Yarralumla). The building has a strong association with its early residents, Charles Lane Poole and Dr Max Jacobs, who were notable contributors to developing the Federal Forestry Bureau and principals of the Australian School of Forestry.

Attributes

The building and its setting.

Description

History

Westridge House was built as the principal's residence for the Australian Forestry School. It was designed by Harold Desbrowe Annear and was completed in January 1928 at a cost of 4880 pounds. Annear (1865-1933) was a Melbourne architect who had been in private practice since around 1889. He had built up a considerable reputation, not only for the special quality of his house designs, but also for his unconventional philosophy of architecture. Although his architectural reputation was built on commissions completed for fellow artists and wealthy clients, he also promoted modest villa designs. He was a foundation member and first president of the T-Square Club in Melbourne (Boden, 1993). His philosophy was that architecture is an art, not a profession. In an address to members in 1903 he stated, "Now the fellowship of this trinity [artists, architects and craftsmen] is considered valuable, in order that the artist might be more architectural, that the architect might be more artistic, and that both might be better craftsmen". Because of his views, he never joined the Institute of Architects.

Houses in a similar style designed by Annear are at Outlook Drive and The Eyrie, in Eaglemont, Coolock House, Bendigo and Clifton Hill Railway Station, all of which were constructed in the late 1880s. These buildings all reflect a design approach which fits between Tudor revival and Arts and Crafts style.

The first principal to occupy Westridge House was Charles Edward Lane-Poole, who had been instrumental in getting the Australian Forestry School established. Lane-Poole was born in Sussex, England in 1885 and came to Western Australia, by way of Africa, in 1916 as Inspector General of the Woods and Forests Department. An agreement to establish a national forestry school in Canberra had been made at the first Interstate Forestry Conference in 1911 and again at a Premier's Conference in 1920. When nothing had been done to honour this commitment, Lane-Poole persuaded Prime Minister Bruce to include it in his election policy speech of 1925. Following Bruce's re-election and after some negotiating to persuade the States to provide students, the School was first established at the University of Adelaide in 1926. It was finally established in Canberra in 1927 and Lane-Poole was made Principal as well as Inspector General of forests.

When Lane-Poole was made Principal of the School, he had also obtained permission to select the architect of his choice to design the official residence.

The house was designed by Annear to accommodate the Lane Poole family. On the ground floor were a hall, store, library, laundry, living room, kitchen and toilet and on the first floor were four bedrooms, the maid's room, a toilet and bathroom. The house also had a cellar and Lane-Poole wrote in 1928, 'the cellar in the house is a neat success rarely have I known beer keep so cool without ice'. Mrs Lane-Poole chose the colours for the interior walls of the house

Construction of the garage was approved in November 1927. An entrance drive and brick path were also built and a garden was established. The grounds were 'laid out at public expense' and the occupant was to be responsible for the maintenance of the garden after its establishment.

Dr Max Jacobs, who moved into Westridge House, after Lane-Poole retired in 1944 was Principal of the School of Forestry from 1945 to 1959. He is well remembered by forestry students as a remarkable teacher who participated actively with his students in arduous field work.

The Jacobs family was the second and last to occupy Westridge House. Jacobs went on to become Director General of the Forestry and Timber Bureau from 1959 to 1970. He moved from Westridge House to his own private residence in Forrest, after his appointment as Director General was confirmed in April 1961. The third principal of the School, K. P. McGrath, did not live at Westridge House, preferring to live in his own house in Forrest (Carron, pers. comm, 1999).

There were several tenants of Westridge House after Jacobs left. Soon after leaving the building as a residence, Jacobs and other policy and administrative staff of the Forestry and Timber Bureau moved into it as offices from the building behind the Forestry School. It was at some time during this period that it became known as Tudor House, obviously in relation to its design. When the Forestry School became vacant in 1968 with the transfer of educational activity to the Acton campus, all the staff in Westridge House moved into the School. Westridge House was then occupied by the Training Group of the Department of National Development for a number of years; a fire rendered it unusable for a period.

In 1975, the CSIRO acquired the whole site as it exists now and the new CSIRO Division of Forest Research, incorporating much of the former Bureau, came into operation. The CSIRO National Bushfire Research Unit occupied Westridge House from 1980 to around 1992. During this time, the head of the Unit, Phil Cheney (a graduate of the School), was advised that the proper name was Westridge House, not Tudor House. He had a name sign made for the building and also arranged for some of the historical background to be collated on a notice board at the entrance to the house; both the sign and the notice board are still present in May 1999.

The property was sold to a private individual in January 2011.

Description

Westridge House is located in Banks Street, Yarralumla, about 100 metres north of the Australian Forestry School. It was designed by Harold Desbrowe Annear, a Melbourne architect in private practice, as the Australian Forestry School principal's residence, and was completed in January 1928.

Annear's design for the Canberra residence of the principal of the Australian Forestry School makes some references to the English Tudor vernacular in its half timbered, jettied upper floor, the association with forestry possibly being in his mind. The way Annear balances the eccentric mass of the hipped roof with a gabled, dormer like element is particularly successful. The half timbering allows windows to vary in their spacing on the first floor, according to the need to light the rooms, without having an uncontrolled appearance. Window heights on both floors generally are low enough to provide height for the disappearing sashes, but where the function dictates their height varies. This is a departure from the then current precepts of fenestration design, derived from Beaux Arts and Georgian Revival thinking. It is also a slight departure from Annear's earlier tudor Arts and Crafts style buildings having a more simplified form reflecting the Moderne-cubist styles. The house features inventive details including the integral counter balanced windows and flyscreens that slide into the wall cavities and chimneys with side flues and a stepped form that helps to ventilate the building.

While these elements still remain, the flyscreens no longer work automatically. This feature did not function well and was corrected by the CSIRO National Bushfire Research Unit when it occupied the building.

The contemporary garage behind the house is included in the listing as a sympathetic part of the original design.

Within the garden block are number of Western Yellow Pines (*PINUS PONDEROSA*), hedges of Photinia, Cherry Plums (*PRUNUS CERASIFERA*) and Atlas Cedars (*CEDRUS ATLANTICA*) group of mature cypresses and a grove of Stone Pines (*PINUS PINEA*).

History Not Available

Condition and Integrity

The building is generally intact and in good condition.

(May 1999)

The building requires urgent maintenance work, both internally and externally. Internally, some plastering and painting is required and the lounge and dining room should be cleared of excess furniture to allow access. CSIRO is using some of the rooms for storage. Externally some patching of the banisters at the front steps, fixing of roof tiles which have been dislodged at the rear, and painting of timber are required.

The garden immediately surrounding the house is in poor condition due to lack of attention

Location

Banks Street, Yarralumla, comprising Block 6, Section 4, Yarralumla..

Bibliography

Measured Drawings in the Marion Mahoney Measured Drawing Competition, held by the Department of Territories.

Charlton, K (1984) Federal Capital Architecture. National Trust of Australia.

National Trust of Australia (ACT) (1999) Citation Report for Westridge House.

Report Produced Mon May 9 17:10:24 2022

**APPENDIX B: WESTRIDGE HOUSE: REGISTER OF SIGNIFICANT TWENTIETH
CENTURY ARCHITECTURE ENTRY NO: R019**



WESTRIDGE HOUSE: REGISTER OF SIGNIFICANT TWENTIETH CENTURY ARCHITECTURE ENTRY NO: R019'

Other/Former Names: Tudor House, Australian Forestry School Principal's Residence
Address/Location: Banks Street YARRALUMLA 2600
Block Section 4 of Yarralumla
Listing Status: Registered Other Heritage Listings: Date of Listing: 1984 Level of Significance: Local
Citation Revision No: 1 Category: Residential/Governmental
Citation Revision Date: August 1987 Style: Arts and Crafts Date of Design: Designer: Harold Desbrowe
Annear Construction Period: 1928
Client/Owner/Lessee: CSIRO

STATEMENT OF SIGNIFICANCE

Westridge House is an important residence as an example of the tempered eclecticism of one of Australia's notable architects of the early twentieth century. The house is an austere but finely proportioned residence, which features innovative detailing. Annear has been acclaimed as a proto-functionalist although it seems more likely that he was an exponent of the Arts and Crafts style who was increasingly influenced by the abstract arts development in the early part of the century. The design of this house follows this style, drawing on vernacular Tudor architecture. It is also an uncommon example of the transitional period between Federation and the Modern Movement, which was at a time of architectural diversity. The residence is of historical interest for its association with the development of the Australian Forestry School, in particular as the residence of its Principal.

