



1ST FLOOR, NORTH BUILDING
CORNER of LONDON CIRCUIT
& CIVIC SQUARE
CANBERRA CITY ACT

PO BOX 1144
CIVIC SQUARE ACT 2608

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

T: 02 6230 0533
F: 02 6230 0544

PATRON: The Hon Margaret Reid AO

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NEW ACTON NISHI BUILDING

We believe that there are heritage values which will be compromised by the proposed development and detail these below.

1. SHINE DOME

The Referral Document P.15 Section 3.2 a quotes Roy Grounds as “the adoption of the circular plan was strongly influenced by the shape of the site”.

The official heritage values (Referral Document P.6 Section 3.1 b) refers to values being a “clear view of the building” (Criteria b, d & f) and “three dimensional form with a building which blends into its setting” (Criteria d). This is also mentioned as one of the considerably significant elements (Referral Document P.8).

The principal view of Shine Dome is from the north towards its entry where it sits on a rise and blends into its setting being a curved shape on a rise.

The proposed NISHI building will appear above the Shine Dome from this viewpoint (recognised in Referral Document P.6 Section 3.1 b Criteria b) and such compromises its setting of a Nationally Significant Building and has an adverse impact on its significance.

If a building is to remain on the site for the NISHI building it needs to be lower and not impact on the significant views of the Shine Dome.

The diagram “outlook from the Shine Dome” is not a correct representation of the outlook from the Shine Dome function room and a site visit will prove this. The proposed site will be visible from the Shine Dome.

2. IAN POTTER HOUSE

This is dismissed in the Referral Document (P.9) but it is in the ACT Heritage Register (Ref. 20091) of the National Estate and has significance.

There needs to be greater discussion of Ian Potter House heritage values and the impact on significance of the proposed building.

3. LAKE BURLEY GRIFFIN

There is discussion in Referral Document Section 3.1 g about the Lake Burley Griffin Draft Heritage Management Plan (LBG DHMP) and under Policy C6.1 Criteria C6-1.1 states that developments shall be in sympathy with the identified heritage lakes of the place. The illustrations provided in the Referral

Document indicate it will be a substantial mass west of the lower Acton Hotel and inconsistent with the largely landscape setting of the Acton Ridge.

We believe that the height of the development is inconsistent with the LBG DHMP.

4. ACTON HOTEL

This is only lightly referred to on P.16 in Section 3.2 d of the Referral Document and deserves greater scrutiny.

The Hotel Action Conservation Management Plan (CMP) (Final) January 2004 has a Policy 3.3 Nine Car Garage which states that a development to the west replacing the nine car garage shall not project above the MacIntosh Room ridge line (RL 574).

The Development Control Drawings DCD 001 24/11/2003 in the CMP further reinforces this and extends the maximum height to a boundary line some considerable distance to the west.

The proposed development is not consistent with this CMP or DCD and the Referral Document lacks discussion of this and the impact that this proposed building has on Hotel Acton.

It is also interesting to note that there is no elevations of the new building along side the existing Acton Hotel or a section through the new and existing sites to assess the real impact.

We believe that the height of the building has an adverse impact on the heritage values of Hotel Acton and is inconsistent with the Acton Hotel CMP and DCD.

5. CONCLUSION

The proposed development is not supported due to its adverse impact on the heritage values of the Shine Dome, Lake Burley Griffin and Hotel Acton.

These issues are inadequately canvassed in the Referral Document.

The height of the NISHI building is the principal issue with its impact on heritage values. A height as defined in the Acton Hotel CMP DCD would be more appropriate and reduce the impact on heritage values.

Yours faithfully



Eric Martin
President