



ACT Heritage Council

## ACT HERITAGE REGISTER

AF2014-101

### ACT HERITAGE REGISTER— NOMINATION APPLICATION *Heritage Act 2004, s28*

<i>For ACT Heritage Use Only</i>	
Date received	
File No.	
Database ID	
Date to Council	
Decision date	
Accepted?	

**The ACT Heritage Register contains details of places and objects of significance to the ACT.**

This nomination application form is used to nominate a place or object to the ACT Heritage Register. Any person can make a nomination. In making this application, you are asked to identify the potential heritage significance of the place or object and provide supporting evidence.

In preparing a nomination, you are asked to provide as much information about any matters relevant to the heritage significance of the place or object as you can. The fields in the nomination form will guide you with this.

The ACT Heritage Council will notify you as soon as possible about its acceptance or dismissal of this nomination application, and progress of assessment and decisions about registration, where appropriate. The Council may dismiss the application if the Council is satisfied on reasonable grounds that the application is frivolous, vexatious, misconceived, lacking in substance or not made honestly; or the Council has previously decided not to register the place or object and is satisfied that the application shows no substantial new ground for registration.

No fee is payable for making a nomination.

#### **DO YOU REQUIRE MORE INFORMATION OR NEED HELP?**

If you need help completing this form, contact ACT Heritage on 13 22 81 or email [heritage@act.gov.au](mailto:heritage@act.gov.au). Incomplete or inadequate forms will be returned with feedback.

More information about the ACT Heritage Council, the Heritage Register and the heritage registration process is available on the ACT Heritage website at [www.environment.act.gov.au/heritage](http://www.environment.act.gov.au/heritage) or by contacting ACT Heritage on 13 22 81 or by email at [heritage@act.gov.au](mailto:heritage@act.gov.au).

### LODGING YOUR FORM

#### **Please send this form**

- **by mail to:** The ACT Heritage Council, PO Box 158, Canberra ACT 2601;
- **by hand to:** ACT Heritage, Dame Pattie Menzies House, 16 Challis Street, Dickson ACT
- **by email to:** [heritage@act.gov.au](mailto:heritage@act.gov.au)

A nomination application will not be accepted unless signed and dated.

*Approved form AF 2014-101 approved by Mick Gentleman MLA, Minister for Planning on 1 October 2014 under s119 Heritage Act 2004 (approved forms).*

## 01 DETAILS OF PLACE OR OBJECT

### Place

**Type:** Historic

**Name of place:** 'Old' Narrabundah Duplexes

**Location:** Narrabundah, Sturt Avenue:

41 (Section 44, Block 52) & 43 (Section 44, Block 51)  
45 (Section 44, Block 39) & 47 (Section 44, Block 38)  
49 (Section 44, Block 56) & 51 (Section 44, Block 55)

**Narrabundah, Sturt Avenue:**

53 (Section 43, Block 1) & 55 (Section 43, Block 25)  
57 (Section 43, Block 24) & 59 (Section 43, Block 23)  
61 (Section 43, Block 22) & 63 (Section 43, Block 21)

**Narrabundah, Boolimba Crescent:**

3 (Section 44, Block 35) & 5 (Section 44, Block 34)  
4 (Section 43, Block 2) & 6 (Section 43, Block 3)  
8 (Section 41, Block 1) & 10 (Section 41, Block 2)  
12 (Section 41, Block 3) & 14 (Section 41, Block 4)  
16 Section 40, Block 1) & 18 (Section 40, Block 2)  
20 (Section 40, Block 3) & 22 (Section 40, Block 4)  
24 (Section 39, Block 22) & 26 (Section 39, Block 23)  
28 (Section 39, Block 24) & 30 (Section 39, Block 25)

## 02 YOUR DETAILS

**Name:** John Keeley  
*Name First Name Surname*

**Organisation:** Old Narrabundah Community Council Incorporated Chair  
*Organisation Name (if the nominator) Position*

**Postal Address:** PO Box 8 Narrabundah ACT 2604  
*Postal Address Postcode State*

**Telephone:** 02 6295 0810 02 6295 0810 0429 033 674  
*Business Hours After Hours Mobile*

narrabundah @tpg.com.au  
*Email*

Do you have any personal association with the place? No

If **yes**, how would you describe yourself:

Owner Tenant Neighbour

Other \_\_\_\_\_

### 03 DETERMINING HERITAGE SIGNIFICANCE

For each of the heritage significance criteria, please indicate how you would rate this place or object. Ratings against each are:

- **High** = meets to a high degree: excellent example, with strong evidence provided.
- **Meets** = meets to a lesser degree: one of a number, demonstrated some features, and/or has limited supporting evidence e.g. documentation is limited.
- **Not Met / NA** = does not have supporting evidence to demonstrate it meets this criteria or is not applicable.