DESCRIPTION

Annear's design for the Canberra residence of the Principal of the Australian Forestry School, makes some reference to the English Tudor vernacular in its half-timbered, jettied upper floor, the association of forestry possibly being in his mind. The way Annear balances the eccentric mass of the hipped roof with a gabled, dormer-like element is particularly successful. The half-timbering allows windows to vary in their spacing on the first floor, according to the need to light the rooms, without having an uncontrolled appearance. Window heights on both floors generally are low enough to provide height for the disappearing sashes, but where the function dictates, their height varies. This is a departure from the then current precepts of fenestration design, derived from Beaux-Arts and Georgian Revival thinking. The house features inventive details including the integral counter-balanced windows and flyscreens that slide into the wall cavities, and chimneys with side flues and a stepped form that helps to ventilate the building. The house is currently used by the CSIRO for offices [1987]. The garage behind the house is included in the listing as a sympathetic part of the original design.

CONDITION AND INTEGRITY

The building is generally intact and in good condition. Also known as Tudor House.

¹RSTCA Australian Institute of Architects ACT Chapter, 1987.



APPENDIX C: BURRA CHARTER



THE BURRA CHARTER

The Australia ICOMOS Charter for
Places of Cultural Significance 2013



Australia ICOMOS Incorporated
International Council on Monuments and Sites

ICOMOS

ICOMOS (International Council on Monuments and Sites) is a non-governmental professional organisation formed in 1965, with headquarters in Paris. ICOMOS is primarily concerned with the philosophy, terminology, methodology and techniques of cultural heritage conservation. It is closely linked to UNESCO, particularly in its role under the World Heritage Convention 1972 as UNESCO's principal adviser on cultural matters related to World Heritage. The 11,000 members of ICOMOS include architects, town planners, demographers, archaeologists, geographers, historians, conservators, anthropologists, scientists, engineers and heritage administrators. Members in the 103 countries belonging to ICOMOS are formed into National Committees and participate in a range of conservation projects, research work, intercultural exchanges and cooperative activities. ICOMOS also has 27 International Scientific Committees that focus on particular aspects of the conservation field. ICOMOS members meet triennially in a General Assembly.

Australia ICOMOS

The Australian National Committee of ICOMOS (Australia ICOMOS) was formed in 1976. It elects an Executive Committee of 15 members, which is responsible for carrying out national programs and participating in decisions of ICOMOS as an international organisation. It provides expert advice as required by ICOMOS, especially in its relationship with the World Heritage Committee. Australia ICOMOS acts as a national and international link between public authorities, institutions and individuals involved in the study and conservation of all places of cultural significance. Australia ICOMOS members participate in a range of conservation activities including site visits, training, conferences and meetings.

Revision of the Burra Charter

The Burra Charter was first adopted in 1979 at the historic South Australian mining town of Burra. Minor revisions were made in 1981 and 1988, with more substantial changes in 1999.

Following a review this version was adopted by Australia ICOMOS in October 2013.

The review process included replacement of the 1988 Guidelines to the Burra Charter with Practice Notes which are available at: australia.icomos.org

Australia ICOMOS documents are periodically reviewed and we welcome any comments.

Citing the Burra Charter

The full reference is *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013*. Initial textual references should be in the form of the *Australia ICOMOS Burra Charter, 2013* and later references in the short form (*Burra Charter*).

© Australia ICOMOS Incorporated 2013

The Burra Charter consists of the Preamble, Articles, Explanatory Notes and the flow chart.

This publication may be reproduced, but only in its entirety including the front cover and this page. Formatting must remain unaltered. Parts of the Burra Charter may be quoted with appropriate citing and acknowledgement.

Cover photograph by Ian Stapleton.

Australia ICOMOS Incorporated [ARBN 155 731 025]
Secretariat: c/o Faculty of Arts
Deakin University
Burwood, VIC 3125
Australia

<http://australia.icomos.org/>

ISBN 0 9578528 4 3

The Burra Charter

(The Australia ICOMOS Charter for Places of Cultural Significance, 2013)

Preamble

Considering the International Charter for the Conservation and Restoration of Monuments and Sites (Venice 1964), and the Resolutions of the 5th General Assembly of the International Council on Monuments and Sites (ICOMOS) (Moscow 1978), the Burra Charter was adopted by Australia ICOMOS (the Australian National Committee of ICOMOS) on 19 August 1979 at Burra, South Australia. Revisions were adopted on 23 February 1981, 23 April 1988, 26 November 1999 and 31 October 2013.

The Burra Charter provides guidance for the conservation and management of places of cultural significance (cultural heritage places), and is based on the knowledge and experience of Australia ICOMOS members.

Conservation is an integral part of the management of places of cultural significance and is an ongoing responsibility.

Who is the Charter for?

The Charter sets a standard of practice for those who provide advice, make decisions about, or undertake works to places of cultural significance, including owners, managers and custodians.

Using the Charter

The Charter should be read as a whole. Many articles are interdependent.

The Charter consists of:

- Definitions Article 1
- Conservation Principles Articles 2–13
- Conservation Processes Articles 14–25
- Conservation Practices Articles 26–34
- The Burra Charter Process flow chart.

The key concepts are included in the Conservation Principles section and these are further developed in the Conservation Processes and Conservation Practice sections. The flow chart explains the Burra Charter Process (Article 6) and is an integral part of

the Charter. Explanatory Notes also form part of the Charter.

The Charter is self-contained, but aspects of its use and application are further explained, in a series of Australia ICOMOS Practice Notes, in *The Illustrated Burra Charter*, and in other guiding documents available from the Australia ICOMOS web site: australia.icomos.org.

What places does the Charter apply to?

The Charter can be applied to all types of places of cultural significance including natural, Indigenous and historic places with cultural values.

The standards of other organisations may also be relevant. These include the *Australian Natural Heritage Charter*, *Ask First: a guide to respecting Indigenous heritage places and values* and *Significance 2.0: a guide to assessing the significance of collections*.

National and international charters and other doctrine may be relevant. See australia.icomos.org.

Why conserve?

Places of cultural significance enrich people's lives, often providing a deep and inspirational sense of connection to community and landscape, to the past and to lived experiences. They are historical records, that are important expressions of Australian identity and experience. Places of cultural significance reflect the diversity of our communities, telling us about who we are and the past that has formed us and the Australian landscape. They are irreplaceable and precious.

These places of cultural significance must be conserved for present and future generations in accordance with the principle of inter-generational equity.

The Burra Charter advocates a cautious approach to change: do as much as necessary to care for the place and to make it useable, but otherwise change it as little as possible so that its cultural significance is retained.

Articles

Article 1. Definitions

For the purposes of this Charter:

- 1.1 *Place* means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.
- 1.2 *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.
- 1.3 *Fabric* means all the physical material of the *place* including elements, fixtures, contents and objects.
- 1.4 *Conservation* means all the processes of looking after a *place* so as to retain its *cultural significance*.
- 1.5 *Maintenance* means the continuous protective care of a *place*, and its *setting*.

Maintenance is to be distinguished from repair which involves *restoration* or *reconstruction*.
- 1.6 *Preservation* means maintaining a *place* in its existing state and retarding deterioration.
- 1.7 *Restoration* means returning a *place* to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.
- 1.8 *Reconstruction* means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material.
- 1.9 *Adaptation* means changing a *place* to suit the existing *use* or a proposed use.
- 1.10 *Use* means the functions of a *place*, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.

Explanatory Notes

Place has a broad scope and includes natural and cultural features. Place can be large or small: for example, a memorial, a tree, an individual building or group of buildings, the location of an historical event, an urban area or town, a cultural landscape, a garden, an industrial plant, a shipwreck, a site with in situ remains, a stone arrangement, a road or travel route, a community meeting place, a site with spiritual or religious connections.

The term cultural significance is synonymous with cultural heritage significance and cultural heritage value.

Cultural significance may change over time and with use.

Understanding of cultural significance may change as a result of new information.

Fabric includes building interiors and sub-surface remains, as well as excavated material.

Natural elements of a place may also constitute fabric. For example the rocks that signify a Dreaming place.

Fabric may define spaces and views and these may be part of the significance of the place.

See also Article 14.

Examples of protective care include:

- maintenance – regular inspection and cleaning of a place, e.g. mowing and pruning in a garden;
- repair involving restoration – returning dislodged or relocated fabric to its original location e.g. loose roof gutters on a building or displaced rocks in a stone bora ring;
- repair involving reconstruction – replacing decayed fabric with new fabric

It is recognised that all places and their elements change over time at varying rates.

New material may include recycled material salvaged from other places. This should not be to the detriment of any place of cultural significance.

Use includes for example cultural practices commonly associated with Indigenous peoples such as ceremonies, hunting and fishing, and fulfillment of traditional obligations. Exercising a right of access may be a use.

