



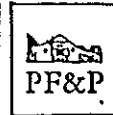
SUBURB: *Narraburrah* GROUP: *V*

SHEET NO: *7*

PHOTOGRAPHS

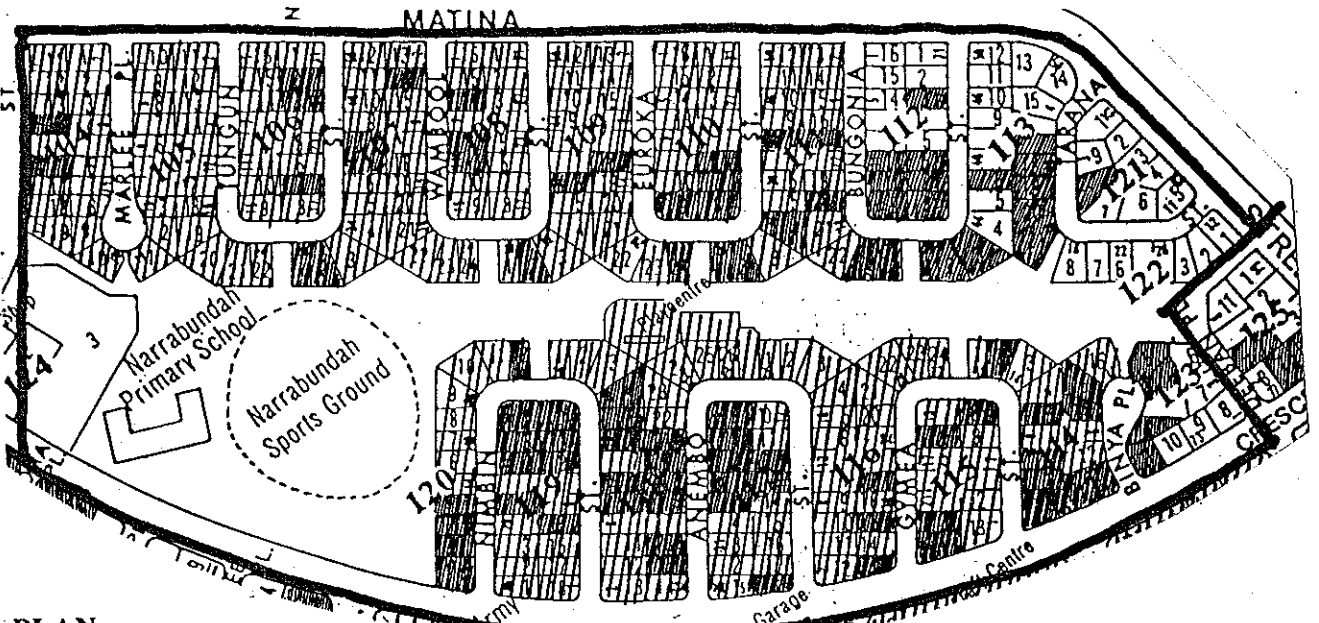


Top: Makina Street, looking NW
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Bottom:
.....



SUBURB: *Narrabundah* GROUP: W

SHEET NO: 1



PLAN

Note: hatched area indicates houses currently held by the ACT housing Trust (Nov 1989)

SCHEDULE: ACT HOUSING TRUST PROPERTIES

Note: Properties are listed in order of Street, Section and Block number.

<i>Keka Street</i>	<i>Section 104</i>	<i>Blocks 14 & 16</i>
<i>Tungani Street</i>	<i>Section 106</i>	<i>Blocks 2, 3 & 7</i>
"	<i>Section 107</i>	<i>Blocks 1, 2, 7 & 8</i>
<i>Wambaji Street</i>		<i>Block 4</i>
	<i>Section 108</i>	<i>Blocks 14, 12 & 11</i>
	<i>Section 109</i>	<i>Blocks 1, 2 & 6</i>
<i>Eureka Street</i>	"	<i>Blocks 18 & 14</i>
	<i>Section 110</i>	<i>Blocks 6, 7, 8 & 9</i>
	<i>Section 111</i>	<i>Blocks 1, 2, 4 & 8</i>
<i>Bungonia Street</i>	"	<i>Blocks 17, 20, 23 & 24</i>
	<i>Section 112</i>	<i>Blocks 6, 7, 8, 9, 10 & 11</i>
	<i>Section 113</i>	<i>Blocks 1, 2, 3 & 6</i>
<i>Tarana Street</i>	"	<i>Blocks 17, 18, 19, 20 & 21</i>
	<i>Section 121</i>	<i>Block 8</i>
<i>Binya Place</i>	<i>Section 123</i>	<i>Blocks 1, 2, 4 & 5</i>
	<i>Section 114</i>	<i>Blocks 10, 11, 14 & 15</i>
<i>Gymer Street</i>	"	<i>Blocks 1, 2, 5, 7, 8 & 9</i>
	<i>Section 115</i>	<i>Blocks 1, 2, 6 & 8</i>
	<i>Section 116</i>	<i>Blocks 13, 15 & 17</i>
<i>Anawao Street</i>	<i>Section 117</i>	<i>Blocks 5, 6, 7, 8, 9, 12 & 13</i>
	<i>Section 118</i>	<i>Blocks 15, 16, 18, 19, 20 & 21</i>



SUBURB: *Narrabundah* GROUP: *W*

SHEET NO: *2*

ASSESSMENT OF SIGNIFICANCE

Note that the significance of the houses and blocks is considered within the categories of ARCHITECTURAL, PRECINCT, HISTORIC and AESTHETIC/PRESENTATION value.

