# 13 McMinn Street, Alice Springs

## Heritage Management Plan

PREPARED FOR
JLL on behalf of the Department of Finance

DATE
06 October 2026

REFERENCE
0822874



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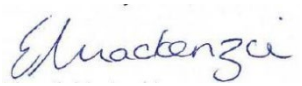
*The Department of Finance would like to acknowledge the Traditional Custodians of the lands, waters, sky and surrounds, the Arrernte people, and pays respects to their Elders past, present and emerging.*

SIGNATURE PAGE

# 13 McMinn Street, Alice Springs

## Heritage Management Plan

0822874



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# CONTENTS


EXECUTIVE SUMMARY 1

1. INTRODUCTION 3

1.1 SITE LOCATION 3
1.2 CURRENT HERITAGE STATUS 6
1.2.1 Commonwealth Heritage List 6
1.2.2 Finance Heritage Register 6
1.2.3 NT Heritage Register 6
1.3 METHODOLOGY 6
1.3.1 Background Review 7
1.3.2 Site Inspection 7
1.4 CONSULTATION 7
1.5 ASSUMPTIONS AND LIMITATIONS 7
1.6 AUTHORSHIP 8
1.7 ACKNOWLEDGEMENTS 8

2. OBJECTIVES OF THE HMP 9

3. PLANNING FRAMEWORK 10

3.1 COMMONWEALTH LEGISLATION 10
3.1.1 Environment Protection and Biodiversity Conservation Act 1999 10
3.1.2 Aboriginal and Torres Strait Island Heritage Protection Act 1984 13
3.1.3 Native Title Act 1993 13
3.1.4 Disability Discrimination Act 1992 13
3.1.5 National Construction Code of Australia 13
3.1.6 Copyright Act 1968 13
3.2 TERRITORY LEGISLATION AND PLANNING 14
3.2.1 Northern Territory Heritage Act 2011 14
3.2.2 Northern Territory Aboriginal Sacred Sites Act 1989 14
3.3 NON-STATUTORY CONSIDERATIONS 14
3.3.1 The Burra Charter 2013 14
3.3.2 Australian Natural Heritage Charter 15
3.3.3 Ask First 15
3.3.4 Interim Engagement with First Nations People and Communities on Assessments and Approvals under the EPBC Act 15
3.3.5 Register of National Estate 15
3.3.6 National Trust of Australia (NT) 16

4. SITE OVERVIEW 17

4.1 SETTING, VIEWS AND SITE CONTEXT 17
4.1.1 Exterior General Description 17
4.1.2 Interior General Description 19
4.2 SITE ELEMENTS 19
4.2.1 Main Residence 20
4.2.2 Outhouse (Detached) 22
4.2.3 Corrugated Iron Shed 22
4.2.4 Carport / Former Garage Slab 22
4.2.5 Site Boundaries and Landscaping 22
4.3 SITE CHRONOLOGY AND HISTORICAL BACKGROUND 23

4.3.1 First Nations Cultural Landscape of Alice Springs (*Mparntwe*) 23
4.3.2 19th Century European Development of Alice Springs 23
4.3.3 The Role of the Commonwealth Post-War Housing 24
4.3.4 Construction of the 'Arid A' Type House, East Side Alice Springs 26
4.4 SITE MANAGEMENT RESPONSIBILITY 27

5. HERITAGE VALUES SUMMARY 28

5.1 SIGNIFICANCE THRESHOLDS 28
5.2 LISTED VALUES 29
5.2.1 Identification of Historic Themes 29
5.3 UPDATED ASSESSMENT AGAINST THE CHL CRITERIA 30
5.4 CONCLUSION 39
5.4.1 Official Summary Statement of Heritage Significance 39
5.5 SIGNIFICANCE RANKING 39

6. MANAGEMENT ANALYSIS 45

6.1 MANAGEMENT OBJECTIVES AND GOALS 45
6.2 RISK ASSESSMENT 45
6.3 CHANGE IN OWNERSHIP 51
6.4 CHANGES TO SIGNIFICANT ELEMENTS 51
6.4.1 Tolerance for Change 51
6.5 FUTURE USE OPPORTUNITIES AND CONSTRAINTS 60
6.6 LEGISLATIVE COMPLIANCE 60
6.7 MANAGEMENT FRAMEWORK 60
6.8 CONSULTATION 61
6.9 RISKS POSED BY HERITAGE FABRIC 61
6.10 CONDITION AND MAINTENANCE 61

7. POLICIES AND GUIDELINES 63

7.1 MANAGEMENT OBJECTIVES 63
7.2 APPROACH TO HERITAGE MANAGEMENT 63
7.3 LEGISLATIVE COMPLIANCE 63
7.3.1 Change of Ownership 64
7.3.2 Development Approvals 65
7.3.3 Monitoring 65
7.3.4 Review of Heritage Management Plan 65
7.4 MANAGEMENT FRAMEWORK 66
7.4.1 Training 66
7.4.2 Chance Finds Management 66
7.5 FUTURE USE OPPORTUNITIES AND CONSTRAINTS 67
7.5.1 Future and Adaptive Reuse 67
7.5.2 Changes to Significant Elements 68
7.5.3 Detailed Management Guidelines for Contributory Elements 68
7.6 CONSULTATION AND INTERPRETATION 69
7.6.1 Consultation 69
7.6.2 Interpretation 69
7.7 CONDITION AND MAINTENANCE 70
7.7.1 Reasons for Maintenance 70
7.7.2 Regular Inspection 71
7.7.3 Maintenance Plans 72
7.8 REPORTING AND RECORDING PROTOCOLS 76

7.8.1 Reporting 76
7.8.2 Recording 77

8. IMPLEMENTATION PLAN 78

8.1.1 Actions from Policies and Guidelines 78

9. REFERENCES 79

APPENDIX A HERITAGE CITATIONS
APPENDIX B INDIGENOUS HERITAGE AND NATURAL HERITAGE ASSESSMENT
APPENDIX C HISTORICAL BACKGROUND
APPENDIX D FINANCE RANKING SYSTEM
APPENDIX E DO'S AND DON'TS
APPENDIX F EXAMPLE WORKS MAINTENANCE RECORD FORM
APPENDIX G EPBC REGULATIONS COMPLIANCE CHECKLISTS
APPENDIX H CHANCE FINDS PROTOCOL

## LIST OF TABLES

TABLE 3-1 COMMONWEALTH HERITAGE LIST CRITERIA 12
TABLE 4-1 13 MCMINN STREET – CHRONOLOGY OF KEY EVENTS 27
TABLE 5-1 AUSTRALIAN HISTORIC THEMES 29
TABLE 5-2 SUMMARY SIGNIFICANCE ASSESSMENT AGAINST THE CHL HERITAGE CRITERIA 31
TABLE 5-3 SIGNIFICANCE OF CONTRIBUTORY ELEMENTS 40
TABLE 6-1 RISK ASSESSMENT MATRIX 46
TABLE 6-2 RISK CATEGORIES 46
TABLE 6-3 RISK ASSESSMENT AND RISK RESPONSE SUMMARY 47
TABLE 6-4 TOLERANCE FOR CHANGE DEFINITIONS 51
TABLE 6-5 DETAILED MANAGEMENT GUIDANCE FOR SIGNIFICANT ELEMENTS 53
TABLE 6-6 MAINTENANCE WORKS AND SITE CHANGES COMPLETED (2020-2026) 62
TABLE 7-1 CATCH UP ON MAINTENANCE AND REPAIRS 73
TABLE 7-2 CYCLICAL PREVENTIVE MAINTENANCE TASKS 75
TABLE 8-1 HERITAGE MANAGEMENT ACTION PLAN 78
TABLE B-1 ASSESSMENT OF INDIGENOUS HERITAGE VALUES AGAINST THE CHL CRITERIA 84
TABLE B-2 ASSESSMENT OF NATURAL VALUES AGAINST THE CHL CRITERIA 86
TABLE C-3 HOUSING TYPES – 'OLD EAST SIDE', ALICE SPRINGS 92
TABLE C-4 COMPARATIVE ANALYSIS OF RELEVANT PLACES 93
TABLE C-5 ASSESSMENT OF HISTORIC HERITAGE VALUES AGAINST THE CHL CRITERIA 94
TABLE E-1 MAINTENANCE AND CONSERVATION DO'S AND DON'TS 104

## LIST OF FIGURES

FIGURE 1-1 LOCATION OF SUBJECT AREA 4
FIGURE 1-2 SITE ELEMENTS **ERROR! BOOKMARK NOT DEFINED.**
FIGURE 4-1 VIEW OF SUBURB OF EAST SIDE, SHOWING EAST SIDE IGA, PAT GALLAGHER NETBALL CENTRE AND ROSS PARK PRIMARY (GOOGLE EARTH 2024) 17
FIGURE 4-2 VIEW NORTH TOWARDS FRONT ENTRANCE OF MAIN RESIDENCE 18
FIGURE 4-3 VIEW SOUTH FROM REAR FENCE OF RESIDENCE 18
FIGURE 4-4 VIEW EAST OF BRICK CHIMNEY ON THE WESTERN SIDE OF THE MAIN RESIDENCE 18

FIGURE 4-5 VIEW WEST TOWARDS MAIN RESIDENCE 18
FIGURE 4-6 VIEW WEST OF MAIN RESIDENCE 20
FIGURE 4-7 VIEW SOUTH OF MAIN RESIDENCE SHOWING FRAME LAYOUT WITH LAUNDRY AND KITCHEN 20
FIGURE 4-8 FRONT ELEVATION SHOWING NOW BOARDED UP SLIDING WINDOWS FACING NORTH 21
FIGURE 4-9 VIEW NORTH-WEST OF CASEMENT WINDOWS ON EASTERN ELEVATION NOW BOARDED UP 21
FIGURE 4-10 FACING EAST, FRONT BREEZEWAY, LOUVRED INTERNAL WINDOWS AND SLIDING EXTERNAL WINDOWS 21
FIGURE 4-11 FACING WEST, REAR BREEZEWAY, LOUVRED INTERNAL WINDOWS 21
FIGURE 4-12 VIEW NORTH OF OUTHOUSE AT THE REAR 22
FIGURE 4-13 VIEW NORTH OF THE SMALL CORRUGATED IRON SHED ADJACENT TO THE OUTHOUSE AT THE REAR 22
FIGURE 4-14 VIEW NORTH-WEST OF CARPORT / FORMER GARAGE SLAB TOWARDS REAR OF MAIN RESIDENCE 23
FIGURE 4-15 CYCLONE FENCE TOWARDS FRONT OF HOUSE 23
FIGURE 5-1 LEVELS OF SIGNIFICANCE **ERROR! BOOKMARK NOT DEFINED.**
FIGURE 7-1 PREVENTATIVE MAINTENANCE GRAPH (NSW HERITAGE OFFICE MAINTENANCE GUIDELINE) 71

## ACRONYMS AND ABBREVIATIONS

| Acronym | Description |
|---|---|
| AAPA | Aboriginal Area Protection Authority |
| AHC | Australian Heritage Commission |
| CHL | Commonwealth Heritage List |
| DCCEEW | Department of Climate Change, Energy, the Environment and Water |
| EPBC Act | *Environment Protection and Biodiversity Conservation Act 1999* |
| EPBC Regulations | Environment Protection and Biodiversity Conservation Regulations 2025 |
| ERM | Environmental Resources Management Australia Pty Ltd |
| Finance | Department of Finance |
| HIA | Heritage Impact Assessment |
| HMP | Heritage Management Plan |
| ICOMOS | International Council on Monuments and Sites |
| JLL | Jones Lang LaSalle Incorporated |
| m | metres |
| MNES | Matters of National Environmental Significance |
| NCC | National Construction Code |
| NHL | National Heritage List |
| NT | Northern Territory |
| OUV | Outstanding Universal Value |
| PAMP | Property Asset Management Plan |
| PSP | Property Service Provider |
| RNE | Register of the National Estate |
| SIG 1.2 | Significant Impact Guidelines 1.2 – Actions on, or impacting upon, Commonwealth land, and actions taken by Commonwealth agencies |
| The Burra Charter | *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013* |
| UNESCO | United Nations Educational, Scientific and Cultural Organization |

# EXECUTIVE SUMMARY

Environmental Resources Management Australia Pty Ltd was engaged by Jones Lang LaSalle Incorporated, acting on behalf of the Department of Finance, to develop an updated Heritage Management Plan for 13 McMinn Street (the Property), Alice Springs (*Mparntwe*), Northern Territory. This plan is designed to support Finance in fulfilling Commonwealth Heritage requirements under the *Environment Protection and Biodiversity Conservation Act 1999*.

Environmental Resources Management Australia Pty Ltd has previously prepared 3 Heritage Management Plans for 13 McMinn Street, in 2009, 2016, and 2020. This updated plan offers a current condition assessment and revisits the significance of the Property's natural, Indigenous, and historic heritage values, ensuring that our understanding remains comprehensive and aligned with best practice.

The Property is a Commonwealth Heritage Listed site that is important as an intact example of the Arid Type A House, designed by prominent architect B.C.G. Burnett and manufactured under the supervision of The Council for Scientific and Industrial Research. Importantly, this plan finds that the Property has associative heritage value relating to post-war accommodation of people of Aboriginal descent and the East Side housing program; however, this value is primarily understood through contextual and documentary evidence rather than being directly demonstrated through the physical fabric of the place. It should be noted that the Commonwealth Heritage List citation for the Property recognise the place as meeting Criteria D only, however, the assessment verifications undertaken for the property subsequent to this listing have also identified that the Property meets the threshold for 3 additional criteria including: B (Rarity) as an uncommon, intact Arid A type government housing; F (Technical achievement) as a post-war design exemplar; and H (Association with a person) for its link to architect B.C.G. Burnett.

Policies and guidelines have been included within this plan to provide management advice to the responsible site stakeholders and support the implementation of this plan. Any proposed action that is not consistent with the policies outlined within this plan would require consideration under the *Environment Protection and Biodiversity Conservation Act 1999*, with expert advice sought from a heritage consultant where necessary.

Maintenance plans provide schedules for catch-up maintenance, cyclical preventative maintenance, and planned works. A practical Heritage Handbook including "Dos and Don'ts" guidelines for the heritage values of the Property has been updated and is presented as Appendix D of this plan. This handbook provides further guidance for tradespeople, maintenance supervisors, and tenants and provides technical advice consistent with retaining the Property's heritage values.

This plan has been structured to provide clear guidance that aligns with statutory requirements as follows:

| Section | Information |
|---|---|
| 1. Introduction | Site location, heritage status, methodology, consultation, limitations |
| 2. Objectives of the HMP | Aims of the plan |
| 3. Planning Framework | Statutory and non-statutory information and guidance to support compliance and implementation |
| 4. Site Overview | Site description, historical chronology, and management responsibilities |
| 5. Heritage Values Summary | Summary of assessment of heritage values |
| 6. Management Analysis | Constraints, opportunities, and issues to consider in the long-term management of the Property |
| 7. Policies and Guidelines | Policies and guidelines to support heritage conservation, maintenance, and compliance in the management of the Property; maintenance inspection plans and a schedule of catch-up maintenance is included |
| 8. Implementation Plan | Actions, responsibilities, and timeframes to support the implementation of the plan |
| 9. References | Reference list of key sources used to prepare the plan |
| Appendix A: | Heritage Citation |
| Appendix B: | Indigenous Heritage and Natural Heritage Assessment |
| Appendix C: | Historical Background |
| Appendix D: | Finance Ranking System |
| Appendix E: | Dos and Don’ts |
| Appendix F: | Example Works Maintenance Form |
| Appendix G: | EPBC Regulations Compliance Checklists |
| Appendix H | Chance Finds Protocol |

# 1. INTRODUCTION

Environmental Resources Management Australia Pty Ltd (ERM) was engaged by Jones Lang LaSalle Incorporated (JLL), acting on behalf of the Department of Finance (Finance), to develop an updated Heritage Management Plan (HMP) for 13 McMinn Street, Alice Springs, Northern Territory (NT). This plan is designed to support Finance in fulfilling Commonwealth Heritage requirements under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

Throughout this plan, 13 McMinn Street will be referred to as 'the Property' or 'the Subject Area' (Figure 1-1). This designation encompasses the original residential building, an outhouse, a small shed, and established plantings. The plan delivers a comprehensive heritage assessment, assigns significance rankings to specific elements, and provides tailored management recommendations for each element and its key components, ensuring the Property's heritage values are preserved and responsibly managed.

## 1.1 SITE LOCATION

The Subject Area is located at 13 McMinn Street, situated in the East Side suburb of Alice Springs (*Mparntwe*), NT, on Lot 489. The Subject Area encompasses a flat, 1,330 square meters (m²) parcel of land positioned approximately 300 meters (m) east of the Todd River. Key layout features include the main residence, a concrete slab from a former carport, a small modern shed, and a post-war era outhouse (Figure 1-2).




0822874_HMP_R0.aprx


Outhouse
Small Shed
Concrete Slab/Former Carport
Main Residence
McMinn Street
Legend
Subject Area
Cyclone Fence
Coordinate System:
GDA 1994 MGA Zone 53
Date: 17/06/2026
Created By: FS
Drawing Size: A3
0 2.5 5 7.5m
1:220
Data Source:
Imagery: Nearmap May 2025
FIGURE 1-2 Site Elements
Heritage Management Plan
13 McMinn Street, Alice Springs NT
JLL on behalf of Department of Finance
ERM
0822874_HMP_R0.aprx

## 1.2 CURRENT HERITAGE STATUS

The Subject Area is currently listed on the Commonwealth Heritage List (CHL) and the Finance Heritage Register, as well as the NT Heritage Register.