Articles

- 1.11 *Compatible use* means a *use* which respects the *cultural significance* of a *place*. Such a use involves no, or minimal, impact on cultural significance.
- 1.12 *Setting* means the immediate and extended environment of a *place* that is part of or contributes to its *cultural significance* and distinctive character.
- 1.13 *Related place* means a *place* that contributes to the *cultural significance* of another place.
- 1.14 *Related object* means an object that contributes to the *cultural significance* of a *place* but is not at the place.
- 1.15 *Associations* mean the connections that exist between people and a *place*.
- 1.16 *Meanings* denote what a *place* signifies, indicates, evokes or expresses to people.
- 1.17 *Interpretation* means all the ways of presenting the *cultural significance* of a *place*.

Conservation Principles

Article 2. Conservation and management

- 2.1 *Places of cultural significance* should be conserved.
- 2.2 The aim of *conservation* is to retain the *cultural significance* of a *place*.
- 2.3 *Conservation* is an integral part of good management of *places of cultural significance*.
- 2.4 *Places of cultural significance* should be safeguarded and not put at risk or left in a vulnerable state.

Article 3. Cautious approach

- 3.1 *Conservation* is based on a respect for the existing *fabric, use, associations* and *meanings*. It requires a cautious approach of changing as much as necessary but as little as possible.
- 3.2 Changes to a *place* should not distort the physical or other evidence it provides, nor be based on conjecture.

Article 4. Knowledge, skills and techniques

- 4.1 *Conservation* should make use of all the knowledge, skills and disciplines which can contribute to the study and care of the *place*.

Explanatory Notes

Setting may include: structures, spaces, land, water and sky; the visual setting including views to and from the place, and along a cultural route; and other sensory aspects of the setting such as smells and sounds. Setting may also include historical and contemporary relationships, such as use and activities, social and spiritual practices, and relationships with other places, both tangible and intangible.

Objects at a place are encompassed by the definition of place, and may or may not contribute to its cultural significance.

Associations may include social or spiritual values and cultural responsibilities for a place.

Meanings generally relate to intangible dimensions such as symbolic qualities and memories.

Interpretation may be a combination of the treatment of the fabric (e.g. maintenance, restoration, reconstruction); the use of and activities at the place; and the use of introduced explanatory material.

The traces of additions, alterations and earlier treatments to the fabric of a place are evidence of its history and uses which may be part of its significance. Conservation action should assist and not impede their understanding.

Articles

4.2 Traditional techniques and materials are preferred for the *conservation* of significant *fabric*. In some circumstances modern techniques and materials which offer substantial conservation benefits may be appropriate.

Article 5. Values

5.1 *Conservation* of a *place* should identify and take into consideration all aspects of cultural and natural significance without unwarranted emphasis on any one value at the expense of others.

5.2 Relative degrees of *cultural significance* may lead to different *conservation* actions at a place.

Article 6. Burra Charter Process

6.1 The *cultural significance* of a *place* and other issues affecting its future are best understood by a sequence of collecting and analysing information before making decisions. Understanding cultural significance comes first, then development of policy and finally management of the place in accordance with the policy. This is the Burra Charter Process.

6.2 Policy for managing a *place* must be based on an understanding of its *cultural significance*.

6.3 Policy development should also include consideration of other factors affecting the future of a *place* such as the owner's needs, resources, external constraints and its physical condition.

6.4 In developing an effective policy, different ways to retain *cultural significance* and address other factors may need to be explored.

6.5 Changes in circumstances, or new information or perspectives, may require reiteration of part or all of the Burra Charter Process.

Article 7. Use

7.1 Where the *use* of a *place* is of *cultural significance* it should be retained.

7.2 A *place* should have a *compatible use*.

Explanatory Notes

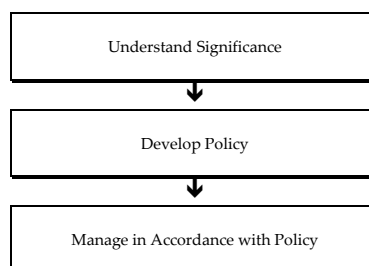
The use of modern materials and techniques must be supported by firm scientific evidence or by a body of experience.

Conservation of places with natural significance is explained in the Australian Natural Heritage Charter. This Charter defines natural significance to mean the importance of ecosystems, biodiversity and geodiversity for their existence value or for present or future generations, in terms of their scientific, social, aesthetic and life-support value.

In some cultures, natural and cultural values are indivisible.

A cautious approach is needed, as understanding of cultural significance may change. This article should not be used to justify actions which do not retain cultural significance.

The Burra Charter Process, or sequence of investigations, decisions and actions, is illustrated below and in more detail in the accompanying flow chart which forms part of the Charter.



Options considered may include a range of uses and changes (e.g. adaptation) to a place.

The policy should identify a use or combination of uses or constraints on uses that retain the cultural significance of the place. New use of a place should involve minimal change to significant fabric and use; should respect associations and meanings; and where appropriate should provide for continuation of activities and practices which contribute to the cultural significance of the place.

Articles

Article 8. Setting

Conservation requires the retention of an appropriate *setting*. This includes retention of the visual and sensory setting, as well as the retention of spiritual and other cultural relationships that contribute to the *cultural significance* of the *place*.

New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate.

Article 9. Location

- 9.1 The physical location of a *place* is part of its *cultural significance*. A building, work or other element of a place should remain in its historical location. Relocation is generally unacceptable unless this is the sole practical means of ensuring its survival.
- 9.2 Some buildings, works or other elements of *places* were designed to be readily removable or already have a history of relocation. Provided such buildings, works or other elements do not have significant links with their present location, removal may be appropriate.
- 9.3 If any building, work or other element is moved, it should be moved to an appropriate location and given an appropriate *use*. Such action should not be to the detriment of any *place* of *cultural significance*.

Article 10. Contents

Contents, fixtures and objects which contribute to the *cultural significance* of a *place* should be retained at that place. Their removal is unacceptable unless it is: the sole means of ensuring their security and *preservation*; on a temporary basis for treatment or exhibition; for cultural reasons; for health and safety; or to protect the place. Such contents, fixtures and objects should be returned where circumstances permit and it is culturally appropriate.

Article 11. Related places and objects

The contribution which *related places* and *related objects* make to the *cultural significance* of the *place* should be retained.

Article 12. Participation

Conservation, *interpretation* and management of a *place* should provide for the participation of people for whom the place has significant *associations* and *meanings*, or who have social, spiritual or other cultural responsibilities for the place.

Article 13. Co-existence of cultural values

Co-existence of cultural values should always be recognised, respected and encouraged. This is especially important in cases where they conflict.

Explanatory Notes

Setting is explained in Article 1.12.

For example, the repatriation (returning) of an object or element to a place may be important to Indigenous cultures, and may be essential to the retention of its cultural significance.

Article 28 covers the circumstances where significant fabric might be disturbed, for example, during archaeological excavation.

Article 33 deals with significant fabric that has been removed from a place.

For some places, conflicting cultural values may affect policy development and management decisions. In Article 13, the term cultural values refers to those beliefs which are important to a cultural group, including but not limited to political, religious, spiritual and moral beliefs. This is broader than values associated with cultural significance.

Conservation Processes

Article 14. Conservation processes

Conservation may, according to circumstance, include the processes of: retention or reintroduction of a *use*; retention of *associations* and *meanings*; *maintenance*, *preservation*, *restoration*, *reconstruction*, *adaptation* and *interpretation*; and will commonly include a combination of more than one of these. Conservation may also include retention of the contribution that *related places* and *related objects* make to the *cultural significance* of a *place*.

Article 15. Change

15.1 Change may be necessary to retain *cultural significance*, but is undesirable where it reduces cultural significance. The amount of change to a *place* and its *use* should be guided by the *cultural significance* of the place and its appropriate *interpretation*.

15.2 Changes which reduce *cultural significance* should be reversible, and be reversed when circumstances permit.

15.3 Demolition of significant *fabric* of a *place* is generally not acceptable. However, in some cases minor demolition may be appropriate as part of *conservation*. Removed significant fabric should be reinstated when circumstances permit.

15.4 The contributions of all aspects of *cultural significance* of a *place* should be respected. If a place includes *fabric*, *uses*, *associations* or *meanings* of different periods, or different aspects of cultural significance, emphasising or interpreting one period or aspect at the expense of another can only be justified when what is left out, removed or diminished is of slight cultural significance and that which is emphasised or interpreted is of much greater cultural significance.

Article 16. Maintenance

Maintenance is fundamental to *conservation*. Maintenance should be undertaken where *fabric* is of *cultural significance* and its maintenance is necessary to retain that *cultural significance*.