For a place or an object to be determined as having **heritage significance** it must satisfy one or more of these criteria:

(a) importance to the course or pattern of the ACT's cultural or natural history	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
(b) has uncommon, rare or endangered aspects of the ACT's cultural or natural history	<input type="checkbox"/> <b>High</b> <input type="checkbox"/> <input type="checkbox"/>
(c) potential to yield information that will contribute to an understanding of the ACT's cultural or natural history	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
(d) importance in demonstrating the principal characteristics of a class of cultural or natural places or objects	<input type="checkbox"/> <b>High</b> <input type="checkbox"/> <input type="checkbox"/>
(e) importance in exhibiting particular aesthetic characteristics valued by the ACT community or a cultural group in the ACT	<input type="checkbox"/> <b>High</b> <input type="checkbox"/> <input type="checkbox"/>
(f) importance in demonstrating a high degree of creative or technical achievement for a particular period	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
(g) has a strong or special association with the ACT community or a cultural group in the ACT for social, cultural or spiritual reasons	<input type="checkbox"/> <b>High</b> <input type="checkbox"/> <input type="checkbox"/>
(h) has a special association with the life or work of a person, or people, important to the history of the ACT	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

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#### **04 YOUR STATEMENT OF SIGNIFICANCE**

**What is it that is significant?** (e.g. why is it unique or the best example of its type)

The 'Old' Narrabundah Duplexes provide a unique example of housing design that rises above the post-WWII pressures of Canberra's rapid expansion. The design and positioning of the duplexes along Sturt Avenue either side of the entry to Boolimba Crescent, as a portal, and along that street's descent to the hub of that area of Narrabundah, provide a special sense of arrival. This design is unlike the more usual grouping of duplexes elsewhere in Canberra at the time.

The duplexes also reflect the government's response to a need to diversify housing types in Canberra, particularly as a densification of the rapid urban sprawl and infrastructure demands: a planning response that yet maintained a loyalty to the principles of Canberra's Griffin Plan.

The aesthetic qualities of the duplexes and their location on their blocks and in relation to the street are highly valued by the ACT and local community as evinced by the recognition as a Registered Landscape. The Narrabundah community of this area, and others with connections to the area, have a strong associations with this part of Narrabundah. The duplexes themselves, and their landscape contribution to this community hub, have meaning, voiced by the community as central to a sense of place and community connection and identity.

**To whom is it likely or known to be significant?** (e.g. a region or group within the ACT, the whole of the ACT, a specific community)

The 'Old' Narrabundah duplexes are significant to the 'Old' Narrabundah community, as demonstrated in the social value assessment for this nomination. This community has strong ongoing links with the area of the duplexes, that is also a Registered Streetscape, confirming its aesthetic and associational landscape values. Also many others are known to continue to have as sense of place and significance with this part of Narrabundah, defined by the duplexes: those who lived in the duplexes in the past, who lived in this area of Narrabundah in the past, and those who have associated with the area over time, including former children attending schools in the area near the duplexes

**How and why is it significant?** (including an explanation for each criterion rated as High or Meets)  
In addressing each of the significance criteria, you are encouraged to spend most time on the criteria that the place or object best meets. A strong argument against one or two criteria is more likely to be considered suitable for provisional registration than weak arguments across multiple criteria.

Criterion (b) – The 'Old' Narrabundah Duplexes are a rare manifestation of construction duplex formation in Canberra within the major pressure of rapidly providing housing post-WWII. The group not only manifests the decision to provide a wider variety of housing types, resulting in a greater densification, but also unusually at that time, provides a unified design of an 'entrance' or portal to this area of Narrabundah. This design results in a unified response to place that extends beyond the more typical duplexes in a row built in other parts of Canberra at the time.

Some of the four different duplex plans may be rare or unique, as it has not yet been ascertained whether they were the only of their type built, or the only surviving ones, after the demolition of some duplexes elsewhere in Canberra (not fully researched given difficulties accessing ArchivesACT files)(.