### 1.2.1 COMMONWEALTH HERITAGE LIST

The Subject Area is currently listed on the CHL (Place ID #105423) due to its historic heritage significance. The Property is recognised for its principal characteristic values, as outlined in CHL Criterion D. The CHL citation for 13 McMinn Street can be found in Appendix A.

### 1.2.2 FINANCE HERITAGE REGISTER

Finance has established a heritage register in accordance with the EPBC Act and Environment Protection and Biodiversity Conservation Regulations 2025 (EPBC Regulations) to ensure properties within the Finance property portfolio, identified as having heritage values, are appropriately assessed and managed.

The Subject Area is also listed on the Finance Heritage Register (#390339).

### 1.2.3 NT HERITAGE REGISTER

In 2004, the Subject Area was nominated for inclusion on the NT Heritage Register as the Arid 'A' Type House, Alice Springs. After a thorough assessment and consultation process, the Heritage Council decided in 2010 not to recommend the Property for declaration as a heritage place on the Register. The Subject Area has since been renominated in 2024 and the nomination this time accepted. No further details are included in the listing (Appendix A).

## 1.3 METHODOLOGY

The preparation of this plan has involved a review of background documents (including previous management plans), consultation with the Property Manager, and site assessment.

This plan's consistency with the EPBC Act requirements for management plans for Commonwealth Heritage places is provided in Appendix F. It has been prepared in reference to the following legislative instruments, frameworks and leading practice guidelines:

- EPBC Act and EPBC Regulations;
- *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013* (the Burra Charter);
- *Commonwealth Heritage Strategy Guidelines and Template*, Department of Climate Change, Energy, the Environment and Water (DCCEEW) 2025;
- *Identifying Commonwealth Heritage Values and Establishing a Heritage Register*, Australian Heritage Council (AHC) 2010;
- *Working Together Managing Commonwealth Heritage Places, A guide for Commonwealth Agencies*, Commonwealth of Australia 2019;
- *Ask First: A Guide to Respecting Indigenous Heritage Places and Values*, AHC 2002;
- *Interim Engaging with First Nations People and Communities on Assessments and Approvals under the EPBC Act*, DCCEEW 2023; and

- *Australian Natural Heritage Charter for the Conservation of Places of Natural Heritage Significance*, AHC 2002;
- The ERM-Finance Significance Ranking guide; and
- *Northern Territory Aboriginal Sacred Sites Act 1989.*
- *Northern Territory of Australia Heritage Act 2011*

### 1.3.1 BACKGROUND REVIEW

Background research for the preparation of this plan is based on existing information as presented in the previous HMPs prepared by ERM (ERM 2020, 2016), a preliminary Heritage Impact Assessment (HIA): Options Analysis (ERM 2024a), the Archival Recording (ERM 2024b), and updated heritage database searches.

### 1.3.2 SITE INSPECTION

A site inspection of the Subject Area was undertaken by an ERM Managing Heritage Consultant on 22 April 2026. All photos included in the report were taken at this time unless otherwise identified.

## 1.4 CONSULTATION

Consultation between ERM, JLL, and Finance was initiated with an inception meeting at the commencement of the project and continued through the course of the project via meetings, email, and telephone correspondence.

Public consultation is a mandatory requirement for the approval of HMPs for Commonwealth Heritage places to ensure management policies for protected heritage places are sound and address community concerns. A public version of this HMP was made available on XXX. Comments received are addressed in XXXX.

As it was previously identified that there are no Indigenous heritage values within the Subject Area that reach the threshold for inclusion on the CHL (ERM 2016)[1], no further consultation has been undertaken with the Lhere Artepe Aboriginal Corporation, the prescribed body to represent the Native Title holders of Alice Springs, as part of this update.

## 1.5 ASSUMPTIONS AND LIMITATIONS

HMPs with their detailed asset inventories and precinct overviews, empower property owners and managers to recognise and steward heritage values across their portfolios. Serving as an essential starting point for informed decision-making, HMPs provide a structured approach. Yet, they may not address every activity that could affect on-site heritage values. In such cases, further guidance from heritage specialists, either within the organisation or externally, may be required to assess whether proposed actions could significantly impact those values.

While HMPs offer a comprehensive and effective management framework, the realisation of management actions depends on available resources. It is important to recognise that meeting the heritage obligations of the EPBC Act and EPBC Regulations can sometimes demand substantial resource investment. Striking the right balance is crucial, ensuring the property

[1] Consultation was undertaken as part of the 2016 HMP. Contact was made with the Lhere Aboriginal Corporation seeking feedback and review on the HMP (4 May 2016) and ERM was advised response was to come. Follow up phone calls (11 May, 14 October and 24 October 2016) were made to follow up feedback but none were received.

continues to function and serve its purpose, while also safeguarding its heritage values for the future.

In 2016, ERM engaged with the Lhere Artepe Aboriginal Corporation, the prescribed body representing native title holders in Alice Springs, to seek input regarding the Subject Area. However, no response was received regarding any concerns or additional information.

Given the minimal changes to the property since 2016, the Property description and historical context have primarily been adapted from the 2020 HMP, supplemented by targeted research conducted by ERM. Notably, this update includes a focused exploration of the historical themes underpinning the Commonwealth's approach to housing Aboriginal government employees in Alice Springs during the post-war era.

It should also be noted that the laundry was not accessible at the time of the inspection. The keys provided did not allow access to this room and the wasp nest inside appeared to be active through the window.

## 1.6 AUTHORSHIP

This plan was developed by an ERM Managing Heritage Consultant. Technical review was provided by an ERM Principal Heritage Consultant, and quality control was conducted by an ERM Partner.

## 1.7 ACKNOWLEDGEMENTS

ERM would also like to acknowledge JLL and Finance for the opportunity to assist with this project and their willingness to explore ways to protect and further enhance the heritage values of the Property.

# 2. OBJECTIVES OF THE HMP

This updated plan has been prepared to assist Finance with understanding and meeting its Commonwealth Heritage obligations under the EBPC Act. This plan responds to and reflects any changes that have occurred since the previous HMP (ERM 2020) at and in relation to the Property, including any updated statutory information and changes to heritage status, and provision of a revised condition and significance assessment. The plan is designed to identify, protect, conserve, and showcase the heritage values of the Property, ensuring these are preserved and shared with future generations. This plan contains practical policies and guidelines for the ongoing heritage management of the Property in Section 7. An action plan to support the implementation of this plan is provided in Section 8.

# 3. PLANNING FRAMEWORK

## 3.1 COMMONWEALTH LEGISLATION

### 3.1.1 ENVIRONMENT PROTECTION AND BIODIVERSITY CONSERVATION ACT 1999

The primary objective of the EPBC Act is to provide for the protection of the environment, particularly those aspects that are Matters of National Environmental Significance (MNES). The key parts of the EPBC Act that are of direct relevance to the heritage assessment and management of the Property are:

- Part 3, Division 1: Requirements Relating to Matters of National Environmental Significance;
- Section 26: Requirement for approval of activities involving Commonwealth land with the potential to have a significant impact on the environment;
- Section 28: Requirement for approval of activities undertaken by a Commonwealth agency with the potential to have a significant impact on the environment;
- Sections 341S, 341V and 341X: Management plans for Commonwealth Heritage places, compliance with plans by the Commonwealth and Commonwealth agencies, and review of plans at least every 5 years;
- Section 341ZC: Requirement to minimise adverse impacts on the heritage values of a place included on the National Heritage List (NHL) and/or CHL; and
- Section 341ZE: Requirement to provide ongoing protection of heritage values of a place included on the CHL in the event of sale or transfer.

#### 3.1.1.1 MATTERS OF NATIONAL ENVIRONMENTAL SIGNIFICANCE

Part 3, Division 1 of the EPBC Act requires that actions that have, will have, or are likely to have a significant impact on MNES require approval from the Environment Minister[2]. The MNES are:

- World Heritage properties;
- National Heritage places;
- Wetlands of international importance (through the Ramsar Convention on Wetlands[3]);
- Listed threatened species and communities;
- Listed migratory species;
- Nuclear actions;
- Commonwealth marine environments;
- The Great Barrier Reef Marine Park; and
- A water resource, in relation to coal seam gas development and large coal mining development.

Under this Division of the EPBC Act, any action that will or is likely to have a significant impact on an MNES is to be referred to the DCCEEW for consideration by the Environment Minister.

[2] The Minister administering the EPBC Act.
[3] The Convention is in Australian Treaty Series 1975 No. 48 ([1975] ATS 48) and could in 2026 be viewed in the Australian Treaties Library on the AustLII website (http://www.austlii.edu.au).

DCCEEW administers a web-based search tool that allows a geographic search of all the species and ecological communities listed under the EPBC Act, the NHL and the CHL places that are expected/likely to be present within a given area. This tool does not preclude site verification.

#### 3.1.1.2 SECTIONS 26 AND 28

Section 26 relates to actions undertaken on Commonwealth land which will or are likely to significantly impact the environment, and Section 28 relates to actions undertaken by a Commonwealth agency which will or are likely to significantly impact the environment. The term 'environment' has a broader coverage than MNES or sections 341ZC & 341ZE (outlined below) and relates to environmental matters that are not necessarily formally listed. This provision can include the consideration of state or territory listed species and heritage values. The Act defines the environment as:

a. ecosystems and their constituent parts, including people and communities;

b. natural and physical resources;

c. the qualities and characteristics of locations, places and areas;

d. heritage values of places; and

e. the social, economic and cultural aspects of a thing mentioned in paragraph (a), (b), (c) or (d).

Any actions that will or are likely to significantly impact the environment need to be assessed with respect to the potential significance of impacts on the environment generally. If potentially significant impacts are identified, opportunities for their avoidance, reduction, or management must be sought. A referral under Part 7 of the EPBC Act may also need to be considered.

#### 3.1.1.3 SECTIONS 341S, 341V AND 341X

Section 341S of the EPBC Act requires the preparation of a Management Plan for a place on the CHL in accordance with the EPBC Regulations, which provide the Commonwealth Heritage Management Principles.

The Commonwealth and Commonwealth agencies must comply with the Management Plan (EPBC Act, Section 341V), and the responsible Commonwealth agency must undertake a review and update of the plan at least once every 5 years in accordance with Section 341X of the EPBC Act.

#### 3.1.1.4 SECTION 341ZC

This section of the EPBC Act requires adverse impacts to the heritage values of a National or Commonwealth Heritage place to be avoided and minimised. This includes direct impacts from physical disturbance or could also include secondary impacts in the event of activities that would impact on the visual aspect, cultural importance, landscaping, or curtilage of an adjacent property.

#### 3.1.1.5 SECTION 341ZE

This section of the EPBC Act applies if a Commonwealth agency sells or leases a Commonwealth area that is or includes part of a Commonwealth Heritage place. Finance must notify the Environment Minister of such an intent at least 40 business days prior to the transfer or sale and include in the sale or lease contract a covenant to protect the Commonwealth Heritage values of the place during the sale process and after the property has left Commonwealth control.

#### 3.1.1.6 COMMONWEALTH HERITAGE LIST (CHL) CRITERIA

The CHL criteria are established under Section 341D(3) of the EPBC Act and provided in regulation 10.03A(2) of the EPBC Regulations. A place can be included on the CHL if it is found to be **significant** against 1 or more of the following criteria (Table 3-1).

TABLE 3-1 COMMONWEALTH HERITAGE LIST CRITERIA

| Assessment Criteria for the Commonwealth Heritage List |
|---|
| **Criterion A**<br>The place has significant heritage value because of the place's importance in the course or pattern of Australia's natural or cultural history. |
| **Criterion B**<br>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. |
| **Criterion C**<br>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. |
| **Criterion D**<br>The place has significant heritage value because of the place's importance in demonstrating the principal characteristics of:<br>A class of Australia's natural or cultural places; or<br>A class of Australia's natural or cultural environments. |
| **Criterion E**<br>The place has significant heritage value because of the place's importance in exhibiting particular aesthetic characteristics valued by a community or cultural group |
| **Criterion F**<br>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. |
| **Criterion G**<br>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. |
| **Criterion H**<br>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. |
| **Criterion I**<br>The place has significant heritage value because of the place's importance as part of Indigenous tradition. |

The Subject Area is included on the CHL against criterion D. The CHL citation is provided in Appendix A.

### 3.1.2 ABORIGINAL AND TORRES STRAIT ISLAND HERITAGE PROTECTION ACT 1984

The *Aboriginal and Torres Strait Islander Heritage Protection Act 1984* protects significant Aboriginal areas and objects that are declared under the Act. The Act will take precedence over inconsistent State and Territory laws.

A significant Aboriginal area or object is defined as one that is of particular importance to Aboriginal people according to Aboriginal tradition. Declarations under the Act may be made by the relevant Minister on application by or on behalf of an Aboriginal or Torres Strait Islander person or group if the Minister is satisfied that the area or object is under serious and immediate threat of injury or desecration.

### 3.1.3 NATIVE TITLE ACT 1993

Section 211 of the *Native Title Act 1993* provides that holders of Native Title rights covering certain activities do not need the authorisation required by other laws to engage in those activities. At present, there are no native title holders over 13 McMinn Street; however, should a determination of Native Title be awarded in the future, Native Title rights may apply.

### 3.1.4 DISABILITY DISCRIMINATION ACT 1992

The *Disability Discrimination Act 1992* makes it unlawful to discriminate against people with disabilities and aims to remove the direct and indirect barriers preventing equal opportunities for disabled persons, and thus their full participation in the community.

This Act relates to the provision of goods and services, access to facilities, and physical access to public places. Section 23 of the Act states that it is unlawful to discriminate against another person on the grounds of another person's disability in connection with access to premises. Section 29A of the Act has the effect that it is not unlawful for a person to discriminate against another person on the grounds of a disability in connection with access to premises if avoiding the discrimination would impose unjustifiable hardship on the discriminator.

Unjustifiable hardships in complying with the requirements of the National Construction Code (NCC) may include financial impacts as well as adverse heritage impacts. If strict adherence to these requirements is likely to cause adverse heritage impacts to significant fabric, then alternative means of meeting the objectives of the codes/legislation should be investigated.

### 3.1.5 NATIONAL CONSTRUCTION CODE OF AUSTRALIA

The NCC is published and maintained by the Australian Building Codes Board.

It contains technical provisions for the design and construction of buildings and other structures throughout Australia and is given legal effect by building regulatory legislation in each state and territory.

The NCC covers such matters as structure, fire resistance, access and egress, services and equipment, and certain aspects of health and amenity.

### 3.1.6 COPYRIGHT ACT 1968

The information provided in this section has been drawn from the Copyright Agency's website:

http://www.copyright.com.au/about-copyright/copyright-basics/moral-rights

There are legal obligations to attribute (credit) creators, and not to treat their work in a derogatory way. Moral rights are rights provided to creators, including architects, under copyright law to protect both their reputation and the integrity of their work. In Australia, moral rights were introduced in December 2000 through an amendment - the Copyright Amendment (Moral Rights) Act 2000. This legislation provides creators with 3 rights:

- the right of attribution of authorship;
- the right not to have authorship of their work falsely attributed; and
- the right of integrity of authorship. This protects creators from their work being used in a derogatory way that may negatively impact on their character or reputation.

## 3.2 TERRITORY LEGISLATION AND PLANNING

### 3.2.1 NORTHERN TERRITORY HERITAGE ACT 2011

The *Heritage Act 2011* (NT) governs the assessment, declaration, and protection of natural, historical, and Indigenous heritage places and objects in the Northern Territory. Administered by the Minister for Arts, Culture and Heritage and the Department of Lands, Planning and the Environment, it defines heritage places as areas of historical, scientific, aesthetic, or social value. All Aboriginal or Macassan archaeological sites, reflecting past occupation and modification, are automatically protected as heritage places.

### 3.2.2 NORTHERN TERRITORY ABORIGINAL SACRED SITES ACT 1989

The *Northern Territory Aboriginal Sacred Sites Act 1989* protects sacred sites on all land in the Northern Territory and is administered by the Aboriginal Area Protection Authority (AAPA).

AAPA works with custodians to record the location and sites of physical, spiritual and cultural significance and maintains the Register of Sacred Sites. Anyone who wants to develop land in the Northern Territory must contact AAPA and apply for an Authority Certificate, which sets out where work can be done and any areas that cannot be developed.

It should be noted that the Northern Territory does not operate local government registers and instead uses a centralised NT Heritage Register maintained under the *Heritage Act 2011*.

## 3.3 NON-STATUTORY CONSIDERATIONS

The Northern Territory Planning Scheme applies to the whole of the NT, with the exception or the town of Jabiru. It includes statements about land use policy; development controls that allow, prohibit, or put conditions on the use or development of land; instructions, guidelines, and assessment criteria to help the consent authority to assess and decide on development applications; and maps, plans, designs, and diagrams.

### 3.3.1 THE BURRA CHARTER 2013

The Burra Charter was issued in 2013 and 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. The Burra Charter provides specific guidance for physical and procedural actions that should occur in relation to significant places.

A copy of the charter can be accessed online at https://australia.icomos.org/.