Article 17. Preservation

Preservation is appropriate where the existing *fabric* or its condition constitutes evidence of *cultural significance*, or where insufficient evidence is available to allow other *conservation* processes to be carried out.

Conservation normally seeks to slow deterioration unless the significance of the place dictates otherwise. There may be circumstances where no action is required to achieve conservation.

When change is being considered, including for a temporary use, a range of options should be explored to seek the option which minimises any reduction to its cultural significance.

It may be appropriate to change a place where this reflects a change in cultural meanings or practices at the place, but the significance of the place should always be respected.

Reversible changes should be considered temporary. Non-reversible change should only be used as a last resort and should not prevent future conservation action.

Maintaining a place may be important to the fulfilment of traditional laws and customs in some Indigenous communities and other cultural groups.

Preservation protects fabric without obscuring evidence of its construction and use. The process should always be applied:

- where the evidence of the fabric is of such significance that it should not be altered; or
- where insufficient investigation has been carried out to permit policy decisions to be taken in accord with Articles 26 to 28.

New work (e.g. stabilisation) may be carried out in association with preservation when its purpose is the physical protection of the fabric and when it is consistent with Article 22.

Articles

Article 18. Restoration and reconstruction

Restoration and *reconstruction* should reveal culturally significant aspects of the *place*.

Article 19. Restoration

Restoration is appropriate only if there is sufficient evidence of an earlier state of the *fabric*.

Article 20. Reconstruction

20.1 *Reconstruction* is appropriate only where a *place* is incomplete through damage or alteration, and only where there is sufficient evidence to reproduce an earlier state of the *fabric*. In some cases, reconstruction may also be appropriate as part of a *use* or practice that retains the *cultural significance* of the place.

20.2 *Reconstruction* should be identifiable on close inspection or through additional *interpretation*.

Article 21. Adaptation

21.1 *Adaptation* is acceptable only where the adaptation has minimal impact on the *cultural significance* of the *place*.

21.2 *Adaptation* should involve minimal change to significant *fabric*, achieved only after considering alternatives.

Article 22. New work

22.1 New work such as additions or other changes to the *place* may be acceptable where it respects and does not distort or obscure the *cultural significance* of the place, or detract from its *interpretation* and appreciation.

22.2 New work should be readily identifiable as such, but must respect and have minimal impact on the *cultural significance* of the *place*.

Article 23. Retaining or reintroducing use

Retaining, modifying or reintroducing a significant *use* may be appropriate and preferred forms of *conservation*.

Article 24. Retaining associations and meanings

24.1 Significant *associations* between people and a *place* should be respected, retained and not obscured. Opportunities for the *interpretation*, commemoration and celebration of these associations should be investigated and implemented.

24.2 Significant *meanings*, including spiritual values, of a *place* should be respected. Opportunities for the continuation or revival of these meanings should be investigated and implemented.

Explanatory Notes

Places with social or spiritual value may warrant reconstruction, even though very little may remain (e.g. only building footings or tree stumps following fire, flood or storm). The requirement for sufficient evidence to reproduce an earlier state still applies.

Adaptation may involve additions to the place, the introduction of new services, or a new use, or changes to safeguard the place. Adaptation of a place for a new use is often referred to as 'adaptive re-use' and should be consistent with Article 7.2.

New work should respect the significance of a place through consideration of its siting, bulk, form, scale, character, colour, texture and material. Imitation should generally be avoided.

New work should be consistent with Articles 3, 5, 8, 15, 21 and 22.1.

These may require changes to significant fabric but they should be minimised. In some cases, continuing a significant use, activity or practice may involve substantial new work.

For many places associations will be linked to aspects of use, including activities and practices.

Some associations and meanings may not be apparent and will require research.

Articles

Article 25. Interpretation

The *cultural significance* of many *places* is not readily apparent, and should be explained by *interpretation*. Interpretation should enhance understanding and engagement, and be culturally appropriate.

Conservation Practice

Article 26. Applying the Burra Charter Process

26.1 Work on a *place* should be preceded by studies to understand the place which should include analysis of physical, documentary, oral and other evidence, drawing on appropriate knowledge, skills and disciplines.

26.2 Written statements of *cultural significance* and policy for the *place* should be prepared, justified and accompanied by supporting evidence. The statements of significance and policy should be incorporated into a management plan for the place.

26.3 Groups and individuals with *associations* with the *place* as well as those involved in its management should be provided with opportunities to contribute to and participate in identifying and understanding the *cultural significance* of the place. Where appropriate they should also have opportunities to participate in its *conservation* and management.

26.4 Statements of *cultural significance* and policy for the *place* should be periodically reviewed, and actions and their consequences monitored to ensure continuing appropriateness and effectiveness.

Article 27. Managing change

27.1 The impact of proposed changes, including incremental changes, on the *cultural significance* of a *place* should be assessed with reference to the statement of significance and the policy for managing the place. It may be necessary to modify proposed changes to better retain cultural significance.

27.2 Existing *fabric*, *use*, *associations* and *meanings* should be adequately recorded before and after any changes are made to the *place*.

Article 28. Disturbance of fabric

28.1 Disturbance of significant *fabric* for study, or to obtain evidence, should be minimised. Study of a *place* by any disturbance of the fabric, including archaeological excavation, should only be undertaken to provide data essential for decisions on the *conservation* of the place, or to obtain important evidence about to be lost or made inaccessible.

Explanatory Notes

In some circumstances any form of interpretation may be culturally inappropriate.

The results of studies should be kept up to date, regularly reviewed and revised as necessary.

Policy should address all relevant issues, e.g. use, interpretation, management and change.

A management plan is a useful document for recording the Burra Charter Process, i.e. the steps in planning for and managing a place of cultural significance (Article 6.1 and flow chart). Such plans are often called conservation management plans and sometimes have other names.

The management plan may deal with other matters related to the management of the place.

Monitor actions taken in case there are also unintended consequences.

Articles

28.2 Investigation of a *place* which requires disturbance of the *fabric*, apart from that necessary to make decisions, may be appropriate provided that it is consistent with the policy for the place. Such investigation should be based on important research questions which have potential to substantially add to knowledge, which cannot be answered in other ways and which minimises disturbance of significant fabric.

Article 29. Responsibility

The organisations and individuals responsible for management and decisions should be named and specific responsibility taken for each decision.

Article 30. Direction, supervision and implementation

Competent direction and supervision should be maintained at all stages, and any changes should be implemented by people with appropriate knowledge and skills.

Article 31. Keeping a log

New evidence may come to light while implementing policy or a plan for a *place*. Other factors may arise and require new decisions. A log of new evidence and additional decisions should be kept.

Article 32. Records

32.1 The records associated with the *conservation* of a *place* should be placed in a permanent archive and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.

32.2 Records about the history of a *place* should be protected and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.

Article 33. Removed fabric

Significant *fabric* which has been removed from a *place* including contents, fixtures and objects, should be catalogued, and protected in accordance with its *cultural significance*.

Where possible and culturally appropriate, removed significant fabric including contents, fixtures and objects, should be kept at the place.

Article 34. Resources

Adequate resources should be provided for *conservation*.

Words in italics are defined in Article 1.

Explanatory Notes

New decisions should respect and have minimal impact on the cultural significance of the place.