Criterion (d) – The 'Old' Narrabundah Duplexes demonstrate the principal characteristics of duplex construction in Canberra in the post-WWII period. They are built in Canberra red double-brick, with subtle reference to pre-war Art Deco forms in decoration, both in their interiors and exteriors . Four different duplex designs are in the group, each with different floor plans and elevation design, including the hip roofs with bellcast eaves along Boolimba Crescent (as shown in the plans and photos at Attachments 5 and 6). These duplexes demonstrate both the need by the federal government designers and planners to adhere to the

principles of the Griffin Plan, yet meet an increasingly recognised need to limit the spread of suburbs with single storey brick houses on a large block, by interspersing housing of greater density. The placing in a group of a few different duplex design types, as well as the relatively small number of duplexes together, is typical of the general housing approach in Canberra to vary housing types in any street.

Criterion (e) – The ‘Old’ Narrabundah Duplexes are recognised by members of the ‘Old’ Narrabundah community to have special landscape characteristics that provide a sense of place. That Boolimba Crescent is a Registered Streetscape confirms its aesthetic value. The duplexes’ aesthetic contribution to the streetscape and wider landscape, and to the character and spaces at this central hub of this part of Narrabundah with its shops, school/community centres, and recreational space opposite the Boolimba Crescent duplexes, is highly valued by the community.

Criterion (g) – The ‘Old’ Narrabundah Duplexes have a strong and special association for the Narrabundah community of this area, as well as those who have lived here, or who have ongoing links with this place. The community has voiced its sense of place, of memory and story, of events, all resulting in a strong connection to the meaning of this place, its landscape, including the duplexes, that confirm a bond within the community and strengthen their identity. (see Attachment 4 for the Social Value Assessment process).

## 5 FURTHER SUPPORTING INFORMATION, IF KNOWN

### Additional attachments can also be provided

Provide any known details for the owner/s unless same as nominated.

**Are the owners aware of the nomination: yes some are aware, and information will be provided shortly.**

**Do the owner's support this nomination: Yes those that know do, but as yet have only provided verbal support.**

**Do the owners consent to you providing their personal information, largely yes, but being confirmed with their written confirmation.**

**This information will be provided to you as soon as possible.**

**Designer or architect (if known):** All four duplex Types, Canberra Housing xx 282, 283, 284 and 285 were designed by architects with the federal Department of Works and Housing, Canberra ACT. Their individual names have not been identified, however, all were signed off by the Principal Architect, and also the Director of Works, as the attached plans demonstrate, (Figures 3-5, see Attachment 5).

**Creator or builder (if known):** Contracted by the Department of Works and Housing, Canberra ACT, and builders not known.

**Date built/made:** Year started: not known, 1952, see History attachment

**Year finished:** Research indicates that the duplexes were completed in the second half of 1953, see History.



**Brief history:** include key dates and any major changes such as changes of use or ownership.

The duplexes were part of a major strategy by the federal government post-WWII to provide accommodation so that government departments could move from Melbourne to Canberra. The duplexes, as other duplexes in Canberra built at this time in the early 1950s, reflect an increased densification as the size of the city spread with individual single storey housing on large blocks with wide streets, according to the Griffin Plan. The planning authorities were worried at the cost of provision of infrastructure and services, and adopted a strategy for a higher density to be interspersed in small groups amid the single storey, single houses. Flats also were constructed for the first time from 1948 on, as part of this strategy to diversify housing density.

As with over 85% of housing built in Canberra at this time, the duplexes were government housing ('govies') provided to all levels of society, primarily public servants, at whatever level, on the waiting list for accommodation. They were not built as 'social housing' for disadvantaged people. Subsequently tenants were offered the opportunity to buy such government housing, including these duplexes. All the duplexes were bought excepting 24,26,28 and 30 Boolimba Crescent (Section 39, Blocks 22 & 23, and 24 & 25), still publicly owned. (See in detail at Attachment 1)

**Key significant (or intrinsic) features:** (e.g. interiors, exterior elements, archaeological, landscape or natural features, for objects give number and dimension/s)