### 3.3.2 AUSTRALIAN NATURAL HERITAGE CHARTER

The Australian Natural Heritage Charter is a distillation of best practice conservation principles for Australia, based on the consensus of a broad range of experts. It aims to assist everyone with an interest in natural places to establish their natural heritage values and manage them. It can be applied to a wide range of places, whether terrestrial, marine, or freshwater. It offers a framework for making sound decisions for managing and restoring natural heritage places based on the ecological processes that occur in natural systems. It also provides a process that can be used to support and implement local, state and territory, national and international policies, agreements, strategies, and plans. It does not replace statutory obligations.

### 3.3.3 ASK FIRST

The AHC document *Ask First: a Guide to Respecting Indigenous Heritage Places and Values*, issued in 2002, provides a practical guide for land developers, land users and managers, cultural heritage professionals, and many others who may have an impact on Indigenous heritage. The Ask First guidelines are considered the national best-practice guidelines for cultural heritage management. This guideline sets out principles and processes to encourage the consultation with and active involvement of Indigenous people in the identification, conservation, and management of Indigenous cultural heritage. In particular, the document emphasises that Indigenous people should be the determinants of the significance of places in accordance with their culture.

The Ask First guidelines can be accessed from: https://culturalheritage.org.au/resource/ask-first-a-guide-to-respecting-indigenous-heritage-places-and-values/

### 3.3.4 INTERIM ENGAGEMENT WITH FIRST NATIONS PEOPLE AND COMMUNITIES ON ASSESSMENTS AND APPROVALS UNDER THE EPBC ACT

The interim guidance was issued in 2023 and outlines the statutory obligations that apply to, and the Department's expectations of, proponents engaging with First Nations people and communities under the EPBC Act and updates the Engage Early: Guidance for proponents on best practice Indigenous engagement for environmental assessments under the EPBC Act (2016). This guidance applies to proponents undertaking referral, assessment, and approval processes under Chapter 4 of the EPBC Act.

The interim guidance document is available at:
https://www.dcceew.gov.au/environment/epbc/publications/engage-early

### 3.3.5 REGISTER OF NATIONAL ESTATE

The Register of the National Estate (RNE) is now an archive of information about more than 13,000 places throughout Australia, including many places of local or state significance. The RNE was closed in 2007 and is no longer a statutory list. The closure of the RNE does not diminish the protection of Commonwealth Heritage places. The RNE is maintained on a non-statutory basis as a publicly available archive and educational resource. RNE places can be protected under the EPBC Act if they are also included in another Commonwealth statutory heritage list or are owned or leased by the Commonwealth. In addition, places in the RNE may be protected under appropriate state, territory, or local government heritage legislation.

### 3.3.6 NATIONAL TRUST OF AUSTRALIA (NT)

The National Trust of Australia has been gathering information about heritage places in Australia for more than 3 decades and has a list of heritage places, including individual buildings, precincts, natural environment places, or culturally significant artefacts. These listings do not attract any legal protection for a place, nor do they put the owner of a listed place under any legal obligation.

# 4. SITE OVERVIEW

## 4.1 SETTING, VIEWS AND SITE CONTEXT

The Property itself is located approximately 300 m east of the Todd River, occupying a flat parcel of land measuring 1,330 $m^2$ on the north side of McMinn Street. The landscape is understated, characterised by mostly bare earth, patches of overgrown grass, and several mature trees. McMinn Street is predominantly residential, with private family homes shaping the streetscape. Notably, Assured Care Services lies adjacent to the Property on the west, while Alice Springs Open Clinic and Studio (massage therapy) are situated to the east, highlighting the area's blend of residential and service-oriented uses.

East Side, the suburb encompassing the Subject Area, is bounded by the dry Todd River to the west and expansive open land to the east. Undoolya Road serves as a central corridor, connecting the area from west to east. The suburb comprises several essential amenities, including an IGA grocer, Ross Park Primary School, motels, restaurants, and a variety of local businesses. Community and sporting facilities, such as the Pat Gallagher Netball Centre, further enrich the area, fostering a vibrant environment that supports both everyday life and community interaction (Figure 4-1).




FIGURE 4-1 VIEW OF SUBURB OF EAST SIDE, SHOWING EAST SIDE IGA, PAT GALLAGHER NETBALL CENTRE AND ROSS PARK PRIMARY (GOOGLE EARTH 2024)

### 4.1.1 EXTERIOR GENERAL DESCRIPTION

The main residence is a single-storey, elevated Arid A type dwelling, constructed between 1950 and 1951. Its timber-framed structure sits on low concrete piers, with exterior walls clad in painted fibre cement sheeting and timber cover strips. The building features a straightforward, corrugated galvanised iron gable roof and maintains a rectilinear, symmetrical form. Notable architectural elements include an enclosed front verandah along the southern elevation, a rear passageway typical of the Arid A design, and a concrete stepped entrance landing with a

simple painted steel balustrade. A brick chimney is located on the west elevation, while the front elevation presents 6 square soffit vents, complemented by galvanised iron guttering and downpipes (Figure 4-2 to Figure 4-5). All exterior windows have been boarded up since the property became unoccupied.



FIGURE 4-2 VIEW NORTH TOWARDS FRONT ENTRANCE OF MAIN RESIDENCE



FIGURE 4-3 VIEW SOUTH FROM REAR FENCE OF RESIDENCE



FIGURE 4-4 VIEW EAST OF BRICK CHIMNEY ON THE WESTERN SIDE OF THE MAIN RESIDENCE



FIGURE 4-5 VIEW WEST TOWARDS MAIN RESIDENCE

The house retains a significant amount of original material, such as early window frames, flyscreens, eaves, vents, and canvas awning ties. Large rectangular sliding windows with a mix of timber and aluminium frames are found on the north and south elevations, some with original but damaged flyscreens. Several windows on these elevations have sustained damage. The east elevation and rear (north) kitchen elevation feature casement windows and hinged

fly-wired screens. The rear kitchen elevation provides access via a concrete stepped landing, and the laundry has a separate entrance. The laundry was not accessible at the time of the inspection.

The original layout remains clearly discernible, with largely intact elevations on all sides. The eastern and southern elevations, in particular, exemplify the prefabricated post-war housing style characteristic of the Old East Side, reflecting the architectural heritage and enduring character of the area (Department of Natural Resources, Environment, the Arts and Sport 2011).

AssetWize (a Commercial Consultancy and Building Advisory Firm) conducted a building inspection of the Property on 29 November 2023. The inspection determined that the overall condition of the structure and materials was fair to poor; however, the 2-bedroom house was assessed as structurally sound (ERM 2024).

### 4.1.2 INTERIOR GENERAL DESCRIPTION

The interior of the main residence largely preserves its original 1951 layout, featuring two bedrooms, a central living room with a brick fireplace, an enclosed sleep-out, bathroom, kitchen, toilet, and front and rear passageways.

Internal finishes include caneite wall panels, early ceiling linings, original door and window joinery, and some surviving original window and door hardware. While the kitchen has been modernised within the past 2 decades, most of the interior fabric and spatial arrangement remain intact. The passageways, living room, fireplace, and enclosed verandah exemplify the defining characteristics of the Arid A prefabricated design.

The interior continues to reflect its post-war government housing origins, with early materials, plan form, and construction details clearly visible (Department of Natural Resources, Environment, the Arts and Sport, 2011). Internally, the house is divided into a lounge room with a brick fireplace towards the west of the house, bathroom to the east, sunroom, kitchen, and laundry towards the north, with a separate entrance on the west elevation. 2 breezeways flank the interior bedrooms and lounge room, facilitating air circulation through large rectangular windows. These parallel breezeways are fitted with a series of louvres featuring honeycomb glass, designed to maintain a comfortable indoor climate year-round. The internal timber-framed walls are clad in asbestos cement sheet, and the timber floors are finished with linoleum. The rear of the house accommodates the kitchen, which was installed less than twenty years ago. This enduring layout and material palette underscore the home's historical significance, demonstrating both the architectural intent and practical solutions characteristic of the era.

The condition of the interior has deteriorated since the previous inspection, largely due to the property becoming unoccupied and as a result, receiving less regular maintenance.

## 4.2 SITE ELEMENTS

The Subject Area consists of 4 primary site elements:

1. The main residence;
2. A carport (concrete slab of the former garage);
3. A small, corrugated iron shed; and
4. A detached outhouse.

### 4.2.1 MAIN RESIDENCE

The main residence, located towards the centre of the block, is an Arid A style, single-storey, timber-framed house, situated on a level, rectangular allotment within the Old East Side of Alice Springs. The main residence has remained largely intact since its original construction in 1951. The property has no formal garden or lawn, though it contains mature citrus and white cedar trees, along with a modest bush line along some of the boundary.

#### 4.2.1.1 ARCHITECTURAL STYLE AND MATERIALS

Developed in the post–war era, the Arid A type embodies a practical and efficiently constructed housing solution tailored for the arid climate of the NT. The structure is raised on concrete piers, some equipped with ant caps to enhance durability. External walls are clad in fibro sheeting, while the roof and guttering feature corrugated galvanised iron, a modern replacement for the original asbestos-cement sheeting (Figure 4-6 and Figure 4-7). Timber flooring is maintained throughout, ensuring a consistent and resilient interior finish, but installation of linoleum over most of the flooring was observed during the inspection.



FIGURE 4-6 VIEW WEST OF MAIN RESIDENCE



FIGURE 4-7 VIEW SOUTH OF MAIN RESIDENCE SHOWING FRAME LAYOUT WITH LAUNDRY AND KITCHEN

#### 4.2.1.2 LAYOUT AND INTERNAL ARRANGEMENT

The house contains:

- 2 bedrooms and a sleep-out;
- Living room with brick fireplace;
- Kitchen (rebuilt c. 15 years ago);
- Bathroom and toilet;
- Laundry;
- Front and rear passageways;
- 2 breezeways flanking the interior rooms to enhance airflow; and
- Front and rear landings.

Internal walls are largely composed of asbestos-cement sheeting, and floors are lined with linoleum. Internal windows consist of louvres, enhancing ventilation.

#### 4.2.1.3 WINDOWS AND OPENINGS

At the front and rear elevations, openings feature sliding aluminium windows set within timber frames, complemented by integrated fly screens (Figure 4-8). On the eastern elevation and in the kitchen, casement windows are equipped with hinged, fly-wired screens to enhance functionality (Figure 4-9). Inside, louvred windows are strategically placed to promote effective cross-ventilation, supporting a comfortable and sustainable indoor environment (Figure 4-10 and Figure 4-11).



FIGURE 4-8 FRONT ELEVATION SHOWING NOW BOARDED UP SLIDING WINDOWS FACING NORTH



FIGURE 4-9 VIEW NORTH-WEST OF CASEMENT WINDOWS ON EASTERN ELEVATION, NOW BOARDED UP



FIGURE 4-10 FACING EAST, FRONT BREEZEWAY, LOUVRED INTERNAL WINDOWS AND SLIDING EXTERNAL WINDOWS



FIGURE 4-11 FACING WEST, REAR BREEZEWAY, LOUVRED INTERNAL WINDOWS

### 4.2.2 OUTHOUSE (DETACHED)

Towards the rear of the house, a timber-framed, rendered brick outhouse (non-functional) stands at the northern boundary (Figure 4-12). It is no longer functional but remains a notable early site feature.

### 4.2.3 CORRUGATED IRON SHED

Adjacent (east) to the outhouse is a small, corrugated iron shed (Figure 4-13), considered a later addition to the property.



FIGURE 4-12 VIEW NORTH OF OUTHOUSE AT THE REAR



FIGURE 4-13 VIEW NORTH OF THE SMALL CORRUGATED IRON SHED ADJACENT TO THE OUTHOUSE AT THE REAR

### 4.2.4 CARPORT / FORMER GARAGE SLAB

A concrete slab, located directly north of the house, represents the foundation of a former garage/carport. It sits towards the rear of the main residence, but south of the outhouse and shed (Figure 4-14). A small brick barbecue is positioned nearby.

### 4.2.5 SITE BOUNDARIES AND LANDSCAPING

The north, east, and west perimeter of the property are bordered by a Colorbond fence. A cyclone fence marks the southern boundary along McMinn Street (Figure 4-15), reinforcing the property's straightforward and functional landscape. This approach aligns with the Arid A house typology, reflecting a purposeful commitment to simplicity and utility.



FIGURE 4-14 VIEW NORTH-WEST OF CARPORT / FORMER GARAGE SLAB TOWARDS REAR OF MAIN RESIDENCE



FIGURE 4-15 CYCLONE FENCE TOWARDS FRONT OF HOUSE

## 4.3 SITE CHRONOLOGY AND HISTORICAL BACKGROUND

This section summarises the development history of 13 McMinn Street, Alice Springs, drawing from the previous HMP (ERM 2020), CHL citation, and HIA (ERM 2024). It highlights the Property's role in government housing and its link to post-war assimilation policies. For full context, including prehistory, see Appendix C.

### 4.3.1 FIRST NATIONS CULTURAL LANDSCAPE OF ALICE SPRINGS (*MPARNTWE*)

The Arrernte people are the traditional custodians of Alice Springs and the surrounding region, and have lived in the area for at least 30,000 years (Alice Springs Town Council 2024). The Arrernte's Dreamtime story of Yeperenye (caterpillar) describes the region being created by giant caterpillars that lost a battle with their enemies, the stink bugs (Alice Springs Town Council 2024). Consequently, the caterpillars became the ridges of the MacDonnell Ranges, and the gaps in the ridges were created when the caterpillars' heads were bitten off by the stink bugs (Journey Beyond 2024; Alice Springs 2024).[4]

### 4.3.2 19TH CENTURY EUROPEAN DEVELOPMENT OF ALICE SPRINGS

John McDouall Stuart's 1861 expedition from Adelaide marked a pivotal moment in Australia's colonial inland exploration, leading to the founding of Alice Springs, originally named Stuart (Alice Springs Town Council 2024; Journey Beyond 2024). The construction of the Australian Overland Telegraph Line repeater station in 1872 transformed the settlement into a critical communications hub, connecting Darwin to Adelaide and, by extension, Australia to Europe - an engineering milestone of the 19th century (Alice Springs Town Council 2024; Journey Beyond 2024). Subsequent infrastructure, including a post office (1878) and police station (1879), laid the groundwork for civic growth, though population remained low until gold was discovered at Arltunga in 1887 (Alice Springs 2024; Alice Springs Town Council 2024). Camel trains, operated by cameleers whose descendants form part of the community today, sustained the region by transporting water and supplies, underpinning Alice Springs' legacy as a centre of resilience and innovation (Alice Springs Town Council 2024).

[4] It is important to note that these creation stories have been sourced from publicly available literature. For accuracy and authenticity, cultural histories and creation stories should be reviewed and, where possible, provided directly by the Traditional Owners of the area. This approach ensures the information is both accurate and representative.

### 4.3.3 THE ROLE OF THE COMMONWEALTH POST-WAR HOUSING

**It is important to acknowledge that the language used in this analysis includes several terms directly referenced from historical policy documents and archives. These terms are included solely to provide accurate context and analysis. Readers should be aware that some of these terms are outdated and racist. Their use here does not reflect ERM's values; rather, it is intended to highlight and critically examine the language found in past records. Please approach this section with sensitivity and recognise the historical context and inappropriateness of these terms.**

From the 1930s, housing shortages were common nationwide, reaching a crisis in the late 1940s-50s. Alice Springs faced an acute shortage following the bombing of Darwin, worsened by an influx of evacuees. The NT was excluded from national and wartime housing solutions. Post-war, housing for Aboriginal people was prioritised as a tool for 'civilising' and assimilating them, with Minister Hasluck advocating for adopting mainstream Australian housing norms (Whitehead 2007).

A survey undertaken by the Department of Territories of Aboriginal housing in the NT in the late 1950s found that:

> *... conditions were sub-standard, a menace to health, and definitely a discouragement to efforts towards advancing social conditions of the native and their mental outlook towards a better way of life* (National Archives of Australia 1951a).

Following these findings, the Department of Territories noted that a large building program was needed and advised that Aboriginal people should be encouraged to participate in improving their living conditions (Whitehead 2007: 212).

To meet this objective and speed up the building process, the Director of the Native Affairs outlined the type of housing would be ... *simple in design, well-ventilated and easy to erect* (National Archives of Australia 1951b).

By March 1953, the Department of Works and Housing prepared the 'Basic Plan for Native housing in the Northern Territory' with an accompanying memorandum stating a need for 'one arid and 1 subtropical plan for the housing' (Whitehead 2007: 213). Approaches to housing Aboriginal people included separate approaches to housing Aboriginal people and those of 'Aboriginal mixed descent'. Houses for Aboriginal families of mixed descent were built and dispersed throughout the new suburb East Side, described as 'two bedrooms, a sleepout, lounge room, kitchen, internal bathroom, laundry and toilet facilities' (Whitehead 2007: 276).

Only 'suitable tenants' were chosen, and the homes were dispersed within both the East Side and the western suburbs to better 'integrate' these families into western society. The construction of these houses was concentrated on building the cheapest house possible, though the building plans did conform to the suburban standards for the first time in Alice Springs (Whitehead 2007: 333).