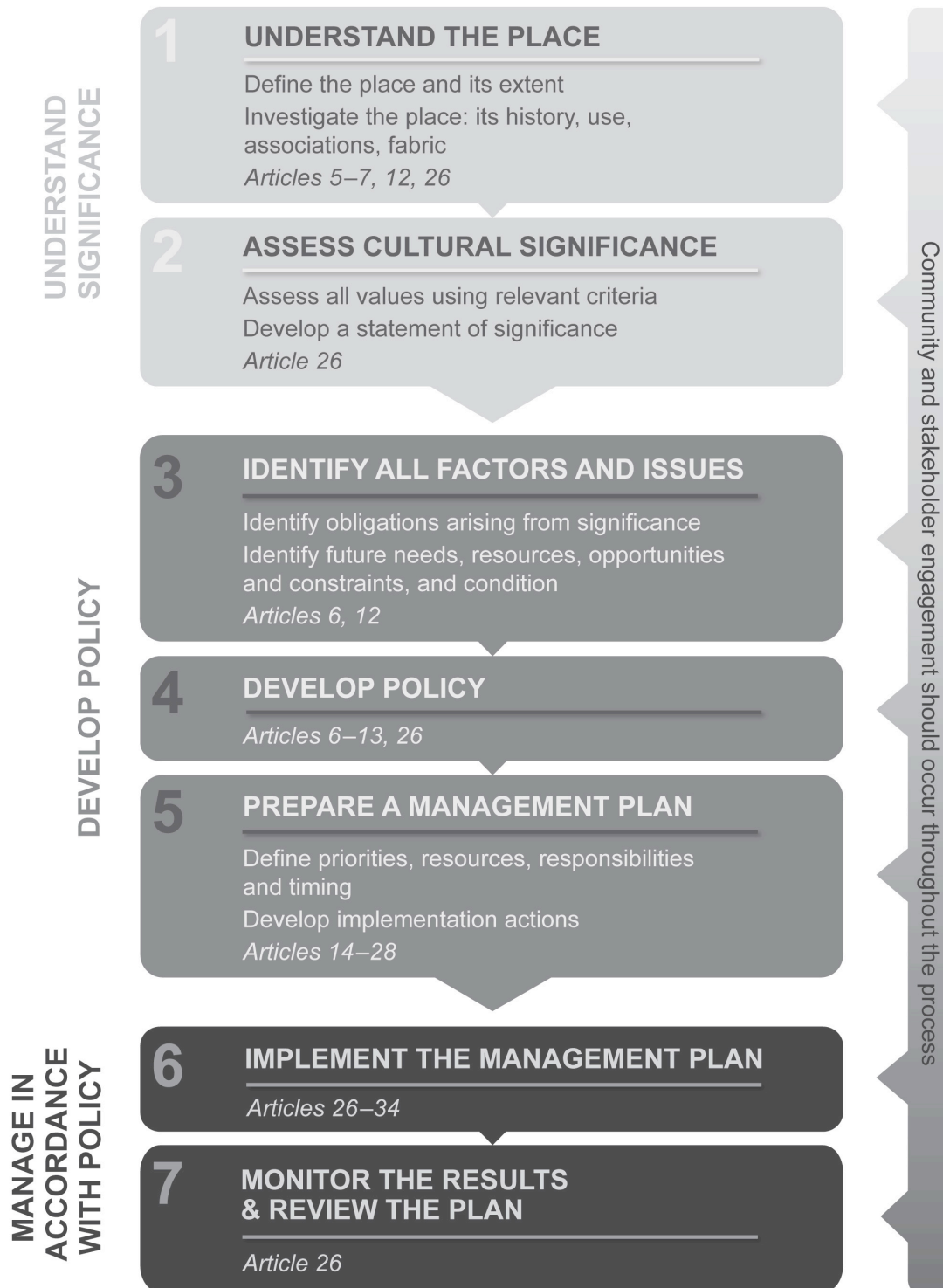
The best conservation often involves the least work and can be inexpensive.

The Burra Charter Process

Steps in planning for and managing a place of cultural significance

The Burra Charter should be read as a whole.

Key articles relevant to each step are shown in the boxes. Article 6 summarises the Burra Charter Process.



APPENDIX D: [REDACTED] REDACTED



APPENDIX E: REDACTED



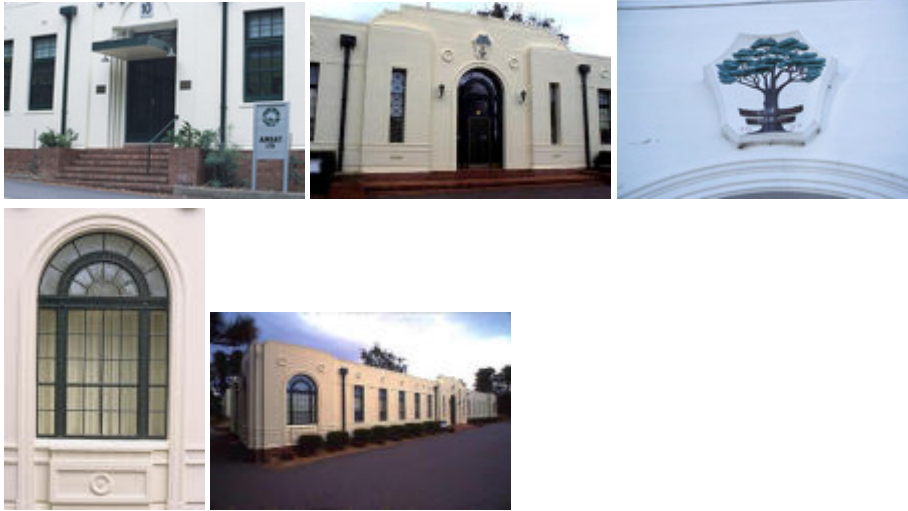
APPENDIX F: CHL CITATION AUSTRALIAN FORESTRY SCHOOL

Place Details

[Send Feedback](#)

Australian Forestry School (former), Banks St, Yarralumla, ACT, Australia

Photographs



List	Commonwealth Heritage List
Class	Historic
Legal Status	Listed place (22/06/2004)
Place ID	105426
Place File No	8/01/000/0369

Summary Statement of Significance

The Australian Forestry School, consisting of the former School building, the former Museum building and the formal landscaping surrounds, has strong associations with the early development of the Federal Capital. It was designed and built as part of the Federal Capital Commission's building program, and was one of a few institutions established by the Commonwealth. It reflects the Commonwealth's effort to establish a national forestry school in the new National Capital to produce professional foresters for Federal and State services and forestry research workers. The establishment of a national forestry school was part of the national approach to many issues that followed Federation in 1901 and the international growth of forestry and forest industry. (Criterion A 4, Australian Historic Theme 8.10: Pursuing excellence in the arts and sciences, advancing knowledge in science and technology)

The Australian Forestry School is a fine example of the Inter-War Stripped Classical style of architecture, being symmetrically composed, divided into vertical bays, with a central entrance and roundels suggestive of classical entablature. Other features are stepped parapets, round arched openings at the entrance and projecting bay ends, and a hipped tiled roof. (Criterion D)

The School including its formal landscaped frontage, in its setting of mature pine forest plantings has aesthetic value for its historic character. As the terminal feature of the Schlich Street axial vista, it creates a major landmark feature in Yarralumla (Criterion E1)

Central to the building is a magnificent domed hall which features the use of superbly crafted Australian timbers from various States of Australia in panelling, flooring, ribs for the dome and light fittings. (Criterion F1)

The School has social importance to the former students educated at the place (Criterion G).

The School has a strong association with its principals who were also pioneers of forestry research in Australian, Charles T Lane Poole and Dr Maxwell Jacobs (Criterion H)

Official Values

Criterion A Processes

The Australian Forestry School, consisting of the former School building, the former Museum building and the formal landscaping surrounds, has strong associations with the early development of the Federal Capital. It was designed and built as part of the Federal Capital Commission's building program, and was one of a few institutions established by the Commonwealth. It reflects the Commonwealth's effort to establish a national forestry school in the new National Capital to produce professional foresters for Federal and State services and forestry research workers. The establishment of a national forestry school was part of the national approach to many issues that followed Federation in 1901 and the international growth of forestry and forest industry.

Attributes

The former School building, the former Museum building and the formal landscaped surrounds.

Criterion D Characteristic values

The Australian Forestry School is a fine example of the Inter-War Stripped Classical style of architecture, being symmetrically composed, divided into vertical bays, with a central entrance and roundels suggestive of classical entablature. Other features are stepped parapets, round arched openings at the entrance and projecting bay ends, and a hipped tiled roof.

Attributes

The building's Inter-War Stripped Classical style of architecture demonstrated by the features noted above.

Criterion E Aesthetic characteristics

The School including its formal landscaped frontage, in its setting of mature pine forest plantings has aesthetic value for its historic character. As the terminal feature of the Schlich Street axial vista, it creates a major landmark feature in Yarralumla.

Attributes

The School, including its formal landscaped frontage, plus its setting of mature pine forest, plus the building as the termination of the Schlich Street vista.

Criterion F Technical achievement

Central to the building is a magnificent domed hall which features the use of superbly crafted Australian timbers from various States of Australia in panelling, flooring, ribs for the dome and light fittings.

Attributes

The domed entry hall in the school building, with all of the features noted above.

Criterion G Social value

The School has social importance to the former students educated at the place.

Attributes

The whole of the school.

Criterion H Significant people

The School has a strong association with its principals who were also pioneers of forestry research in Australian, Charles T Lane Poole and Dr Maxwell Jacobs.

Attributes

Not clarified.

Description

History

The first Interstate Forestry Conference, held in November 1911 and attended by heads of State forestry services of NSW, Victoria, South Australia and Queensland and the government botanist of Tasmania, resolved that a single forestry school be established to fulfil the urgent need for well-trained foresters. However, there was no further action until in 1920 a Premier's Conference agreed to establish the school in NSW. The site of the proposed school was in the Bago State Forest, in the Tumut-Tumbarumba District. The Commonwealth would provide one-sixth of the cost of the school, with the States to pay the remainder, the amount payable by each State to be computed according to its relative population. This agreement was due largely to the efforts of Charles Edward Lane Poole, Conservator of Forests of Western Australia from 1916 until 1921.