The significant features are inherent in the planned design of each of the four two-storey house types, both their interiors and exteriors, which reflect the reference to pre-WWII Art Deco building design. Also the relationship of each duplex to the other demonstrates a sense of design, not only to form a portal or entrance to this area of Narrabundah, notably in the gateway formed by duplexes on Sturt Avenue, but in the diversity of location of each duplex on its block along Boolimba Crescent, resulting in a sense of welcome by addressing the arrival down the slope of street, rather than all being parallel to the street alignment. As such they form an integrated group, each duplex being essential to this group's overall design. (See more detail at Attachment 2)

**Current physical condition:** (covering key features and attach photographs)

All duplexes that are in private ownership appear well-kept from the exterior, and those visited: 4 Boolimba Crescent (Section 43, Block 2), 20 and 22 Boolimba Crescent (Section 40, Blocks 3 & 4), and 59 Sturt Avenue (Section 43, Block 23) are in good condition inside).

The two duplexes in public ownership, 24 & 26, and 28 & 30 Boolimba Crescent (Section 39, Blocks 22 & 23, and 24 & 25) have a neglected appearance. The condition of their interiors is unknown. There is no information what changes to the interior has been affected since their construction.

**Imminent threats** to its significance: The integrity of the group is potentially threatened by the proposed demolition of the two duplexes in public ownership at the end of the group in Boolimba Crescent, 24 & 26 (Section 39, Blocks 22 & 23), and 28 & 30 (Section 39, Blocks 24 & 25).

This proposed demolition is considered unnecessary, from environmental sustainability, registered streetscape, heritage integrity, as well as community association grounds. It will strongly and negatively impact on an understanding of the past design intentions of this group of duplexes.

**Other heritage listings:**

**Statutory lists**

National Heritage List

Commonwealth Heritage List

**Non-statutory lists**

National Trust of Australia

Australian Institute of Architects

Other/s Not listed in any statutory lists. One owner was approached by the Commonwealth heritage agency (Australian Heritage Commission) in the mid-1980s about the Boolimba Crescent duplexes being listed, but nothing happened and that letter is mislaid, and not pursued.

**Boolimba Crescent is a Registered Streetscape.**

**Supporting Documentation:** Please list any further documentation that will support this nomination, e.g. historic documents, maps or photos, written histories, oral histories, heritage assessment reports (include author, date and name), site recording forms for Aboriginal places/objects (contact ACT Heritage for blank forms).

Author/s or Source	Title/Description	Date
<b>All references listed in Attachment 3 as too many to cite here</b>		

List all attachments enclosed:

<b>Attachment 1</b>	<b>History</b>
<b>Attachment 2</b>	<b>Description</b>
<b>Attachment 2</b>	<b>References</b>
<b>Attachment 4</b>	<b>Social Value Assessment method</b>
<b>Attachment 5</b>	<b>Plans, Maps</b>
<b>Attachment 6</b>	<b>Photographs</b>

## 5 AUTHORISATION

I wish to nominate this place or object to the ACT Heritage Register in accordance with the *Heritage Act 2004*.

The information provided here is accurate to the best of my knowledge and may be made publicly available for the purpose of registering this place or object unless otherwise indicated.

I understand that giving false or misleading information is a serious offence under the *Criminal Code 2002*.

## 6 PERSONAL INFORMATION DISCLOSURE STATEMENT

The personal information on this form is provided to the ACT Heritage Council and ACT Environment and Planning Directorate for the purpose of processing your nomination to the ACT Heritage Register. If you do not provide your contact details, the Heritage Council will not be able to process your nomination. EPD's Information Privacy Policy contains information about how you may access or seek to correct your personal information held by EPD, and how you may complain about an alleged breach of the Territory Privacy Principles. The EPD Information Privacy Policy can be found at [www.act.gov.au/epd/information\\_privacy](http://www.act.gov.au/epd/information_privacy)

By ticking this box, I give my consent for my name/organisation to be disclosed as the nominator.

Signed: \_\_\_\_\_

Date: 22/7/2015

### Request for urgent provisional registration

Anyone may make an urgent provisional registration application requesting that the Council urgently decide whether to provisionally register a nominated place or object. A fee is required for this service.

A separate form is available to request an urgent decision on provisional registration, available on the ACT Heritage website at [www.environment.act.gov.au/heritage](http://www.environment.act.gov.au/heritage).

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Authorised by the ACT Parliamentary Counsel—also accessible at [www.legislation.act.gov.au](http://www.legislation.act.gov.au)