The Arid A houses were not the sole housing policy for Aboriginal people or those of mixed descent at the time; rather, they represented one of several approaches, each shaped by prevailing attitudes toward race and assimilation. In parallel with relocating families of mixed descent deemed 'suitable' to suburban housing, authorities maintained segregation by

establishing settlement housing and relegating families to peripheral town camps. Historical records do indicate a prioritisation of 'mixed descent' residents for transitional housing such as the Arid A Type (Centre for Indigenous Family History Studies 2024; Carroll 2014).

The Centre for Indigenous Family History Studies 'Half Caste Housing' Housing Commission records from the NT document government-built rental homes allocated to Aboriginal people of 'mixed descent' in Alice Springs between 1943 and 1954. While the focus is on formal housing, the records acknowledge that many occupants were relocated from substandard temporary shelters, including iron shacks, tents, canvas shelters, bush shelters, and fringe camps. Allocation to rental housing was prioritised for those living in the most challenging conditions. However, tenancy agreements, household composition, exemption status, and employment requirements reveal that housing allocation was closely linked to assimilation policies, labour demands, and the stringent oversight of tenants' lives (Centre for Indigenous Family History Studies 2024).

The records show that the tenant's 'suitability' was largely determined by employment and exemption status. Many adult residents worked for the Department of Works, Commonwealth Railways, Health Departments, or local cafes. Exemption status distinguished those released from restrictive Aboriginal legislation (exempt) from those still subject to welfare controls (unexempt). Exempt individuals gained limited citizenship rights, such as access to public spaces, the ability to send their children to local schools, and permission to purchase alcohol. However, these rights came with significant sacrifices: exempt individuals were required to abandon cultural practices, stop speaking their language, and break ties with family members who remained unexempt. Those who were unexempt faced strict limitations on where they could live, work, and travel, with their daily lives often monitored closely by police or mission managers (Centre for Indigenous Family History Studies 2024).

This historical record highlights how housing allocation served not only as a response to need but also as a mechanism for social control and assimilation, shaping the lives and opportunities of Aboriginal people in profound ways.

Housing pathways for Aboriginal people in post-war Alice Springs were largely limited and heavily stratified. Eligibility for government housing, particularly for residences like 13 McMinn Street, was typically restricted to those of 'mixed descent', reflecting broader assimilationist policies that prioritised integration of 'part-Aboriginal' individuals into mainstream society while excluding 'full Aboriginal' people from such opportunities. This differentiation reinforced social hierarchies and limited access to quality housing for many Aboriginal families.

The policy rationale for designating Arid Type A houses as suitable for tenants of 'mixed descent' was grounded in the assumption that these individuals would more easily adapt to Western living standards. The houses themselves, modest, durable, and standardised, were constructed to facilitate assimilation. However, this approach overlooked the cultural needs and preferences of residents. National policy, directives from the Northern Territory, and local practices collectively influenced both access to these homes and the experience lived within them. For those residing at 13 McMinn Street, the house represented both an opportunity and a symbol of imposed identity, with heritage significance emerging from these layered histories.

Although detailed architectural specifications are not available, the core design principles of transitional housing models from the assimilation era, including Arid Types, reveal a clear intent: to transition residents from nomadic traditions to suburban domesticity. This was achieved through fixed spatial layouts, occupancy by nuclear families, separation of internal

functions such as kitchens and sleeping areas, and the use of European materials and construction methods. Additionally, regulated access, structured lot placement, and controlled provision of utilities and services reflect a standardised, state-directed planning initiative aimed at assimilation (Carroll 2014).

While the Property has potential to contribute to an understanding of post–war Aboriginal housing policy, this value is primarily realised through contextual research rather than direct physical evidence alone. The Arid Type A dwelling reflects standardised government design responses associated with assimilation-era housing programs, including climatic adaptation, simplicity of construction, and the provision of basic amenities aligned with mainstream domestic norms (Whitehead 2007).

However, the extent to which the place can demonstrate the social and cultural implications of these policies, particularly lived experience, allocation practices, and the impacts of exemption and assimilation frameworks, is limited through fabric analysis in isolation. These aspects are more appropriately investigated through archival sources, comparative historical research, and consultation with relevant Aboriginal stakeholders (Centre for Indigenous Family History Studies 2024).

Notwithstanding this, the relative intactness of 13 McMinn Street enhances its value as a representative physical example of the housing type, providing a material reference point for understanding how government policy was translated into built form. The Property may therefore support broader research into the implementation of standardised housing models in Central Australia, particularly when considered alongside documentary and oral histories.

Accordingly, any identified research potential should be understood as context-dependent and supplementary, rather than inherent to the physical fabric alone.

### 4.3.4 CONSTRUCTION OF THE ‘ARID A’ TYPE HOUSE, EAST SIDE ALICE SPRINGS

13 McMinn Street, built in 1951, is the last of 16 Arid A type houses constructed for Commonwealth government staff in Alice Springs’ East Side. These houses were part of a post-war initiative to address severe housing shortages, especially for government and Aboriginal employees, following World War II. The Arid A houses were among Australia’s first engineered transportable homes, designed for the arid climate under the supervision of the Council for Scientific and Industrial Research.

While many such homes were built for rental to government workers, only 13 McMinn Street remains in Commonwealth ownership today. The Property's most recent occupant grew up in the house, reflecting its ongoing legacy (Department of Natural Resources, Environment, the Arts and Sport 2011; ERM 2020). The Arid A housing model represents an early, climate-responsive solution tailored for the arid regions of Australia by engineers at the Council for Scientific and Industrial Research, which prioritised ease of manufacture and transportability. To address the significant temperature variations characteristic of Central Australia, the structure featured front and rear passageways that effectively insulated the central living area. Timber framing, combined with low concrete pillars, provided a durable and practical foundation for these innovative homes.

Table 4-1 presents a chronology of the development of 13 McMinn Street, from construction until the present day. No major work has been completed on 13 McMinn Street since 2024, beyond basic ground maintenance of the property; it has remained untenanted since 2022.

TABLE 4-1 13 MCMINN STREET – CHRONOLOGY OF KEY EVENTS

| Date | Event |
|---|---|
| 1940s | The withdrawal of the Army from the East Side camps occurred by mid-to-late 1944. The Army left behind considerable infrastructure, comprised of roads, power supply, water reticulation, and an airport. |
| 1949 | Lot 489 (13 McMinn Street) was set aside for returned servicemen, but was withdrawn and reserved for Government use. |
| 1950 | As of July 26, only the foundation for an Arid 'A' type residence had been laid. |
| 1951 | The residence was constructed and completed. |
| 1970 | The life tenant took up residency while working as a government employee. According to the tenant, the residence had been unoccupied for some years prior to 1970. |
| 1984 | A freehold Certificate of Title, in the name of the Commonwealth of Australia, was registered on February 14, 1984. |
| 1991 | A report prepared for the National Trust (NT) described the condition of the house as 'suspect', but it remained the most pristine example of an Arid 'A' type house and therefore worthy for inclusion on the RNE. |
| 2004 | The Property was nominated for entry on the NT Heritage Register. |
| 2003-2008 | The house was renovated with new external and internal paint, renovated internal roofing, new linoleum over wooden flooring, and a new kitchen. |
| 2010 | A decision was made by the Heritage Council not to recommend the Property for inclusion on the NT Heritage Register. Although the Property did not pass the assessment process, information relating to the historical background of the house can still be found on the online portal to the NT Heritage Register. |
| 2013-2016 | General maintenance occurred at the property including the removal of friable asbestos lagging and rope lagging from internal pipework in the laundry. |
| 2016-2019 | General maintenance included new flooring in the kitchen and back breezeway, repairs to damaged ceiling panels outside the kitchen, installation of ceiling fans, and installation of a concrete slab at the base of the front stairs. |
| 2022-2026 | The life tenant passed, and his son remained in the house for a short time until asbestos related risks necessitated the house being vacated, secured and boarded up. Remediation of hazardous material was undertaken in 2024, and basic ground maintenance has been undertaken since that time. Recent 2023 detailed assessments regarding structural integrity and condition, HAZMAT, health and safety, and heritage status have found the Property to be in poor to fair condition with health and safety concerns with regards to security, Asbestos Containing Materials to both interior and exterior, and evidence of water leaks and mould. |

## 4.4 SITE MANAGEMENT RESPONSIBILITY

13 McMinn Street is owned by the Australian Government through Finance. The Property Services Provider (PSP), JLL, on behalf of Finance, is responsible for all management activities and safeguarding the Property, ensuring its preservation and ongoing protection in alignment with heritage standards.

# 5. HERITAGE VALUES SUMMARY

The following section presents an overview of the heritage significance of the Property. This assessment has been drawn from the HMP prepared in 2020 by ERM, with amendments to reflect any notable changes since that time, including examination of the potential for the Property to contain values regarding the post-war housing of people of Aboriginal descent and the program of housing in the East Side of Alice Springs. Previous Aboriginal community consultation and heritage values assessment to inform this plan are summarised in Appendix B. A historical summary is provided in Appendix C. A landscape and natural heritage assessment is also provided in Appendix B.

The Subject Area was officially listed on the CHL (Place ID #105423) as Arid A Type Residence in July 2004.

## 5.1 SIGNIFICANCE THRESHOLDS

DCCEEW online heritage information[5] provides guidance on determining the significance a place may have. In addition to assessing a place against the relevant criteria, the AHC applies a *significance threshold* test, which asks: "How important are these values?" This helps determine the scale at which the place's heritage values are considered significant.

**World Heritage** properties must demonstrate **Outstanding Universal Value (OUV)** - cultural and/or natural significance that is so exceptional it transcends national boundaries and is important to all humanity. While the Australian Government nominates Australian properties, the World Heritage List is maintained by UNESCO in Paris. Under the *Operational Guidelines for the Implementation of the World Heritage Convention*, a place must meet all of the following to be considered for World Heritage listing:

1. 1 or more of the 10 World Heritage criteria;
2. The conditions of integrity and/or authenticity; and
3. The requirements for protection and management.

Only when all 3 requirements are satisfied can a place be judged to possess OUV[6].

To meet the threshold for the NHL, a place must have *outstanding* heritage value to the nation under 1 or more criteria. This means the place must be important to the Australian community as a whole. Comparisons with similar places help determine whether its values are greater, lesser, or unique. Heritage significance may also be expressed at different geographic scales - local, regional, national, or international.

For the CHL, a place must demonstrate *significant* heritage value under 1 or more criteria. According to the AHC's 2010 guidance document *Identifying Commonwealth Heritage Values and Establishing a Heritage Register*, the threshold for the CHL is **local heritage significance**. Further details on significance ranking are provided in Section 5.3, Appendix B, and Appendix C of this plan.

The AHC's guidance document can be accessed from:
https://www.dcceew.gov.au/sites/default/files/documents/commonwealth-heritage-values.pdf

[5] National Heritage List criteria - DCCEEW, Commonwealth Heritage List criteria - DCCEEW
[6] Identifying World Heritage - DCCEEW

## 5.2 LISTED VALUES

The Subject Area is already included in the CHL. To ensure alignment with CHL criteria, an analysis was conducted as a validation exercise, drawing on historical and site-specific evidence and focusing on the Subject Area as an individual assessment. Where appropriate, ERM has revised statements to reflect the criteria accurately. This assessment is grounded in the evidence provided within Appendix B and Appendix C, as well as supporting documentation, which together comprise the technical chapters of this plant. The official CHL assessment detailing the historic heritage values of the entire site can be found in Appendix A.

### 5.2.1 IDENTIFICATION OF HISTORIC THEMES

An overview of the history of the Property is provided in Appendix C. The Australian Historic Themes Framework has been used to identify the relevant primary historic themes for the Property. The identification of historic themes assists with the assessment of potential built heritage values. The Property provides an insight into the following Australian Historic Themes as detailed in Table 5-1.

TABLE 5-1 AUSTRALIAN HISTORIC THEMES

| Theme Groups | Themes | Notes |
|---|---|---|
| 2 Peopling Australia | *2.5 Promoting settlement*<br>*2.5 Promoting settlement*<br>*2.4 Migrating*<br>*2.5 Promoting settlement* | • Long-term Arrernte occupation (30,000+ years);<br>• Arrival of Europeans, surveying expeditions, camel caravans, and community growth;<br>• Post-war population movements, Darwin evacuees, and government employees; and<br>• Racialised housing pathways (‘Aboriginal’, ‘mixed descent’, ’suitable tenants’). |
| 4 Building Settlements, Towns and Cities | *4.2 Supplying urban services (water, electricity, sewerage)*<br>*4.4 Living with slums, outcasts and our neighbours* | • The subdivision of the East Side (1945–48) is a major post-war urban development story;<br>• Government housing (including Arid A types) formed core fabric of early modern Alice Springs; and<br>• The Property illustrates the growth of civic infrastructure and planned suburbs. |
| 5 Working | *5.4 Working in Offices* | • Arid A houses were specifically built for Commonwealth government employees (including Native Affairs staff); and<br>• The Property reflects workforce needs after World War II when skilled labour and materials were scarce. |
| 7 Governing | *7.6 Administering Australia*<br>*7.8 Governing Aboriginal people* | • The Arid A houses were a product of Commonwealth-directed policy and NT administration;<br>• Post-war assimilation housing policy directly shaped the placement of Aboriginal and mixed-descent families; and<br>• The Director of Native Affairs and the Department of Territories both influenced housing design and eligibility. |

## 5.3 UPDATED ASSESSMENT AGAINST THE CHL CRITERIA

A summary of natural, Indigenous, and historic heritage assessments has been adapted from the previous HMP (ERM 2020), with enhanced attention to the potential significance of the Property in relation to post-war housing for Aboriginal communities and the broader housing initiatives in the East Side. While the CHL identifies the Property as meeting the 'characteristic values' criteria (D), both this assessment and prior iterations of the HMP have also recognised its alignment with additional criteria for its historic heritage value. These findings are presented in Table 5-2.

TABLE 5-2 SUMMARY SIGNIFICANCE ASSESSMENT AGAINST THE CHL HERITAGE CRITERIA

| Criteria | Values | Current CHL Criteria | ERM Assessment/Validation | Element/Attributes |
|---|---|---|---|---|
| a. the place's importance in the course, or pattern, of Australia's natural or cultural history; | Natural | Does not reach threshold for this criterion. | The natural features of the Subject Area are limited to trees and shrubs in landscaped areas. These features are not considered to be of importance in the course or pattern of Australia's natural history.<br><br>This criterion is not met. | None |
| | Indigenous | Does not reach threshold for this criterion. | The Subject Area is highly disturbed owing to the urban development of the area since the 1940s. There is no natural vegetation on the property and no known cultural heritage sites. The Subject Area is not considered to be of importance in the course or pattern of Australia's Indigenous cultural history.<br><br>While the place is associated with post-war Aboriginal housing policy and broader assimilation-era practices, this significance is primarily derived from external historical context rather than Indigenous cultural value inherent to the place itself. The dwelling reflects government policy rather than Aboriginal agency or cultural expression. Accordingly, it does not meet the threshold for Indigenous heritage value under this criterion.<br><br>This criterion is not met. | None |

| Criteria | Values | Current CHL Criteria | ERM Assessment/Validation | Element/Attributes |
|---|---|---|---|---|
| | Historic | Does not reach threshold for this criterion. | 13 McMinn Street demonstrates the response of the Commonwealth government to a housing shortage in Alice Springs following World War II. However, it is not considered to be important in the course of Australia's cultural history.<br><br>This criterion is not met. | None |
| b. the place's possession of uncommon, rare or endangered aspects of Australia's natural or cultural history; | Natural | Does not reach threshold for this criterion. | A search of the Atlas of Living Australia and NR maps did not identify any records of threatened species within the Subject Area.<br><br>It is possible that threatened fauna species could fly over, or temporarily visit the Subject Area. Due to the largely developed nature of the Property, it would be unlikely to provide valuable habitat for the species.<br><br>This criterion is not met. | None |
| | Indigenous | Does not reach threshold for this criterion. | There are no records of archaeological sites or sacred/ special sites at 13 McMinn Street. The Subject Area is not considered to have uncommon, rare or endangered aspects of Australia's Indigenous cultural history.<br><br>This criterion is not met. | None |
| | Historic | Does not reach threshold for this criterion. | Arid A type houses are an unusual architectural type of Commonwealth government housing of the post-war era. 13 McMinn Street is an uncommon, surviving and largely intact example of this type of building. | • Presence of main residence; and<br>• Location within East Side. |

| Criteria | Values | Current CHL Criteria | ERM Assessment/Validation | Element/Attributes |
|---|---|---|---|---|
| | | | Its location within East Side provides an uncommon demonstration of an aspect of the housing policy at the time these types of houses were built, where government housing for Aboriginal families of mixed descent was dispersed through the new suburbs of Alice Springs.<br><br>**This criterion is met.** | |
| c. the place's potential to yield information that will contribute to an understanding of Australia's natural or cultural history; | Natural | Does not reach threshold for this criterion. | The natural features of the Subject Area are limited to trees and shrubs in landscaped areas. The Subject Area is not considered to have the potential to yield information related to Australia's natural history.<br><br>This criterion is not met. | None |
| | Indigenous | Does not reach threshold for this criterion. | The Subject Area is not considered to have potential to yield information related to Australia's Indigenous cultural history. The place may assist in understanding Aboriginal housing policy when considered alongside archival and historical sources. However, the physical fabric does not independently yield information about Indigenous cultural practices or lived experience, which are better investigated through documentary research and consultation. As such, the place does not demonstrate Indigenous research value in its own right under this criterion.<br><br>This criterion is not met. | None |