When Lane Poole returned from a three-year assignment in Papua New Guinea and was appointed forestry adviser to the Commonwealth Government in 1925, he found little had been done to implement the 1920 resolution. He persuaded Prime Minister Bruce to include a commitment to establish a national forestry school in Canberra in his election policy speech of 1925. Although Bruce won the election, there were differences of opinion among the States as to the location of the school and their agreement to provide students was necessary for implementation of the proposal. The Minister for Home and Territories, the Right Honourable Sir George F. Pearce, approached the States with an offer that the Commonwealth would build, equip, staff and maintain the school if the States would send the students. All States agreed, except for South Australia, which had been running its own forestry course in association with the University of Adelaide since 1910.

Adelaide University offered to forego its school and to house the new national School until a suitable building was constructed in Canberra. The School was established at the University of Adelaide in March 1926, with Professor Norman Jolly as Principal. At the end of that year Jolly was appointed Chief Commissioner of Forests of New South Wales and Lane Poole, then Inspector General of Forests for the Commonwealth, was appointed acting Principal of the Forestry School (Lane-Poole, 1927-28, 202, Boden, 1993).

Lane Poole saw the Forestry School as a branch of the Federal Forestry Bureau, the establishment of which had been agreed by the Federal Government. The Bureau's main task was to develop a national forest policy, which he believed was necessary to bring Australia's forest resources under national control. He was not keen to become principal of the School, as he was not a teacher and found teaching distasteful (Carron, 1985, 251). However, he was persuaded by the government to accept the position, along with the role of Inspector General of the proposed Forestry Bureau. Although the School had gone ahead, the Bureau existed in name only for many years and in its early years much of the research, other than that of Lane Poole, was done by the staff of the School (Carron, 1985, 253).

The School building was designed as part of the Federal Capital Commission's (FCC's) building program by J.H. Kirkpatrick, working with HM Rolland, Principal Architect of the FCC. The FCC's building program was essentially to provide accommodation and office space for the transfer of the Federal Government from Melbourne to the new Capital, and the School, being an institution, was included in this program. Construction of the school commenced in July 1926 and it was officially opened on 11 April 1927, with 16 students and three permanent lecturing staff, as well as Lane Poole. The staff members were Messrs C.E Carter, H.R Gray and A. Rule. The School was situated in the suburb of Westridge, now Yarralumla, then the western suburb of the Federal Capital, so as to be near the arboretum (Westbourne Woods) and the nursery established by Charles Weston in 1913.

Although the School had opened in April 1927, the building was not completed until June that year and the formal opening was not until 24 November 1927. The only rooms completed when school work commenced were the Principal's room and the drafting room (AA Series A1/15, Item 1929/1875).

Tasmania, Victoria and NSW donated floor timber and South Australia donated timber for internal fittings. NSW and Queensland refused to give any timber without payment. A carpenter's shop, requested by Lane Poole was built apart from the main educational block in August 1927 (Australian Archives, Series A1/15, Item 1929/1875). He also requested a stove house and frames (a heated glasshouse), to be used for raising seedlings, and this was completed in March 1929 (AA Series A1/15, Item 1929/1875). The plan of the approach to the Forestry School building was drawn in August 1927 by T.R. Casboulte, an architect of the FCC.

A residence for the Principal, 'Westridge House', later known as 'Tudor House', was built next to the school in 1928. Although Lane Poole also planned to house his students nearby, the tightened financial circumstances occurring in late 1927 meant that the students initially had to occupy the old printers quarters at Kingston and a camp on the site. In 1928, 27 spruce cubicles, of a style widely used on construction sites in the city, were built near the school for the students. Each student had their own cubicle, supplied with electric light, wardrobe, table and chair (Gugler, 1994, 106-107). They were located at the rear of three houses in Solander Street, one of which was used for amenities, one for dining/kitchen and the third for ablutions. The cubicles have since been located elsewhere.

The School had difficulty maintaining the number of students during the Depression years, as the States could not afford to pay the living costs for the students they were to send. The numbers were only around four students a year. In 1936 only one student enrolled; he was not accepted by Lane Poole, who put the staff on half-time lecturing to the four second year students and half-time on research (Carron, 1977, 103). This action stimulated the States to provide more students and the situation improved during the late 1930s. Numbers went down again during the Second World War, as many potential students enlisted. After the War the number of students increased to 80 in 1950 before declining in the 1950s and rising again to 60 in 1961. From 1949 students from New Zealand attended the School, until a forestry school opened in Christchurch. Many Asian students also attended the School.

Shortly before WWII, the Government funded a building for an industrial museum and the work of the research sections of the Bureau. After the war the museum was temporarily abandoned and the building used for other purposes. The collected exhibits were stored in a wooden building which was later destroyed by fire, along with most of the exhibits (Jacobs 1961).

In the years before and after World War 2, the Forestry students and Duntroon cadets vied for social honours, holding dances and other functions. At that time the Albert Hall was considered to be the only venue for functions. However, the Forestry students emptied the museum at the Forestry School and turned it into a ballroom. The museum contained artefacts from around the world as well as local items (mainly timber), including local birds and a complete section of local eucalypt timbers, cut into specimen size. Moving the heavy timber artefacts from the museum for these social occasions was an arduous task (Carron, pers. comm. 1999). The dances were supported by Lane Poole and his wife. Lane Poole was also a founding member of the Alpine Club at Mount Franklin in the Brindabella Mountains, and became its president. Every student who attended the Forestry School was required to make himself a set of (wooden) skis. This work was carried out on the premises (Carron, pers. comm., 1999).

Lane Poole held the position of Principal of the School until his retirement in 1944. Dr Maxwell Ralph Jacobs was the next Principal of the School and held the position from 1945 to the end of 1959. Jacobs was one of three students who had been on overseas scholarships in 1928-29 to become future research officers of the Forestry Bureau. Jacobs was followed by K.P. McGrath as acting Principal until responsibility for forestry education was transferred to the Australian National University early in 1965 (Boden, 1993). There are several reasons for the move, one of which was the need to provide more opportunities for postgraduate training such as the MSc and PhD available at the University.

The new building for the Forestry Department of the ANU was opened in May 1968 by the Duke of Edinburgh. Until then, the Department had continued to function in the Forestry School buildings at Yarralumla (Carron, 1977, 106). When the main building was vacated, the senior officers of the Forestry and Timber Bureau moved in from Westridge House, to which they had moved in 1961 when Max Jacobs was confirmed in the position of Director General and transferred his residence to Forrest. The smaller rendered brick building at the rear of the Forestry School was occupied by the Director General and his staff from 1946 until 1961; it was used again by the School staff from 1961 until 1968. In 1975 the CSIRO acquired the whole site as it exists now and the new CSIRO Division of Forest Research, incorporating much of the former Bureau, came into operation. Currently NASA (National Aeronautical and Space Administration) is occupying the southern end of the Forestry School building and the northern end is vacant. CSIRO has plans to occupy the northern end of the building.

The site was sold and leased back to CSIRO in 2002.

The ashes of A.B. (Brian) Patton, a forester who died following a tree fall accident at Jervis Bay, were scattered under the Pin Oaks on the southern side of the School on 5 May 1960. A reunion of former students of the School was held in April 2000.

Description

The Australian School of Forestry is located at Banks Street, Yarralumla, where it intersects with Schlich Street. The School was designed in the Inter-War Stripped Classical Style by J.H. Kirkpatrick, of the Federal Capital Commission (FCC), assisted by HM Rolland, Principal Architect of the FCC, and the building was completed in 1927. It is a single storey rendered brick building with a parapet and a hipped tiled roof. Key features of the style displayed by the building include a symmetrical facade, division into vertical bays, simple wall surfaces, roundels suggesting classical entablature.

Paved steps lead up to the entrance, which is formed by round arched openings. Paved steps lead up to the entrance, which is formed by round arched openings. Mature CUPPRESSUS SEMPERVIRENS (Roman Cypress) flank the steps leading to the main entrance. The parapet over the entrance, encompassing projecting bays with vertical openings, diagonally patterned in wrought iron. Plain roundels decorate the exterior walls of the building and the two

roundels on either side of the arched entrance display a floral design. Above the entrance doorway is the School crest of a veteran eucalypt above the motto 'Mihi Cura Futuri' ('I serve posterity'). The doors at the front and rear entrances, as well as all the interior doors throughout the building, are of Queensland maple.