ARCHITECTURAL VALUE CRITERIA

Representative of a particular style of architect, planner or a particular architectural style.

Original cottages in this group unique examples of workmens cottages of

Subsequent houses typical of 70s & 80 public housing.

Displays a high degree of technical or creative excellence.

Newer DH+C houses award winning Solar design. Both

Public and private good examples of housing on tight blocks particular Willemson.

Important as a rare example of a building or group of buildings of this type within the ACT.

Unique examples of original cottage form.

PRECINCT VALUE CRITERIA

Representative of a particular planning philosophy eg. Garden City Planning.

NA.

Representative of a particular planning technique such as cul-de-sac, Radburn.

Very clear representative of loop roads surrounding a central com:mon. Similar to Fynn St Oconnor

Displays a pattern of consistency between individual houses and landscape which contributes to a precinct quality.

*Strong relationship between house siting and road pattern
Central green space very well landscaped.*

Displays streetscape components other than individual residences which contribute to a precinct quality.

NA.



ASSESSMENT OF SIGNIFICANCE continued

HISTORIC VALUE CRITERIA

Representative of a particular stage of Canberra's development and planning.

Original houses demonstrate workmans cottages of street pattern gives continuing evidence of original estate

Association with a person or event of significance in the history of Canberra.

NK.

Development of a way of life in the development of suburban Canberra.

NA.

AESTHETIC/PRESENTATION VALUE CRITERIA

The manner in which building and landscape present aesthetically.

Poor maintenance, insensitive upgrading and random redevelopment combine with weak landscaping to all but central green to give indifferent presentation.

The degree of unity and consistency of scale, style and materials within the housing group.

No consistency.

COMPARATIVE RATING OF SIGNIFICANCE : SUMMARY

Note that the following rating order is used:

- A of high significance
- B of some significance
- C of little significance
- D of no significance

HOUSING TRUST RESIDENCES WITHIN THE GROUP

- B*..... Architectural value
- C*..... Precinctual value
- A*..... Historical value
- D*..... Aesthetic/presentation value

OTHER RESIDENCES WITHIN THE GROUP

- Architectural value -
- Precinctual value
- N/A*..... Historical value
- Aesthetic/presentation value



SUBURB: *Narraburrah*

GROUP: *N*

SHEET NO: *4*

STATEMENT OF HERITAGE SIGNIFICANCE FOR THE GROUP

The original cottages are highly significant as examples of early Canberra workmans cottages. The recent redevelopment has destroyed any significance the group may have had as a precinct.

(Given the inadequate accommodation provided by the original cottages it can be expected these will disappear unless consciously retained)

IMPLICATIONS OF SIGNIFICANCE FOR FURTHER PLANNING/DEVELOPMENT

Two or three original cottages (preferably adjoining) should be upgraded retaining their original form and materials and preserved as evidence of the period.

OTHER REFERENCES/ASSESSMENTS

STREETSCAPE STUDY ASSESSMENT

ACT TASK FORCE STUDY ASSESSMENT

OTHER STUDY/REPORT ASSESSMENTS



SUBURB: *Narrabundah* GROUP: *W* SHEET NO: *7*

HOUSING DETAILS *(original cottages)*

Plan type

Date of construction

Typical Construction type

Area of house

External building materials
walls *Asbestos cement sheet on timber frame*

roof *Asbestos cement corrugated sheeting.*

windows *Timber framed.*

Internal building materials
walls *Timber frame*

General condition of Houses.

Extent of upgrading
All houses have been subject of individual refurbishment / upgrading program. Therefore standard varies from very minor to substantial (including recladding).

Maintenance history
Maintenance likewise varies. Ongoing maintenance cost of cottages in original form are considerable.

TYPE PLAN



SUBURB: *NAMALOUNDAN* GROUP: *W*

SHEET NO: *6*

PLANNING/ DEVELOPMENT /CONSERVATION POTENTIALS

Average area of Houses

Average area of Blocks

Current land values

Compliance with building code

Compliance with ACT Housing Trust Standards

Average cost of House Upgrading

Potential of Aggregation of Individual Blocks

Redevelopment Potential of Individual Blocks

POTENTIAL FOR REDEVELOPMENT WITHIN:

* Dual Occupancy Policy *Blocks too small.*

* APU Policy *Houses closest to Shopping centre already redeveloped some possibilities still exist.*

* Medium Density *Blocks and sections not conducive. Majority of aggregated blocks already redeveloped.*

* Other Planning Policy *Not suitable.*

ACT GOVERNMENT HOUSING STOCK SURVEY
ACT GOVERNMENT. 1989 1990
PETER FREEMAN AND PARTNERS PTY LTD
ARCHITECTS AND PLANNERS CANBERRA



SUBURB: *Warrumbungle* GROUP: *W*

SHEET NO: 7

PHOTOGRAPHS

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