| Criteria | Values | Current CHL Criteria | ERM Assessment/Validation | Element/Attributes |
|---|---|---|---|---|
| | Historic | Does not reach threshold for this criterion. | As a well-preserved example of the 'Arid A' type house, which used new building materials for its time, the Property stands as an historical marker of the evolution of building in the northern parts of Australia. However, the place does not have the potential to yield further information that would significantly contribute to an understanding of Australia's cultural history.<br><br>This criterion is not met. | None |
| d. the place's importance in demonstrating the principal characteristics of:<br>a class of Australia's natural or cultural places; or<br>a class of Australia's natural or cultural environments; | Natural | Does not reach threshold for this criterion. | The Subject Area is highly modified from its pre-contact state and does not demonstrate the principal characteristics of a class of Australia's natural places.<br><br>This criterion is not met. | None |
| | Indigenous | Does not reach threshold for this criterion. | The Subject Area is highly modified and does not contain any known archaeological or cultural places. As such, it does not demonstrate the principal characteristics or a class of Australia's Indigenous cultural places.<br><br>This criterion is not met. | None |
| | Historic | The building has integrity as an example of the Arid Type " A" House, a transportable housing type developed by the Post World War II Northern Territory Administration to provide urgently needed | The Property has high integrity as an example of the Arid A type house, which was the Commonwealth government's response to the need for housing to meet the climatic conditions and the shortage of housing experienced in Alice Springs and the NT generally following World War II. | • Intact Arid A design features of main residence:<br>° Transportability;<br>° General style of elevations;<br>° Climate adaptation elements (raised |

| Criteria | Values | Current CHL Criteria | ERM Assessment/Validation | Element/Attributes |
|---|---|---|---|---|
| | | accommodation for its employees at a time when materials were scarce and it was difficult to attract skilled labour to a remote community. This type of housing was specially designed to cope with the arid climate with the principal living area isolated from the exterior walls by passage ways along the front and rear of the house.<br><br>**Attributes**<br>All aspects of the building's design, particularly its transportability and its use of passage ways along the front and rear of the house. | **This criterion is met.** | building on low concrete piers, front and rear breezeways, brick fireplace and chimney, square soffit vents; timber floors, louvres);<br>° Layout and spatial arrangement of internal rooms;<br>° Remaining original material such as eaves, canvas awning ties, batten ceilings, caneite wall panels, and door and window joinery and hardware; and<br>° Presence of outhouse. |
| e. the place's importance in exhibiting particular aesthetic characteristics valued by a community or cultural group; | Natural | Does not reach threshold for this criterion. | The natural features of the Subject Area (trees and shrubs in landscaped areas) are typical of other parts of Alice Springs and do not exhibit a particular aesthetic characteristic valued by a community group.<br><br>This criterion is not met. | None |
| | Indigenous | Does not reach threshold for this criterion. | The Subject Area does not contain any known archaeological or cultural places.<br><br>This criterion is not met. | Non |

| Criteria | Values | Current CHL Criteria | ERM Assessment/Validation | Element/Attributes |
|---|---|---|---|---|
| | Historic | Does not reach threshold for this criterion. | The Subject Area is not considered to have particular aesthetic characteristics valued by the community.<br><br>This criterion is not met. | None |
| f. the place's importance in demonstrating a high degree of creative or technical achievement at a particular period; | Natural | Does not reach threshold for this criterion. | This criterion is not relevant to natural heritage values. | None |
| | Indigenous | Does not reach threshold for this criterion. | This criterion is not relevant to Indigenous heritage values of the Subject Area. | None |
| | Historic | Does not reach threshold for this criterion. | The house is a good example of an architectural design that used new materials at the time of its construction, such as asbestos cement, which were to become synonymous with the post-war housing boom in Australia. The basic house design was expressed in a range of floor plan variations and was part of an evolutionary process to provide low-cost housing options at a time when housing was in short supply in Alice Springs as well as throughout the country.<br><br>**This criterion is met.** | • Transportability of the main residence;<br>• Representative building materials in the main residence such as concrete, timber, corrugated iron, glass, brick, and caneite (noting it is now appropriate to replace asbestos cement sheeting with cement-fibre sheeting); and<br>• Climate adaptation design features of main residence (raised building on low concrete piers, front and rear breezeways, brick fireplace and chimney, square soffit vents; timber floors, louvres). |
| g. the place's strong or special association with a particular community or cultural group for social, | Natural | Does not reach threshold for this criterion. | There is no evidence to suggest a strong or special association between the natural features of the Subject Area and a community group. | None |

| Criteria | Values | Current CHL Criteria | ERM Assessment/Validation | Element/Attributes |
|---|---|---|---|---|
| cultural or spiritual reasons; | | | This criterion is not met. | |
| | Indigenous | Does not reach threshold for this criterion. | There is no evidence to indicate a special association with a particular Indigneous community or cultural group for social, cultural or spiritual reasons.<br><br>This criterion is not met. | None |
| | Historic | Does not reach threshold for this criterion. | The Subject Area is not considered to have a special association with a particular community or cultural group for social, cultural or spiritual reasons.<br><br>This criterion is not met. | None |
| h. 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; | Natural | Does not reach threshold for this criterion. | There is no evidence to suggest a special association between the natural features of the Subject Area and the life or works of a person of importance to Australia’s natural history.<br><br>This criterion is not met. | None |
| | Indigenous | Does not reach threshold for this criterion. | There are no known Indigenous heritage values associated with the Subject Area, and therefore, no evidence to suggest a special association between Indigenous values of the Subject Area and the life or work of a person of importance to Australia’s cultural history.<br><br>This criterion is not met. | None |

| Criteria | Values | Current CHL Criteria | ERM Assessment/Validation | Element/Attributes |
|---|---|---|---|---|
| | Historic | Does not reach threshold for this criterion. | The house is important as an intact example of the Arid A type housing form designed by architect B.C.G. Burnett. Burnett is recognised as an innovative and influential architect of the housing landscape in both Darwin and Alice Springs.<br><br>**This criterion is met.** | • Intact Arid A design features of main residence:<br>  ◦ General style of elevations;<br>  ◦ Climate adaptation elements (raised building on low concrete piers, front and rear breezeways, brick fireplace and chimney, square soffit vents; timber floors, louvres); and<br>  ◦ Layout and spatial arrangement of internal rooms. |
| i. the place's importance as part of Indigenous tradition. | Natural | Does not reach threshold for this criterion. | This criterion is not relevant to natural heritage values. | None |
| | Indigenous | Does not reach threshold for this criterion. | The Subject Area is highly disturbed owing to the urban development of the area since the 1940s. There is no natural vegetation on the property and no known Indigenous cultural heritage sites or special places associated with the property.<br><br>This criterion is not met. | None |
| | Historic | Does not reach threshold for this criterion. | This criterion is not relevant to historic heritage values | None |

## 5.4 CONCLUSION

The assessment of heritage values against the criteria for the CHL has validated the Property's CHL listing and its ability to meet the historic values criterion for ' characteristic values' (D). This plan also validates previous assessments which find the Property also meets the criteria for 'rarity' (B), 'technical achievement' (F), and 'associative values' (H).

### 5.4.1 OFFICIAL SUMMARY STATEMENT OF HERITAGE SIGNIFICANCE

The CHL statement of significance for 13 McMinn Street is presented below. Recommended updates by ERM are shown in bold:

> *The building has integrity as an example of the Arid Type "A" House, a transportable housing type developed by the Post World War II Northern Territory Administration to provide urgently needed accommodation for its employees at a time when materials were scarce, and it was difficult to attract skilled labour to a remote community. This type of housing was specially designed to cope with the arid climate with the principal living area isolated from the exterior walls by passage ways along the front and rear of the house.*
>
> ***Its location within East Side also provides an uncommon demonstration of an aspect of the housing policy at the time these types of houses were built, where government housing for Aboriginal families of mixed descent was dispersed through the new suburbs of Alice Springs.***
>
> ***The house is a good and representative example of an architectural design that used new materials at the time of its construction, such as asbestos cement, which were to become synonymous with the post-war housing boom in Australia. It is an example which demonstrates the evolutionary process to provide low-cost housing options at a time when housing was in short supply in Alice Springs as well as throughout the country.***
>
> ***The house is also important due to its association with architect B.C.G. Burnett, who is recognised as an innovative and influential architect of the housing landscape in both Darwin and Alice Springs.***

## 5.5 SIGNIFICANCE RANKING

The official characteristic heritage value of the Property has been attributed to 'all aspects of the building's design, particularly its transportability and its use of passageways along the front and rear of the house' (CHL Entry – Place ID: 105423). Table 5-3 provides the ranking of the key elements and attributes of the Property. Figure 5-1 shows the assessed significance level of each element.

## TABLE 5-3 SIGNIFICANCE OF CONTRIBUTORY ELEMENTS

| Contributory element | Associated value | Description | Grade of significance |
|---|---|---|---|
| Presence of Arid A type house and its location within East Side | Contributes to the historic values (Criterion b) of the place through its rarity. | Arid A type houses are an unusual architectural type of Commonwealth government housing of the post-war era. 13 McMinn Street is an uncommon, surviving and largely intact example of this type of building. Its location within East Side also provides an uncommon demonstration of an aspect of the housing policy at the time these types of houses were built, where government housing for Aboriginal families of mixed descent was dispersed through the new suburbs of Alice Springs. | High |
| Intact Arid A design features | Contributes to the historic values (Criteria d, f, h) of the place through its representation of post-war Commonwealth housing design adapted to arid conditions, the technical achievement to provide low-cost housing, and the association of the design with architect B.C.G. Burnett. | The original design features of the main residence are largely intact, allowing the building to clearly demonstrate its Commonwealth-era design intent by architect B.C.G. Burnett and particularly its climatic adaptation. It remains a transportable building and retains the general architectural style across all elevations.<br><br>Elements associated with climate adaptation are evident in the building including the elevated form on concrete piers, and the presence of front and rear breezeways, the brick fireplace and chimney, timber floors, square soffit vents, and louvre windows.<br><br>The internal layout plays a pivotal role, remaining largely unaltered and allowing the original functional planning and environmental design principles to be readily appreciated. The spatial arrangement of the internal rooms also demonstrate the design intent to house a nuclear family and separate domestic activities in a Western-style arrangement. The presence of the outhouse is also associated with this arrangement. | High |

| Contributory element | Associated value | Description | Grade of significance |
|---|---|---|---|
| | | Remaining original fabric (timber framing, bonded asbestos cladding, eaves, canvas awning ties, brick fireplace and chimney, batten ceilings, caneite wall panels, and window and door joinery and hardware) remain intact, ensuring the place can still be read as an authentic example of its type. While minor alterations have occurred (e.g. roof replacement, one window replacement), these are sympathetic and do not diminish the ability of the place to convey its significance. The element contributes due to its integrity, legibility, and representativeness as well as to the technical achievement of low-cost housing.<br><br>The minimal interventions reflect a careful approach to maintaining the original fabric and design intent, ensuring the building's condition supports both its historical value and ongoing functionality. The structure stands as a testament to thoughtful stewardship, balancing necessary upgrades with respect for its heritage, and sustaining its role in shaping a resilient and sustainable future. | |
| Representative building materials in the main residence | Contributes to the historic values (Criteria d, f) through the retention of key original materials and finishes, illustrating construction methods and material use characteristic of post-war Commonwealth housing, despite some modification. | A number of updates to the main residence have reduced its overall integrity. Replacements and renovations (floor finishes, bathroom, kitchen, fixtures) diminish the completeness of original material evidence. However, sufficient original fabric survives to demonstrate construction techniques and material characteristics (concrete, timber, corrugated iron, glass, brick, and caneite – noting it is now appropriate to replace asbestos cement sheeting with cement-fibre sheeting), meaning the remaining original fabric still contributes, albeit with reduced strength due to partial loss of authenticity. | Moderate |

| Contributory element | Associated value | Description | Grade of significance |
|---|---|---|---|
| Presence of outhouse | Contributes to the historic values (Criteria d) as an original ancillary element that demonstrates the functional arrangement and servicing of the property, supporting the understanding of the place as a complete domestic unit. | The outhouse adds low value due to its poor condition and lack of individual merit, serving mainly to illustrate the property's original domestic function. Its contribution is contextual, aiding historical understanding, rather than intrinsic. | Low |
| Small shed | Does not contribute to heritage values. The structure is a later addition and has no association with the historic, architectural, or technical significance of the place. | The shed is an introduced structure with no heritage values. It lacks both physical and associative links to the identified heritage values and therefore does not aid in understanding or interpreting significance. | No significance |
| Garage foundation | Does not contribute to heritage values. The remaining structural elements are associated with a later, improvised addition and do not demonstrate characteristics relevant to the significance of the place. | Not part of the original design or historically significant evolution of the property. The remaining fabric (concrete slab and posts) provides no meaningful evidence of heritage value and does not assist in demonstrating the place’s significance. | No significance |
| Front fence | Does not contribute to the historic values. While it is an original boundary treatment associated with the Commonwealth residential allotment, it does not meaningfully | Original boundary element associated with the Commonwealth era. It defines the property extent but has no heritage significance and does not contribute to the understanding, character, or integrity of the site. | No significance |

| Contributory element | Associated value | Description | Grade of significance |
|---|---|---|---|
| | contribute to the setting, presentation, or integrity of the place. | | |
| Plantings | Contributes to the setting and presentation only and does not contribute to the identified Commonwealth Heritage values of the place. | Not demonstrably associated with the original design or historic development of the property. | No significance |


Outhouse
Small Shed
Concrete Slab/Former Carport
Main Residence
Form and Layout
McMinn Street
Legend
Subject Area
Cyclone Fence
Significance Ranking
High Significance
Low Significance
None
Note:
Original fabric is only moderate significance
Data Source:
Imagery: Nearmap May 2025
Coordinate System:
GDA 1994 MGA Zone 53
Date: 06/07/2026
Created By: FS
Drawing Size: A3
0 2.5 5 7.5m
1:220
FIGURE 5-1 Level of Significance
Heritage Management Plan
13 McMinn Street, Alice Springs NT
JLL on behalf of Department of Finance
ERM
0822874_HMP_R0.aprx

# 6. MANAGEMENT ANALYSIS

## 6.1 MANAGEMENT OBJECTIVES AND GOALS

The future site management aims to ensure ongoing appropriate use of the Subject Area, while safeguarding the Property's significant heritage values. This commitment is reflected in regular inspections, maintenance, and conservation-focused repairs designed to uphold the Property's listed Commonwealth Heritage values, as detailed in Section 5 of this plan and the official listing.

At present, there are no proposed physical alterations to the Property, nor any identified pressures that threaten its Commonwealth Heritage values other than slow deterioration associated with disuse. Should changes in ownership or lease arrangements occur, they will be managed in accordance with Section 7.3.1 of this plan.

The preceding sections of this plan confirm that Finance holds responsibility for the Property's heritage values, as assessed against the CHL criteria and documented in the official citation.

This section outlines the potential risks arising from the interaction between day-to-day operations, strategic activities, and the heritage values of the Property, providing a framework for proactive management and preservation.

## 6.2 RISK ASSESSMENT

This section identifies and rates the current and future risks to the heritage values of the Property. The purpose of this risk assessment is to identify policy and guideline requirements for the effective management of the Property's heritage values.

This risk assessment 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 or Australian standard risk assessment framework.

The assessment includes consideration of the current ownership and management strategies as well as the potential for future uses. The risks are categorised and recommendations provided as to how the risks can be practically addressed. The risk assessment has been undertaken using the likelihood and severity categories presented in Table 6-1.

The higher the score a risk receives, the more extensive the management action is required. Note that 'Likelihood' refers to the probability of a consequence to the heritage values occurring, not the likelihood of the risk itself occurring.

TABLE 6-1 RISK ASSESSMENT MATRIX

| Risk Assessment Matrix | | | | | |
|---|---|---|---|---|---|
| Likelihood Rating | Consequence Rating | | | | |
| | Severe | Major | Moderate | Minor | Negligible |
| Almost Certain | Very High | Very High | High | Medium | Low |
| Likely | Very High | High | High | Medium | Low |
| Possible | High | High | Medium | Medium | Low |
| Unlikely | High | Medium | Medium | Low | Low |
| Rare | Medium | Medium | Low | Low | Low |

### 6.2.1 RISK CATEGORIES

Table 6-2 outlines the following risk categories that have been considered for the Property.

TABLE 6-2 RISK CATEGORIES

| Risk Category |
|---|
| 1. Change in Ownership |
| 2. Changes to Significant Elements |
| 3. Future Use Opportunities and Constraints |
| 4. Legislative Compliance |
| 5. Management Framework |
| 6. Consultation |
| 7. Risks Posed by Heritage Fabric |
| 8. Condition and Maintenance |

### 6.2.2 RISK REGISTER AND RISK RESPONSES

The risks for the Property have been listed in Table 6-3, with comments against each of the assessed heritage values categories and risk rating applied. The risks have been listed in descending order of risk rating (i.e. starting with the highest risk).

Recommended risk responses have been identified to assist in avoiding or reducing potential threats to the heritage values of the place. These recommendations have informed the heritage management policies and guidelines contained in the following section and are provided in Table 6-3.

These risk responses, in conjunction with the policies and guidelines, would assist the client in providing continued protection of the heritage values of the Property.