The walls of the hall are panelled in wood to a height of approximately two and a half metres, interrupted by engaged columns at each of the eight corners. There are wide ribs of Queensland maple in the ceiling dome and the light fitting, suspended some distance below the centre of the dome by four heavy brass chains, is of Blackwood. The brass chains hang from a bronze ceiling panel. Australian timbers from various States, including Queensland Maple and Walnut, Red Cedar, Red Mahogany, Hoop Pine and Mountain Ash, are used throughout the building in floors, doors, wall panelling, ceilings and trimmings. Originally, the interior included the octagonal hall, a museum, a library, two lecture rooms, a laboratory, a drafting room, principal's room and lecturers' rooms, offices, a cloak room and toilets. Another lecture room was created near the library by the 1950s. Some structural changes were made in the late 1960s when some of the larger rooms were partitioned for office accommodation. Further alterations occurred in 1983 when the CSIRO refurbished the building.

The original boiler room is located under the main building on the southwestern side and is still in operation. Water, originally heated by coal fire, is now heated by natural gas.

Three pieces of furniture in the hall, a rug chest, a table and a settee, all made of mountain ash, were purchased for the School from C F Rojo & Sons Pty Ltd, Melbourne in September 1928.

The two lecture rooms were on the north eastern side of the building. The room on the north western end of the building was the laboratory and is still close to its original condition, including its blackboards with stained timber edging. The room at the opposite (southern) end of the building was the museum and still retains built-in timber cupboards, used for herbarium specimens. A shower recess has been added to the toilets, which have been separated into male and female (originally all male), and the tiles have been replaced. A kitchen now occupies the space where the cloakroom (later a darkroom) was located.

A small rendered brick building located behind the main School building, previously used as a museum and later as offices for the Forestry and Timber Bureau, was built in a similar style. However, there are differences such as the design of the roundels, the downpipes on the small building are of steel while the Forestry School building has cast iron downpipes, and the rain water heads are a different design. Next to the former museum, is a timber, framed timber clad building used as a laboratory and for storing seeds and tools. It is now used as an archive store for the CSIRO.

Both the main building and the two smaller buildings at the rear were repainted in 1998 and are in very good condition. The terracotta tiles on the main building have been replaced. The former museum building was refurbished in 1991 in a manner sympathetic to the main building and is leased to AMSAT (Australian Marine Science and Technology) by the CSIRO.

The School with its formal landscaped frontage is on a rise within a setting mature pine forest plantings and has aesthetic value for its historic character. As the terminal vista feature of the Schlich Street axis, it creates a major landmark feature in Yarralumla

History Not Available

Condition and Integrity

The building is generally intact and in fair to good condition. Both buildings have been internally modified by the introduction of some new walls to create new rooms. The external paint finish on the main building is very deteriorated. (September 1995)

June 1999

Both the main building and the two smaller buildings at the rear were repainted in 1998 and are in very good condition. The terracotta tiles on the main building have been replaced. The small rendered brick building was refurbished in 1991 in a sympathetic manner to the main building and is leased to AMSAT (Australian Marine Science and Technology) by the CSIRO.

Location

Banks Street, Yarralumla.

Bibliography

Carron, L.T., 1977. "The Golden Jubilee of Professional Forestry Education in Canberra". In *Australian Forestry*, 1977, 40(2). 101-107.

Carron, L.T., 1985. "A History of Forestry in Australia". ANU Press, Canberra, ACT.

Charlton, K., Garnett, R. and Fowler, M., 1984. "Federal Capital Architecture". National Trust of Australia (ACT), Canberra, ACT, 1984

Cosgrove, C. 1999. Interim Heritage Places Register Citation for the Australian Forestry School. National Trust of Australia (ACT).

Gibbney, J., 1986. "Calthorpe's Canberra, the town and community in 1927". Canberra Publishing and Printing, Canberra.

Gibbney, J., 1988. "Canberra 1913-1953". AGPS, Canberra, ACT.

Garnett, Rodney and Hyndes, Danielle, 1992. *The Heritage of the Australian Capital Territory*, National Trust of Australia (ACT) and others.

Gugler, A., 1954. "The Builders of Canberra, 1909-1929". CPN Publications Pty Ltd, Fyshwick, ACT.

Higgins, M., 1994. "Skis On The Brindabellas". Tabletop Press, O'Connor, ACT.

Marion Mahony Griffin Measured Drawing Competition, Tim Leslie and Jennifer Dudgeon (Honorarium), 1995

National Capital Development Commission, 1988. "Sites of Significance in the ACT, Vol. 2, Inner Canberra". NCDC, Canberra, ACT.

Articles

Boden, R., 1993. "Elegant testimony to native timber". *Canberra Times*, 13 January 1993

Lane Poole, C. E., 1928. "The Australian Forestry School". *C.S.I.R. Journal*, Vol.1, 1927-28.

Unpublished

Australian Heritage Commission, Australian School of Forestry (former), Yarralumla ACT, Register of the National Estate Database, Database No. 013338, File No. 8/01/000/0369

National Trust of Australia (ACT), 'Australian Forestry School' file

Interview with Dr Leslie Carron, former student of the School, and acting principal in the absence of K.P. McGrath, 7 April 1999; notes on National Trust file.

Information provided by Alan Brown, former Division Chief of CSIRO Forestry and former Australian Forestry School student.

Archives References

Australian Archives, Series A1/15, Item 1929/1875, Australian Forestry School Canberra, Construction of Buildings; includes original plans of main Forestry School Building (a copy is now on the National Trust files).

Australian Archives, Series A 6269/1, Item E1/29/454, School of forestry general construction.

Australian Archives, Series A6269/1, Item E1/27/2495, Forestry School - donated timber.

Australian Archives, Series A1/15, Item 1927/709, Equipment for Forestry School.

Report Produced Tue Aug 8 17:58:43 2023

APPENDIX G: PHOTOGRAPHS





IMG_4703.JPG



IMG_4704.JPG



IMG_4705.JPG



IMG_4706.JPG



IMG_4707.JPG



IMG_4708.JPG



IMG_4709.JPG



IMG_4710.JPG



IMG_4711.JPG



IMG_4712.JPG



IMG_4713.JPG



IMG_4714.JPG



IMG_4715.JPG



IMG_4716.JPG



IMG_4717.JPG



IMG_4718.JPG



IMG_4719.JPG



IMG_4720.JPG



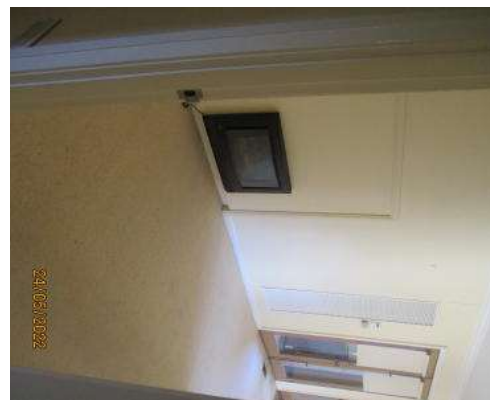
IMG_4721.JPG



IMG_4722.JPG



IMG_4723.JPG



IMG_4724.JPG



IMG_4725.JPG



IMG_4726.JPG



IMG_4727.JPG



IMG_4728.JPG



IMG_4729.JPG



IMG_4730.JPG



IMG_4731.JPG



IMG_4732.JPG



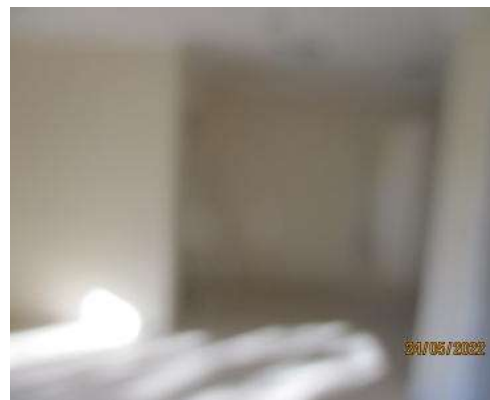
IMG_4733.JPG



IMG_4734.JPG



IMG_4735.JPG



IMG_4736.JPG



IMG_4737.JPG



IMG_4738.JPG



IMG_4739.JPG



IMG_4740.JPG



IMG_4741.JPG



IMG_4742.JPG



IMG_4743.JPG



IMG_4744.JPG



IMG_4745.JPG



IMG_4746.JPG



IMG_4747.JPG



IMG_4748.JPG



IMG_4749.JPG



IMG_4750.JPG



IMG_4751.JPG



IMG_4752.JPG



IMG_4753.JPG



IMG_4754.JPG



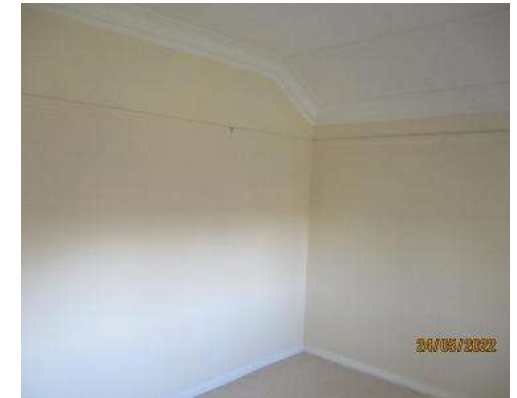
IMG_4755.JPG



IMG_4756.JPG



IMG_4757.JPG



IMG_4758.JPG



IMG_4759.JPG



IMG_4760.JPG



IMG_4761.JPG



IMG_4762.JPG



IMG_4763.JPG



IMG_4764.JPG



IMG_4765.JPG



IMG_4766.JPG



IMG_4767.JPG



IMG_4768.JPG



IMG_4769.JPG



IMG_4770.JPG



IMG_4771.JPG



IMG_4772.JPG



IMG_4773.JPG



IMG_4774.JPG



IMG_4775.JPG



IMG_4776.JPG



IMG_4777.JPG



IMG_4778.JPG



IMG_4779.JPG



IMG_4780.JPG



IMG_4781.JPG



IMG_4782.JPG



IMG_4783.JPG



IMG_4784.JPG



IMG_4785.JPG



IMG_4786.JPG



IMG_4787.JPG



IMG_4788.JPG



IMG_4789.JPG



IMG_4790.JPG



IMG_4791.JPG



IMG_4792.JPG



IMG_4793.JPG



IMG_4794.JPG



IMG_4795.JPG



IMG_4796.JPG



IMG_4797.JPG



IMG_4798.JPG



IMG_4799.JPG



IMG_4800.JPG



IMG_4801.JPG



IMG_4802.JPG



IMG_4803.JPG



IMG_4804.JPG



IMG_4805.JPG



IMG_4806.JPG



IMG_4807.JPG



IMG_4808.JPG



IMG_4809.JPG



IMG_4810.JPG



IMG_4811.JPG



IMG_4812.JPG

APPENDIX F: UNANTICIPATED FINDS PROTOCOL

Unanticipated Finds Protocol

ACT

Protocol to be followed in the event that previously unrecorded or unanticipated archaeological material (objects, artefacts, deposits or relics) are encountered.

1. All ground surface disturbance in the area of the finds should cease immediately when anticipated archaeological material is uncovered. The discoverer of the find(s) will notify machinery operators in the immediate vicinity of the find(s) so that work can be halted.
2. All work in the vicinity of the discovery will cease.
3. Contact the project archaeologist/heritage consultant to assess the nature of the finds.
4. The project archaeologist/heritage consultant will record the finds. This will include a significance assessment and the lodgement of site information for all new recordings with ACT Heritage.
5. If the finds are historical artefacts not in-situ, the finds will be recorded and collected and stored with the project proponent or project archaeologist/heritage consultant and incorporated into the assemblage of other historical artefacts material at the conclusion of subsequent archaeological investigation phases.
6. If the finds are in-situ structural features or in-situ archaeological deposits of assessed significance a determination will be made between the project archaeologist/heritage consultant and the on-site operators regarding the following:
 - a) If sufficient information has been gained by the test location, then the sampling process will not re-commence and the find will be reburied using the excavated soil.
 - b) If the test location can be moved to a location not directly impacting surface features, then the sampling process will re-commence at that new location and the finds will be reburied using the excavated soil.
 - c) If there are no suitable location alternatives and further sampling is required, the following will be undertaken:
 - i. All work in the location will remain on hold as the following steps are completed.
 - ii. ACT Heritage will be informed of the findings and a further course of action will be discussed.
 - iii. Based in discussions with ACT Heritage further assessment processes and formal permissions under the ACT Heritage ACT may be required to facilitate the removal of the features.
 - iv. At the completion of the additional assessment phases the agreed mitigation measures will be carried out prior to the removal of the features based on the conditions of approval.
7. If the finds are aboriginal artefacts, the project archaeologist/heritage consultant will contact ACT Heritage and the four ACT Representative Aboriginal Organisations (RAO's) to discuss ongoing management measures.
8. Work will not commence at the find location until ACT Heritage, the RAO's and the project archaeologist/heritage consultant have agreed on an approach to managing the artefacts, and the finds location.

Protocol to be followed in the event that suspected human remains are encountered.

1. All ground surface disturbance in the area of the finds, should cease immediately the finds are uncovered.
 - a) The discoverer of the find(s) will notify machinery operators in the immediate vicinity of the find(s) so that work can be temporarily halted: and



- b) The site supervisor and the development proponent will be informed of the find(s). If there is substantial doubt regarding a human origin for the remains, then consider if it is possible to gain a qualified opinion within a short period of time. If feasible, gain a qualified opinion (this can circumvent proceeding further along the protocol for remains which turn out to be non-human). If conducted, this opinion must be gained without further disturbance to any remaining skeletal material and its context as possible. (Be aware that the site may be considered a crime scene containing forensic). If a quick opinion cannot be gained, or the identification is positive, then proceed to the next step.
2. Immediately notify the following people of the discovery:
 - a) The local Police (this is required by law)
 - b) ACT Heritage
 - c) Representation from the Representative Aboriginal Organisations (RAO's) (where appropriate) and;
 - d) The project archaeologist/heritage consultant.
 3. Facilitate the evaluation of the find(s) by the statutory authorities and comply with any stated requirements. Depending on the evaluation of the find(s), the management of the find(s) and their location may become a matter for the Police and/or Coroner.
 4. Construction related works in the area of the find(s) may not resume until the development proponent receives written approval from the relevant statutory authority; from the Police or Coroner in the event of an investigation; and from the ACT Heritage Council in the case of human remains outside of the jurisdiction of the Police or Coroner.
 5. In the event that the proponent continues an active role in the evaluation and/or management of the find(s), via a direction or advice from the Police, Coroner and/or Heritage Council, then all or some of the following steps may be conducted.
 6. Facilitate, in co-operation with the appropriate authorities, the definitive identification of the skeletal material by a specialist (if not already completed). This must be done with as little disturbance to any remaining skeletal material and its context as possible.
 7. If the specialist identifies the bone as non-human then, where appropriate, the protocol for the discovery of historical or Aboriginal artefacts (above) should be followed.
 8. If the specialist determines that the bone material is human, than the proceeding course of action may be of three types:
 - a) The bone(s) are of an Aboriginal and non-Aboriginal person who died less than 100 years ago and where traumatic death is suspected. Such remains come under the jurisdiction of the *ACT Coroner's Act 1997*. All further decisions and responsibilities regarding the remains and find location rest with the Police, and/or the ACT Coroner.
 - b) The bone(s) are of a non-Aboriginal person who died more than 100 years ago. In this case, and where the Police have indicated that they have no interest in the find(s), the following steps may be followed:
 - i. Ascertain the requirements of the ACT Heritage Council, the development proponent, the project archaeologist/heritage consultant, and the views of the relevant community stakeholders;
 - ii. Based on the above, determine and conduct an appropriate course of action. Possible strategies could include one or more of the following;
 1. Avoiding further disturbance to the find and conserving the remains *in-situ* (this option may require relocating the development and this may not be possible in some context).
 2. Conducting (or continuing) archaeological salvage of the finds following receipt of any required statutory approvals.



3. Scientific description (including excavation where necessary), and possibly also analysis of the remains prior to reburial.
 4. Recovering samples for dating and other analyses; and/or
 5. Subsequent reburial at another place and in an appropriate manner determined by the Heritage Council and in consultation with other relevant stakeholders.
- c) The bone(s) of an Aboriginal person who died more than 100 years ago. In this case the following steps may be followed:
- i. Ascertain the requirements of the local RAO's, the ACT Heritage Council, the development proponent, and the project archaeologist/heritage consultant.
 - ii. Based on the above, determine and conduct an appropriate course of action. Possible strategies could include one or more of the following:
 1. Avoiding further disturbance to the find and conserving the remains *in-situ*, (this option may require relocating the development and this may not be possible in some context).
 2. Conducting (or continuing) archaeological salvage of the finds following receipt of any required statutory approvals.
 3. Scientific description (including excavation where necessary), and possibly also analysis of the remains prior to reburial.
 4. Recovering samples for dating and other analyses; and/or
 5. Subsequent reburial at another place and in an appropriate manner determined by the RAO's and the Heritage Council.