## TABLE 6-3 RISK ASSESSMENT AND RISK RESPONSE SUMMARY

| Risk Category | Risk Description | Unmitigated impact on Heritage values | Likelihood | Consequence | Risk Rating | Mitigation Management | Post Mitigation Rating | Policies and Guidelines |
|---|---|---|---|---|---|---|---|---|
| Change in Ownership | Subject Area leaves Commonwealth ownership, resulting in no legal protection for identified heritage values. | Heritage values could be destroyed or damaged without adequate legal protection. | Likely | Major | High | If a change of ownership that would remove the Subject Area from protection under the EPBC Act is to occur, at least 6 months prior to divestment, ensure this plan is updated. The Subject Area should be reassessed against the NT Heritage Register criteria. If unsuccessful, consider entry on the NT Planning Scheme for the protection of places of historical interest at a local government level. | Low | Sections 7.3.1 and 7.5 and Policies 4, 5 and 6. |
| Changes to Significant Elements | Unsympathetic changes to significant elements. | Damage to or loss of heritage values. | Possible | Major | High | Ensure any work is planned in consideration of heritage values. Physical works affecting heritage values should be focused, and significant changes should be avoided. | Low | Section 6.4 and 7.5.2 and Policies 17, 18, 19, 20 and 21. |

| Risk Category | Risk Description | Unmitigated impact on Heritage values | Likelihood | Consequence | Risk Rating | Mitigation Management | Post Mitigation Rating | Policies and Guidelines |
|---|---|---|---|---|---|---|---|---|
| Future Use Opportunities and Constraints | Changes to the current use of the Subject Area, including new development that does not consider heritage values. | Heritage values are damaged or destroyed through unsympathetic changes in use and new development. | Possible | Moderate | Medium | Ensure any proposed changes of use and new development carefully consider impacts to heritage values. | Low | Section 7.5 and Policies 15, 16, 17, 18, 19, 20 and 21. |
| Legislative Compliance | Compliance with the EPBC Act is required. Confusion over legislative requirements could lead to noncompliance. | Activities may be undertaken that may result in damage to or loss of heritage values. | Possible | Moderate | Medium | A summary of legislative requirements is included in Section 4 of this plan to assist Finance management authorities in achieving legislative compliance with heritage issues. | Low | Section 3 and Appendix F |
| Management Framework | Lack of clarity of responsibility for heritage management of the Subject Area between the Finance management authorities. | Management decisions may result in damage to or loss of heritage values. | Possible | Moderate | Medium | Guidance on considering heritage values when making management decisions, along with training recommendations for personnel, is provided in this plan to assist with addressing this risk. A commitment by Finance management to use this plan for guidance is a key step in managing this risk. | Low | Section 7.4 and Policy 12. |

| Risk Category | Risk Description | Unmitigated impact on Heritage values | Likelihood | Consequence | Risk Rating | Mitigation Management | Post Mitigation Rating | Policies and Guidelines |
|---|---|---|---|---|---|---|---|---|
| Consultation | Consultation with stakeholders can take time, which can delay activities. Lack of stakeholder consultation when planning changes that may impact heritage values can cause delays during the approvals phase. | Activities may be undertaken that may result in damage to or loss of heritage values. | Unlikely | Moderate | Medium | Where an activity is proposed that may require an EPBC referral, early consultation with DCCEEW is advised to ensure all timelines for approvals are factored into work programs. | Low | Section 6.8, Policy 22 and Appendix B. |
| Risks Posed by Heritage Fabric | Some heritage fabric can pose a risk to health and safety, such as asbestos containing materials, trips and falls. | Inadvertent damage to or loss of heritage values arising from asbestos removal or stabilisation works. | Possible | Moderate | Medium | Ensure works are carefully planned and implemented to avoid negative impacts to heritage fabric. Engage appropriate specialists to advise on works where necessary. Any future works to the Subject Area needs to ensure that impacts to heritage values are appropriately managed. Provide signage to warn of presence of asbestos in appropriate locations. | Low | Section 6.4 and 7.5.2 and Policies 15, 16, 17, 18, 19,20 and 21 |

| Risk Category | Risk Description | Unmitigated impact on Heritage values | Likelihood | Consequence | Risk Rating | Mitigation Management | Post Mitigation Rating | Policies and Guidelines |
|---|---|---|---|---|---|---|---|---|
| Condition and Maintenance | Unsympathetic maintenance of significant elements. | Damage to or loss of heritage values. | Possible | Moderate | Medium | Ensure all maintenance is low impact and seeks to conserve and retain significant elements and setting in-situ. | Low | Maintenance Plans provided in Section 7.7. |

## 6.3 CHANGE IN OWNERSHIP

A change in ownership is likely as the property is vacant, prompting Finance to consider divestment and future use needs. Section 7.3.1 offers guidance on ownership changes. If transferred from Commonwealth ownership, EPBC Act protections may be lost, risking heritage values. This risk is mitigated if the asset remains under Commonwealth control or if alternative protections are established before transfer.

## 6.4 CHANGES TO SIGNIFICANT ELEMENTS

Unsympathetic alterations can occur if works proceed without proper consideration of heritage impacts, especially during maintenance, upgrades, or redevelopment. These risks are minimised by robust heritage management, early planning, specialist involvement, and adherence to conservation policies. A qualified heritage specialist should be consulted for changes or major maintenance that may have a significant impact on heritage elements. See Section 7.5.2 for guidance.

### 6.4.1 TOLERANCE FOR CHANGE

Managing places of heritage significance involves understanding which attributes of an element or a site contribute to its significance and then assessing each of the attributes' 'tolerance for change'. For buildings and structures (or groups of buildings and structures), their form, fabric, function, and/or location are usually the key attributes that embody their significance. To assist future planning and management of the site, specific attributes of the built and landscape components have been analysed and their 'tolerance for change' assessed. While 'tolerance for change' levels can be a useful guide to conservation and development works and consider official heritage values, the Commonwealth Heritage values as identified in the CHL are to take precedence in planning change.

The analysis of contributory heritage elements described in this plan assists with managing any proposed change to the Property's heritage values. Contributory elements have been assessed against their grades of significance for sensitivity or 'tolerance for change' to identify the extent to which their heritage values are able to tolerate alteration without adversely affecting the nature or degree of their significance to the whole-of-site values. The rankings for tolerance for change are presented below in Table 6-4 and are derived from (Burke 2012).

TABLE 6-4 TOLERANCE FOR CHANGE DEFINITIONS

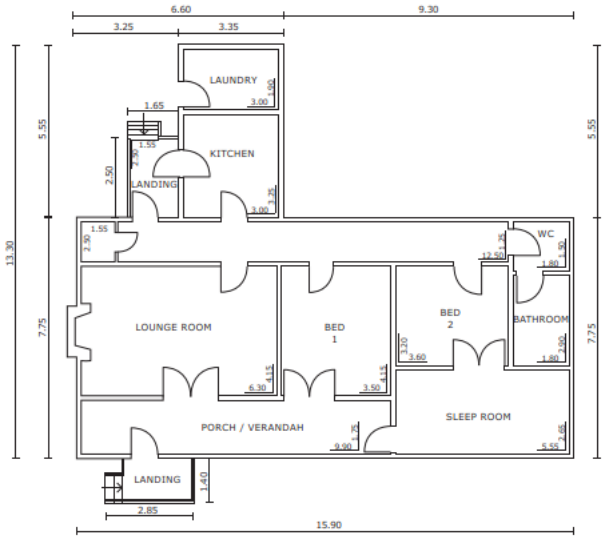
| Degree | Policy/Management Action |
|---|---|
| No tolerance for change – highly sensitive | *The key attributes (form, fabric, function, location, intangible values) strongly contribute to the heritage significance of the element and/or its contribution to the significance of the site. The element retains a high degree of integrity and authenticity with only very minor alterations that respect or enhance its significance. The key attributes of the element or the site should be retained and conserved. Any change may result in adverse impact on the assessed significance of the element or site.* |
| Low tolerance for change | *The key attributes (form, fabric, function, location, intangible values) contribute to the heritage significance of the element and/or its contribution to the site. The element retains a moderate degree of integrity and authenticity with only minor alterations that respect its significance.* |

| Degree | Policy/Management Action |
|---|---|
| Moderate tolerance for change | *The key attributes (form, fabric, function, location, intangible values) partly contribute to the heritage significance of the element and/or its contribution to the significance of the site; it may have undergone some alteration/change which does not detract from its authenticity and significance. The key attributes of the element should be generally retained and conserved. Moderate change to specific attributes is possible provided there are only minimal adverse impacts and the assessed significance of the element, or the site overall is retained.* |
| High tolerance for change – nil/low sensitivity | *The key attributes (form, fabric, function, location, intangible values) of the element have relatively little individual heritage significance but may contribute to the overall significance of the site. A greater level of change is possible to specific attributes of this element, avoiding adverse impacts and retaining the significance of the site overall* |

Table 6-5 provides opportunities for conservation and development, highlighting the condition, heritage significance and tolerance for change ranking of contributory items of the Property. The table provides detailed management guidance for each building, based on the assessed significance and tolerance for change of each element. Tolerance for change rankings for elements are shown in Table 6-5.

## TABLE 6-5 DETAILED MANAGEMENT GUIDANCE FOR SIGNIFICANT ELEMENTS

| Element and photo | Description | Significance ranking | Tolerance for change | Recommendation |
|---|---|---|---|---|
| **Presence of Arid A type house** | An uncommon example of Arid A type houses which retains a high degree of integrity. | High | No | Demolition should be avoided except as a last resort. |
| **Location of main residence within East Side** | The location of the Property within the 1950s suburb of East Side. | High | Low | Relocation of the main residence should only be considered if all other prudent and feasible options for future use have been eliminated. |
| **Intact Arid A design features**   | The building demonstrates a high degree of integrity, retaining its original form and design features. It remains elevated on low concrete piers, preserving its distinctive architectural character and transportability. While some alterations have been undertaken - most notably the replacement of the corrugated asbestos roof with galvanised iron and the installation of a matching timber and glass casement window - the external architectural design is unchanged.<br><br>The internal layout exemplifies enduring integrity and purpose. The original configuration consisting of three bedrooms, an enclosed sleepout, living room, bathroom, kitchen, dual breezeways, and attached laundry, | High | Low | Changes to the exterior form of the main residence should be avoided where possible. Minor changes to facilitate adaptive reuse or improve accessibility or safety are acceptable so long as they are sympathetic to the architectural style of the building.<br><br>Retain the internal layout of the main residence. Additional division of spaces could be achieved, if necessary, through lightweight reversible additions.<br><br>Repair or replacement of fabric should be carefully |

| Element and photo | Description | Significance ranking | Tolerance for change | Recommendation |
|---|---|---|---|---|
|    | remains intact, reflecting a design vision that focuses on adaptability and sustained functionality.<br><br>The overall condition of the house is poor-fair while the integrity is considered to be high. | | | considered and use like-for-like materials (with the exception of asbestos containing materials).<br><br>Retain and maintain in accordance with this plan. |

| Element and photo | Description | Significance ranking | Tolerance for change | Recommendation |
|---|---|---|---|---|
| **Representative building materials in the main residence**<br><br>*Front breezeway showing caneite wall panels, batten ceilings, and internal louvres* | The residence demonstrates a thoughtful balance between preservation and necessary upgrades. While some original elements, such as the wooden floors, caneite wall panels, batten ceilings, window and door joinery and hardware, internal louvre windows, and the brick fireplace - remain intact, selective updates have been made to enhance functionality and comfort. These updates included replacing vinyl floor tiles with linoleum, installing a new toilet, updating bathroom floor and wall tiles, renovating the kitchen with new cupboards and a stovetop, and adding ceiling fans. This approach maintains the integrity of the original design while ensuring the property remains fit for contemporary living, supporting both heritage value and long-term usability.<br><br>The overall condition of building materials are fair, and their integrity considered moderate. | Moderate | Moderate | Retain significant original elements (timber floors, walls, joinery, windows, fireplace). Allow for sensitive upgrades where needed, provided they use compatible materials and minimise impact. Avoid removal of original fabric unless necessary. Seek advice for major upgrades, service installations, or replacement of key elements. |

| Element and photo | Description | Significance ranking | Tolerance for change | Recommendation |
|---|---|---|---|---|
|  *Window joinery and hardware* | | | | |

| Element and photo | Description | Significance ranking | Tolerance for change | Recommendation |
|---|---|---|---|---|
|  *Bedroom showing door joinery and hardware, internal louvres, and caneite wall panels* | | | | |

| Element and photo | Description | Significance ranking | Tolerance for change | Recommendation |
|---|---|---|---|---|
|  *Brick fireplace in lounge* | | | | |

| Element and photo | Description | Significance ranking | Tolerance for change | Recommendation |
|---|---|---|---|---|
| **Presence of outhouse**<br> | A timber frame concrete structure on a concrete slab with a skillion corrugated iron roof and timber door.<br><br>The outhouse is non-functional and in very poor condition. Its integrity is considered to be moderate. | Low | High | The presence of the outhouse should be retained unless there is compelling reason for removal. |

## 6.5 FUTURE USE OPPORTUNITIES AND CONSTRAINTS

The potential for changes in land use or new development to impact on the heritage values of the Property remains a key consideration, reflecting the dynamic nature of land use planning and operational requirements. Without careful planning, new uses or developments may conflict with the Property's heritage significance, leading to the risk of damage or loss. However, this risk can be mitigated when future uses are thoroughly assessed and designed to align with both heritage constraints and opportunities.

Several options for future use have been identified:

- Option 1: Retention and Remediation:
  - Reinstate existing use; and
  - Adaptive Reuse (Divestment);
- Option 2: Remediation and Relocation;
- Option 3: Relocation in existing condition/mothball & Property Disposal;
- Option 4: Do Nothing – leave in existing condition/mothball; and
- Option 5: Demolition.

ERM (2024) provides a detailed exploration of these options. Further guidance on future use opportunities and development constraints is available in Section 7.5.

## 6.6 LEGISLATIVE COMPLIANCE

Compliance with the EPBC Act is essential while the property remains under Commonwealth ownership. Certain activities conducted by the Commonwealth may also be subject to NT legislation, and it is advisable to seek legal guidance to determine whether specific approvals or permits are required. Should the property transition out of Commonwealth ownership, NT legislation would become fully applicable. Section 3 of this plan details the planning framework for the property, ensuring adherence to heritage requirements under the EPBC Act.

The potential for non-compliance with heritage legislation exists, especially when there is uncertainty or insufficient awareness of EPBC Act obligations. Such gaps may lead to activities being undertaken without the necessary approvals, thereby posing risks to heritage values. However, this risk can be mitigated by providing clear guidance, fostering a thorough understanding of legislative requirements, and consulting with specialists when appropriate. Further details relating to legislative compliance are detailed in Section 7.3.

It is essential that personnel responsible for site management and maintenance are fully informed of the requirements associated with managing a heritage site. The information provided in this plan can serve as training material, supporting safety inductions for all groups undertaking activities at the property.

## 6.7 MANAGEMENT FRAMEWORK

It is possible that unclear delineation of responsibilities between management authorities could lead to inconsistent or uninformed decision-making. This may occur in complex governance structures where multiple stakeholders are involved. However, the risk may not arise if roles and responsibilities are clearly defined and supported by a strong commitment to implementing the heritage management plan and associated guidance. Further details relating to legislative compliance are detailed in Section 7.4.

## 6.8 CONSULTATION

The risk associated with inadequate or delayed stakeholder consultation is considered unlikely, as consultation processes are generally well-established. However, where consultation is insufficient or undertaken too late, project delays or unintended impacts to heritage values may occur. This risk may be mitigated through early engagement with relevant authorities and stakeholders, ensuring sufficient time is built into project planning. Further details relating to legislative compliance are detailed in Section 7.3.

## 6.9 RISKS POSED BY HERITAGE FABRIC

There is a possible risk that hazardous heritage materials (such as asbestos) may necessitate works that negatively impact heritage values. This reflects the need to balance health and safety requirements with heritage conservation. The risk can be mitigated if works are carefully planned and executed with specialist input, ensuring that both safety and heritage values are appropriately managed.

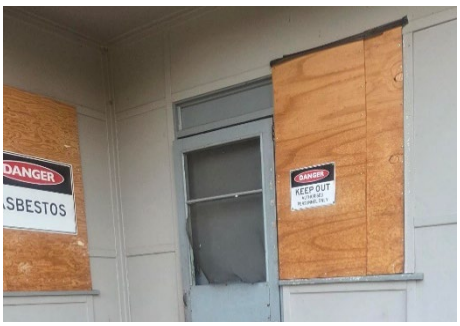
## 6.10 CONDITION AND MAINTENANCE

Unsympathetic maintenance practices pose a possible risk to heritage values, particularly where works prioritise functionality or cost over conservation. Routine maintenance, if not properly guided, may result in gradual degradation of significant elements. However, this risk can be avoided where maintenance is undertaken in accordance with conservation principles, ensuring minimal intervention and retention of original fabric where feasible.

The Property is generally assessed as being in fair to poor condition, although it retains a high degree of integrity. Despite an extended period of deferred maintenance, much of the original fabric, design, and intent of the Arid Type A house remains intact.

Since the property became unoccupied and secured, the condition of the main residence has declined and is now considered fair to poor overall. The interior exhibits visible deterioration, including ceiling damage, mould, and insect activity, while several external windows are broken despite the building being boarded. The outhouse is in poor condition and demonstrates clear signs of disrepair. Additionally, the ERM 2024 report highlights issues such as flaking paint on exterior window frames, broken or faulty door locks, deterioration of external cladding, brick damage, and cracks in concrete stumps. However, some of these concerns are partially obscured by the installation of boards over the windows. Notwithstanding this deterioration, the structural integrity of the main residence remains high. The original layout, façade, and overall form are clearly legible. Minor later modifications, including linoleum flooring and kitchen updates (as noted in the 2016 HMP), do not diminish the heritage significance or integrity of the place. Ongoing maintenance and remediation are required to prevent further deterioration. Maintenance works and site changes completed since the 2020 HMP until the most recent inspection are included in Table 6-6.

## TABLE 6-6 MAINTENANCE WORKS AND SITE CHANGES COMPLETED (2020-2026)

| Location | Details of work | Photograph |
|---|---|---|
| Exterior of the house | Boarding up of all exterior windows - 2024 |  |
| Interior of the house | Remediation of hazardous materials - 2024 |  |
| Exterior of the house | Basic grounds maintenance – 2024-2026 |  |

# 7. POLICIES AND GUIDELINES

This section presents policies and guidelines to address the ongoing management and care of the heritage values at the Property.

## 7.1 MANAGEMENT OBJECTIVES

The objective of future site management is to conserve the Commonwealth Heritage values of the Property in the context of a range of management requirements and issues. This section presents policies and guidelines to address their ongoing management and care.

## 7.2 APPROACH TO HERITAGE MANAGEMENT

The Burra Charter is widely recognised for its guiding principles on conservation in Australia in terms of the physical fabric. The Burra Charter contains basic conservation principles in a range of articles, which address cultural significance and how to protect it. This plan advocates an understanding of the Burra Charter principles, which include:

- The place itself is important;
- Understand the significance of the place;
- Understand the fabric;
- Significance should guide decisions;
- Do as much as is necessary, but as little as possible;
- Keep records; and
- Do everything in a logical order.

In the first instance, this plan should be adopted by Finance. It is important that the personnel responsible for the management and maintenance of the Property are familiar with the requirements of a heritage site. Awareness of the matters to consider and procedures to follow is essential to the successful ongoing conservation management of the heritage place.

| **Policy 1: Burra Charter Principles** |
| --- |
| The conservation and management of the heritage values of the Property should be carried out in accordance with the principles of the Burra Charter and the policies and guidance in this plan. |
| **Policy 2: Adoption of the HMP** |
| This plan is to be adopted by the authorities responsible for the management of the property and used in its ongoing strategic and day-to-day management. A copy of this plan should be kept by the PSP or any other future property manager. |
| **Policy 3: Qualified Heritage Specialist Advice for Proposed Changes and Maintenance** |
| Seek advice from a suitably qualified and experienced heritage specialist if proposed changes or maintenance have the potential to adversely impact the listed and assessed heritage values of the Property. |

## 7.3 LEGISLATIVE COMPLIANCE

Legislative compliance underpins the protection of heritage values and fulfillment of the EPBC Act and Territory obligations. The outlined policies embed clear compliance measures throughout ownership, transfer, and management. Key policies ensure statutory notifications,

ongoing heritage safeguards post-sale, timely management plan updates, rigorous change approvals, and robust monitoring. Regular reviews and transparency keep the plan effective and current. Collectively, these policies create a comprehensive compliance framework that mitigates legal risk and secures long-term heritage conservation.

### 7.3.1 CHANGE OF OWNERSHIP

Should the property leave Commonwealth ownership or control, ongoing heritage protection would be required under S341ZE of the EPBC Act. Finance must notify the Environment Minister of the proposed divestment and establish an appropriate mechanism to protect the Commonwealth Heritage values of the place during the sale/transfer process and after the property has left Commonwealth control (such as a covenant in the sale/transfer documents, or equivalent arrangements).

This plan and associated conditions must be integrated into any future sale of the Property, ensuring ongoing protection and compliance.

An update and revision of this plan will also be required to accurately consider and reflect the new site ownership and management arrangements. Responsibility for undertaking the review and update of this plan should fall to the new owner and should be undertaken within 6 months of the sale, and/or prior to the undertaking of any changes to the property. To ensure that this requirement is recognised by the new owner it should form part of the sale/transfer documents between Finance and the new owner.

It is recommended that the update of this plan includes a reassessment of 13 McMinn Street against the NT Heritage Register criteria. It is recognised that the Subject Area has previously been nominated to the NT Heritage Register in 2004 that declined in 2010. A re-assessment of the heritage values, at the time of divestment, should be carried out to clarify the heritage status of the property at a Territory level.

Should the re-assessment determine the heritage values of the Property do not reach the threshold for nomination, or should re-nomination of the Property be declined again, Finance should consider a request/application to the NT Government for the inclusion of 13 McMinn Street on the NT Planning Scheme as a local heritage place. Listing the property in the NT Planning Scheme provides a measure of protection for the heritage values of the place once it leaves Commonwealth ownership.

| **Policy 4: Property Disposal Notification** |
|---|
| If the property is to be disposed of in the future, Finance will notify the Environment Minister in accordance with Section 341ZE of the EPBC Act that a place on the CHL is to be sold. |
| **Policy 5: Property Disposal and Ongoing Protection of Values** |
| Finance will ensure the ongoing protection of identified heritage values of the Property post-sale. This could include a further nomination to the NT government for inclusion of the Subject Area on the NT Heritage Register, and if declined again then an application should be made to the NT Government to include 13 McMinn Street on the NT Planning Scheme as a Local Heritage Place. |
| **Policy 6: Property Disposal Responsibilities** |
| A revision of this plan will be required to accurately consider and reflect the new site ownership and management arrangements. Responsibility for the update to the management plan falls to the new owner and should be undertaken within 6 months of the sale. |

### 7.3.2 DEVELOPMENT APPROVALS

Land use changes and new developments have the potential to significantly affect heritage values within the Subject Area. Wherever possible, impacts on heritage values should be avoided. To preserve these values, it is crucial that all proposed modifications undergo thorough assessment for potential heritage impacts and that necessary approvals are obtained prior to implementation.

The EPBC Significant Impact Guidelines 1.2 – Actions on, or impacting upon, Commonwealth land, and actions taken by Commonwealth agencies (SIG 1.2) offer clear guidance on heritage considerations to support compliance with the EPBC Act. Any changes to the Property are assessed as having a significant impact on the Commonwealth Heritage values require approval in accordance with the EPBC Act.

| **Policy 7: Consideration for Proposed Changes and New Development** |
|---|
| Any proposed changes to the Property or new development within the Subject Area should consider potential heritage impacts through a HIA developed in accordance with the SIG 1.2. |
| **Policy 8: EPBC Approvals for Significant Impacts** |
| Proposed activities with the potential for a significant impact to the Commonwealth Heritage values of the Property must be referred to DCCEEW for approval under the EPBC Act. |

### 7.3.3 MONITORING

Regular monitoring of implementation of this plan is required under the EPBC Regulations and will support the conservation of the heritage values of the Property. Monitoring should involve the following activities:

- The condition of the heritage values will be monitored annually via physical inspections of the Property using the cyclical maintenance checklists provided in this plan (Section 7.7.2). The condition assessment will be informed by the baseline condition provided in this plan. The aim is to prevent further deterioration of the condition of the heritage values of the Property;
- Prompt action will be taken to address issues that are impacting on the condition of the heritage values; and
- Annual review of progress against the implementation plan at Section 8.

| **Policy 9: Annual monitoring** |
|---|
| The implementation of this plan and the condition of the heritage values of the Property will be monitored annually. |

### 7.3.4 REVIEW OF HERITAGE MANAGEMENT PLAN

To ensure this plan continues to serve as an effective tool for heritage management and conservation, it must be reviewed and updated at regular intervals. Finance will lead the review process, supported by a heritage specialist when necessary. Each review will focus on updating responsibilities, documenting any work completed since the previous HMP review, and considering any changes or planned changes in property use.

As long as the property remains under Commonwealth ownership, and in accordance with the EPBC Act, the HMP must be reviewed at least every 5 years. This review will evaluate the plan's content, assess its effectiveness in safeguarding the heritage values of the Property, and provide recommendations for updating or revising the plan as needed.

| **Policy 10: HMP Review** |
|---|
| This plan will be reviewed and updated at least once every 5 years in accordance with Section 324W of the EPBC Act. |

| **Policy 11: Finance review and comment of HMP** |
|---|
| This plan should be made available by Finance for public review and comment, in accordance with EPBC Act requirements. |

## 7.4 MANAGEMENT FRAMEWORK

The Subject Area comprises Commonwealth land in the NT, managed by Finance. Day-to-day property management responsibilities have been delegated to a PSP, currently JLL.

| **Policy 12: Implementation of this plan by the PMP** |
|---|
| This plan is to be adopted by the PSP for the management of the Subject Area and used in its ongoing strategic and day-to-day management. |

### 7.4.1 TRAINING

All personnel responsible for the management and maintenance of the Property should be made aware of the heritage values it contains and be provided with the latest version of this plan. Finance should make relevant training available to support understanding of the Commonwealth Heritage and EBPC Act statutory requirements.

| **Policy 13: Heritage inductions** |
|---|
| Heritage inductions should be developed and implemented for personnel responsible for the management and maintenance of the Property, including provision of ongoing access to the latest version of this plan. |

### 7.4.2 CHANCE FINDS MANAGEMENT

It is unlikely that the sub-surface areas of the site contain items of archaeological interest, given the extent of sub-surface disturbance involved during construction of the Property.

The cultural heritage analysis of the site has determined that it has low Aboriginal archaeological potential (see Appendix B). However, if potential Aboriginal or historic archaeological items are found during site works, the protocols at Appendix G are to be followed.

In the event of the discovery of possible human remains, the Police must be contacted immediately, and all work must cease.

| **Policy 14: Chance Finds** |
| --- |
| In the event of an unforeseen discovery, the find should be reported immediately to the Property Manager and Crown Lessee, and any works ceased immediately. Depending on the nature of the find, other authorities may need to be contacted. Refer to Appendix G for Chance Finds Protocol. |

## 7.5 FUTURE USE OPPORTUNITIES AND CONSTRAINTS

### 7.5.1 FUTURE AND ADAPTIVE REUSE

Future planning for the Subject Area should prioritise the avoidance and minimisation of physical impacts on its identified heritage values. ERM (2024) has considered a range of feasible future use options for the Subject Area. While these options have been assessed, progression to a defined outcome remains outstanding. It is recommended that the Department of Finance continue this process to progress toward a clear and timely decision regarding the future use of the site. Establishing a defined use pathway is critical to avoid prolonged uncertainty and the risk of ongoing deterioration of heritage fabric and values.

The objective is to conserve and manage the heritage values of the Subject Area while minimising impacts as far as reasonably practicable. The following guidance is provided to inform management under potential future use scenarios.

**Mothballing (Interim Use)**

If mothballing is adopted as an interim measure, it should be implemented as a managed, short-term strategy while a long-term use is determined.

General management guidance:

- Undertake regular inspections to monitor building condition and identify early signs of deterioration;
- Maintain building security, including repair or replacement of boarding and protective elements as required;
- Implement routine cleaning and maintenance, both internally and externally;
- Ensure adequate ventilation to minimise moisture build-up and material degradation;
- Maintain maintenance and inspection records; and
- Extended mothballing without a defined future use may result in progressive deterioration and reduction in heritage value.

**Continued Use as a Residence**

Continued residential use is generally supportive of heritage conservation, as ongoing occupation promotes regular upkeep and management.

General management guidance:

- Remove asbestos-containing materials and other hazardous materials in accordance with statutory requirements;
- Retain the existing building layout, form and key architectural features;
- Undertake repair in preference to replacement, using like-for-like materials where feasible; and

- Ensure any upgrades are designed to minimise impacts on heritage fabric and significance.

**Change of Use (Adaptive Reuse)**

A change of use may provide a viable long-term outcome where it supports ongoing conservation and management of the place.

General management guidance:

- Retain the main residence and its key architectural features, including form, materials and character;
- Ensure new uses are compatible with the scale and heritage significance of the place;
- Limit intrusive alterations and design new works to be reversible where feasible;
- Incorporate interpretation measures (e.g. signage, displays or digital media) to communicate heritage values; and
- Integrate compliance upgrades in a manner that avoids unnecessary removal of significant fabric.

| **Policy 15: Consider Values When Planning** |
|---|
| Consider heritage values when planning new uses of the Subject Area. |
| **Policy 16: Conserve and Manage Heritage Features and Elements** |
| Existing heritage features and elements should be conserved wherever feasible, with impacts minimised as far as practicable. |

### 7.5.2 CHANGES TO SIGNIFICANT ELEMENTS

The objective for conserving and managing heritage values within the Subject Area is to minimise impacts wherever practicable. The most effective approach to preserving the heritage significance of the Property is to find a compatible continued use and undertake regular maintenance. Substantial alterations to the structure or layout of the main residence should be avoided unless no reasonable alternatives exist. Consistent with Burra Charter principles, original materials should be retained wherever possible, and any necessary replacements should match the original in form and appearance. Importantly, fibro-asbestos sheeting should be substituted with comparable, asbestos-free material.

| **Policy 17: Conservation of Features** |
|---|
| Aim to conserve original layout of the main residence and all original external and internal fabric, and if replacement is necessary, replace with 'like for like' (with the exception of asbestos containing materials). |
| **Policy 18: Minimisation of impacts** |
| Minimise impacts to heritage site features and elements as much as possible. |

### 7.5.3 DETAILED MANAGEMENT GUIDELINES FOR CONTRIBUTORY ELEMENTS

Detailed discussion of significant heritage elements and their management is contained in Section 6.4. The following policies are a summary of the information contained in that section.

| **Policy 19: Conservation of High and Moderate Significance Elements** |
|---|
| Contributory elements of high and moderate significance (including location, external form and architectural style, internal layout, and remaining original fabric) must be retained, conserved, and managed in accordance with their assessed tolerance for change. Works should prioritise minimal intervention and the protection of key attributes. Where change is unavoidable, it must be carefully designed to avoid adverse impacts on heritage values, use compatible materials, and seek to maintain the overall integrity and authenticity of the place. |
| **Policy 20: Management of Low Significance Contributory Elements** |
| Elements with low significance or higher tolerance for change (such as the outhouse) may accommodate adaptive works, including alteration, replacement, or removal, provided the overall heritage values of the Property are retained. Any substantial change to contributory elements should be informed by heritage advice to ensure site-wide significance is not diminished. |
| **Policy 21: Flexible Management of Non-Significant Elements and Setting** |
| Non-significant elements and landscape components (including introduced structures and plantings) may be modified, replaced, or removed without heritage constraint, provided such works do not adversely affect adjacent significant fabric or obscure important heritage attributes. Management of these elements should support the presentation, setting, and ongoing use of the property while preventing damage to significant elements. |

## 7.6 CONSULTATION AND INTERPRETATION

### 7.6.1 CONSULTATION

To comply with the EPBC Act on heritage, engage all relevant stakeholders as necessary. For activities potentially impacting heritage values, consult early with DCCEEW to align approval timelines with project plans. Consult with both DCCEEW and the NT Government for future use or ownership changes, and with the Aboriginal community in the case of chance finds.

| **Policy 22: Stakeholder Consultation and Engagement** |
|---|
| Engage all relevant stakeholders in accordance with the EPBC Act, including DCCEEW, the NT Government, and Aboriginal community. Ensuring stakeholders are informed of decisions affecting heritage values and involved in updates to this plan. |

### 7.6.2 INTERPRETATION

In accordance with the Burra Charter, interpretation should communicate the cultural significance of a place and support its understanding and appreciation by present and future audiences. Interpretation may take a range of forms, including physical, digital, and narrative approaches, suited to the place and its circumstances.

At present, 13 McMinn Street is unoccupied due to a combination of hazardous materials management, building condition issues, and strategic property decisions. The current nature of the site precludes public access and on-site interpretation.

Appropriate interpretation in the future may extend beyond physical access to ensuring that the story of the Property, including all layers of its history, is documented and made accessible. This may include public availability of the Archival Recording, further heritage assessments, and archival research to clarify potential NT or local heritage values. Interpretation could also incorporate the capture of oral histories from individuals connected to the place, including

former occupants, family members, carers, or others with knowledge of the Arid Type A housing.

Subject to future remediation, improved access, or potential divestment, preparation of a Heritage Interpretation Strategy (HIS) may be appropriate to guide interpretation in a staged and coordinated manner. In the interim, any interpretive initiatives should be limited to non-intrusive measures (e.g. digital or virtual interpretation) that do not require physical access.

This position should be reviewed at the next update of this plan or earlier if site conditions change.

## 7.7 CONDITION AND MAINTENANCE

This section provides maintenance protocols to guide regular inspections, Catch-up Maintenance Schedule, Cyclical Preventive Maintenance Inspection Schedule, and Planned Maintenance Works that ensure heritage values of the Property are conserved.

The Property was previously subject to regular maintenance; however, since becoming untenanted and secured only the grounds receive regular maintenance and the condition of the main residence has declined and is now assessed as poor to fair overall.

### 7.7.1 REASONS FOR MAINTENANCE

The optimal standard of maintenance is determined by both the intensity of use and prevailing climatic conditions. Implementing a preventative maintenance policy consistently proves to be more cost-effective and efficient. Conversely, neglecting maintenance accelerates deterioration and can result in significant repair expenses.

A clear understanding of the building materials, construction, and its development, and as a result, the likely problems that may be encountered, assists with the anticipation and appropriate maintenance and repair. Maintenance is defined by the Burra Charter as the continuous protective care of the fabric, contents and setting of a place. Preventative Maintenance is carried out to prevent an item from failing or wearing out by providing systematic inspection, detection and prevention of damage or failure, and is usually programmed. If carried out properly, preventative maintenance will reduce the probability of decay. This contrasts with corrective maintenance; whereby damaged or deteriorating material is replaced or repaired. Preventative maintenance can not only reduce, or even avoid, the need for repairs later; it will prevent the loss of original fabric and is cost-effective. Corrective maintenance is disruptive and costly in both significant fabric and financial terms.

Regular inspections and preventative maintenance are fundamental to achieving cost-effective conservation of buildings and heritage assets. While certain heritage structures may require specialised care due to unique materials, most preventative maintenance involves routine housekeeping that can be integrated into scheduled maintenance programs across all assets. By prioritising regular inspections and maintenance, organisations can extend asset lifespans and minimise total lifecycle costs. Typically, the need for extensive conservation work arises from inadequate inspection and maintenance practices. The financial advantages of establishing and maintaining a robust inspection and preventative maintenance program are illustrated in Figure 7-1 below.

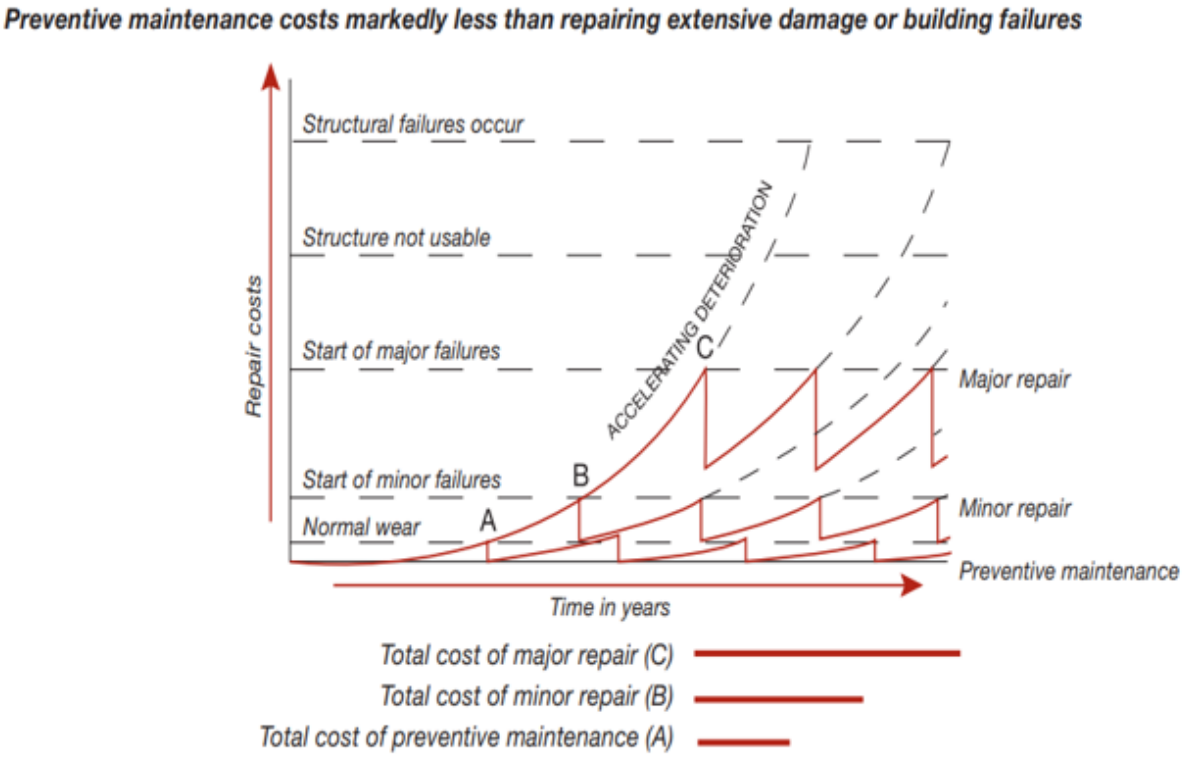



FIGURE 7-1 PREVENTATIVE MAINTENANCE GRAPH (NSW HERITAGE OFFICE MAINTENANCE GUIDELINE)

Continuation of existing uses or seeking new and adaptive re-uses of heritage places also plays a key role in conserving heritage values by ensuring maintenance issues are identified early and supporting justification for funding works for ongoing care.

### 7.7.2 REGULAR INSPECTION

Regular inspections should be undertaken by the PSP at the Property. These inspections are important as part of the ongoing care of the heritage values and fabric of the building and the associated elements. Additional guidance for these inspections is provided below.

Maintenance and the examination of the Property should ideally be tackled by routines of 6-monthly, annual, and five-yearly inspections, followed by brief reports. The inspections should be undertaken by the PSP and should be integrated into regular inspection programs.

Examination of the fabric of the building and its surrounds should be conducted systematically by circulating around the building externally and internally in a clockwise direction. Examiners should use their senses to observe and note each building and the surrounding environmental conditions and defects.

The checklist provided in Table 7-2 is an indication of what needs to be considered for the Property to ensure issues that may have an impact on heritage values are mitigated. The following should also be integrated into the PSP's inspection checklist.

### 7.7.3 MAINTENANCE PLANS

This section presents prioritised implementation plans comprising specific work tasks to manage the heritage values of the Property and individually significant features. These works should be integrated into the PSP's maintenance plans and the client's minor capital expenditure programs, or capital expenditure programs.

The maintenance plans are prioritised according to the risk framework and divided into:

- Catch Up Maintenance;
- Cyclical Preventative Maintenance Schedule; and
- Planned Works.

Maintenance works should continue to be documented by the PSP. An example of the type of information to be documented for maintenance works is provided in Appendix E.

**Catch Up Maintenance**

A schedule of catch-up maintenance and repairs is provided below, including general housekeeping and maintenance issues. The repairs are prioritised under 3 categories:

- High (complete within 6 months) – work considered essential for the safety of the Property or the users and visitors;
- Medium (complete within 12 months) – recommended work of lower priority but necessary to minimise long- term damage to the Property's fabric and to enable the continued use of the Property; and
- Low (Complete within 2 years) – work necessary to maintain the condition of the place and its heritage values.

Provided the maintenance outlined in Table 7-1 and Table 7-2 is undertaken by a tradesperson familiar with heritage conservation, and in accordance with the Heritage Handbook in Appendix D, further heritage advice is not warranted.

This section provides a summary of the faults identified during the 22 April 2026 site inspection, along with general housekeeping and maintenance concerns. It also offers recommendations for addressing these issues. A detailed overview of these items is presented in Table 7-1.

## TABLE 7-1 CATCH UP ON MAINTENANCE AND REPAIRS

| Priority | Fault | Location | Recommendation |
|---|---|---|---|
| High[7] | Broken windows and flyscreens (sleep room, back entry door, rear and front breezeways, louvre) and a broken glass panel on door | • Sleep room;<br>• Back entry door to the kitchen;<br>• Back breezeway, western side;<br>• Front breezeway, eastern side;<br>• Louvre on the far west side of the rear breezeway; and<br>• Bedroom 1 rear door. | Repair/replace broken windows, door panels and flyscreens |
| High | Wasp nests (outhouse roof/back wall; laundry ceiling) | • Inside the outhouse, on the roof and the back wall; and<br>• Inside the laundry on the interior ceiling. | Engage pest control to safely remove nests and treat areas to prevent recurrence |
| High | Mould build-up in the shower and sink | • Bathroom, toilet, and laundry | Clean and treat affected areas; improve ventilation and address moisture sources |
| High | Water damage to ceilings (rear breezeway, loungeroom, laundry, bathroom) | • Western end of rear breezeway ceiling;<br>• Loungeroom ceiling;<br>• Laundry ceiling; and<br>• Bathroom ceiling. | Repair the source of moisture ingress; replace damaged ceiling linings and treat affected areas for mould |
| Medium | Rusted grill top and degraded lining of the kitchen hood | • Kitchen | Repair or replace degraded components to prevent further corrosion and ensure safe operation |
| Medium | Snapped pull light (front entry / front breezeway) | • Interior front entry, inside front breezeway by the front door | Repair or replace light fitting and ensure electrical safety compliance |
| Medium | External cladding cracking, missing sheets, deterioration | • Exterior of the house | Undertake patch repairs; replace missing fabric; repaint |

[7] High priority items are needed as a minimum to prevent worsening issues and noting that the foreseeable use is boarded up/vacant state of the Property.

| Priority | Fault | Location | Recommendation |
|---|---|---|---|
| Medium | Leaf litter in the gutter of the roof | • Front eastern end roof gutter of the house; and | Clear out roof gutters |
| Low | Broken Hills Hoist in the backyard | • Backyard. | Repair or remove the structure to eliminate safety hazard |
| Low | Peeling linoleum and paint on window frames | • Southwestern corner of Bedroom 1;<br>• Sleep room; and<br>• Bottom left of toilet window frame. | Repair and replace linoleum and repaint window frames |

### Cyclical Preventive Maintenance

The schedule for cyclical maintenance tasks is organised into 3 distinct intervals: every six months, annually, and every 5 years. These tasks are outlined in Table 7-2.

TABLE 7-2 CYCLICAL PREVENTIVE MAINTENANCE TASKS[8]

| Maintenance interval | Task/inspection item | Notes |
|---|---|---|
| **Every 6 months** | *Clear roof gutters and downpipes | Ensure building remains waterproof; discharge rainwater away from the structure. |
| | Inspect roof drainage performance during rainfall | Confirm water flows away from the building. |
| | Inspect for any items requiring repair | Include these issues in the maintenance log. |
| **Annually** | Check electrical fit-outs for faults and required repairs | Safety and compliance requirement. |
| | *Check plumbing and drainage of all sanitary fixtures as well as an inspection for ventilation and moisture issues | Safety and compliance requirement. |
| | *Inspect external and internal asbestos-containing walls | Look for damage, deterioration, or disturbance. |
| | Check windows and doors for integrity and correct operation, and inspect fly screens for damage | Ease and adjust all locks; ensure smooth operation. |
| | *Inspect all timber for rot, termites, or borer activity | Engage pest specialists if activity detected. |
| | Inspect entire building for rodent activity | Assess for droppings, gnaw marks, access points. |
| | Inspect external painted surfaces for splitting, peeling, cracking | Schedule repainting if required. |
| | Check concrete stumps for signs of concrete cancer | Note early deterioration for planned repairs. |
| | *Check for rust on metal elements | Treat promptly to prevent structural decline. |
| | Inspect fences for structural condition | Repair or reinforce if required |
| | Evaluate entire building for structural soundness | Note shifting, sagging, and cracking. |
| **Every 5 Years** | Prepare full condition report | Identify structural defects; track changes over time. |
| | Update cyclical maintenance plan | Incorporate new findings and areas needing observation. |

* Those items marked with an* are required as a minimum to prevent worsening issues and consider the foreseeable use of the Property as a boarded up/vacant structure.

| Maintenance interval | Task/inspection item | Notes |
|---|---|---|
| | Prioritise actions into categories:<br>• Small items (housekeeping);<br>• Long-term rolling preventive maintenance; and<br>• Major conservation works (painting, roofing, walls, windows, doors, floor coverings, services). | Record all actions in the maintenance logbook. |
| | Include annual inspection items plus:<br>• Check all flyscreens; and<br>• Assess major tree pruning or removal needs. | Vegetation management to protect building fabric. |

#### 7.7.3.2 PLANNED WORKS

At the time this plan was prepared there were no planned works for the Property.

## 7.8 REPORTING AND RECORDING PROTOCOLS

### 7.8.1 REPORTING

The purpose of reviewing and reporting on the plans and processes outlined in this plan is to ensure that information regarding the heritage values of the Property, as well as their ongoing maintenance and management, remains current and regularly updated. These protocols are to be implemented by Finance or any future owner.

Planned and unscheduled maintenance works and alterations to heritage items and areas need to be recorded by the PSP and Finance to provide a centralised record of changes to the place over time, and to satisfy Finance's heritage register requirements under the EPBC Act. Records of all repairs and works, associated decisions and reasons for decisions will be kept for reporting and auditing purposes. Electronic recording should capture any maintenance undertaken at the Property with attention to significant fabric (refer to Figure 5-1 for the significance of Site elements). These records are to be incorporated in future updates of the statutory HMP.

The annual implementation review will be undertaken through the Property Asset Management Plan (PAMP) process; findings will be reported to Senior Leadership at Finance (i.e. Branch Head, Property Management and Projects) as required. If progress does not align with the timeframes in the implementation plan, actions will be taken to address the outstanding actions. In the event of divestment, a copy of works records should be made available to the new Property Manager and a record should continue to be maintained for the Property.

| **Policy 23: Maintenance Recording** |
|---|
| Ensure routine maintenance as well as substantial maintenance to the Property are recorded. |
| **Policy 24: Integration of Maintenance Records into HMP Updates** |
| Records of substantial maintenance works and alterations are to be incorporated in future updates of the statutory HMP. |

| **Policy 25: Annual Plan Review and Reporting** |
| --- |
| The implementation of this plan will be reviewed annually through the PAMP process and reported annually to Senior Leadership at Finance (i.e. Branch Head, Property Management and Projects) as required. |
| **Policy 26: Documentation of Changes to Heritage Values** |
| Document and store information regarding changes to the heritage values of 13 McMinn Street. |

### 7.8.2 RECORDING

Where buildings, structures, or landscape elements of heritage value are approved for demolition or removal, the archival recording prepared in 2024 should be updated to reflect assessment of those areas previously not covered in the original assessment, if any major changes or works to those areas with heritage values are proposed. If the element is of moderate or high heritage value, a comprehensive archival recording should be undertaken. This would involve the production of photographic capture and plans, and measured drawings.

| **Policy 27: Archival Recording Prior to Works and Post-Works Documentation** |
| --- |
| Update the Archival Recording of the Property or its affected areas to reflect assessment of those areas previously not covered in the original assessment prior to commencing any major changes or works to areas or items with heritage values. Details of the alteration works should be recorded following their completion. |

# 8. IMPLEMENTATION PLAN

### 8.1.1 ACTIONS FROM POLICIES AND GUIDELINES

The Action Plan below is in Table 8-1 includes a description of each required action, its priority, the responsible party, and a timeframe for implementation.

TABLE 8-1 HERITAGE MANAGEMENT ACTION PLAN

| Priority | Action | Responsibility | Timeframe | Guideline and Policy Reference |
|---|---|---|---|---|
| High | Adopt this plan. | Finance | At the completion of this plan. | Section 7.1 and Policy 2 |
| High | Conservation and management of the heritage values of the Property are to be carried out in accordance with the principles of this plan. | Finance | Ongoing. | Section 7.1 and Policy |
| High | Develop a routine maintenance plan and templates for recording maintenance activities. | PSP | Following the adoption of this plan. | Section 7.7 and Section 7.8 and Policies 23, 24, 25 and 26 |
| High | Undertake catch-up maintenance and repairs as prioritised and required based on the property remaining vacant/boarded up in the short term. | PSP | Within 6 months of the adoption of this plan. | Section 7.7 and Section 7.8 and Policies 23, 24, 25 and 26 |
| High | Progress future use investigations and further catch up maintenance and repairs based on this use. | Finance | Underway. | Section 7.5 and 15-21 |
| Moderate | Conduct an annual review of the implementation of this plan through the PAMP process. | PSP and Finance | Annually. | Section 7.8 and Policy 25 |
| Low | Review this plan, update as needed. | Finance | Every 5 years. | Section 7.8 and Policy 23-27 |

# 9. REFERENCES

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Burke, S 2012, 'The long and winding road: a challenge to ICOMOS members', in *ICOMOS International Secretariat 2012*, pp. 29–36.

Carroll, G-S 2014, 'Assimilating Problems: From Humpies to Transitional Houses', *Proceedings of the Society of Architectural Historians, Australia and New Zealand*, vol. 31, pp. 435–447.

Centre for Indigenous Family History Studies 2024, *Housing Commission - Northern Territory Records*, National Archives of Australia, retrieved from <http://www.cifhs.com/ntrecords/nthcc/HCHousing.html>.

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Journey Beyond 2024, 'This Rich History of Alice Springs', retrieved April 26, 2024, from <https://www.journeybeyondrail.com.au/news/the-rich-history-of-alice-springs/>.

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# APPENDIX A HERITAGE CITATIONS

Australian Government
Department of Climate Change, Energy, the Environment and Water

Heritage
Australian Heritage Database



## Place Details



### Arid A Type Residence, 13 McMinn St, Alice Springs, NT, Australia

| | |
|---|---|
| **Photographs** |  |
| **List** | Commonwealth Heritage List |
| **Class** | Historic |
| **Legal Status** | Listed place (15/07/2004) |
| **Place ID** | 105423 |
| **Place File No** | 7/08/014/0045 |

**Summary Statement of Significance**

The building has integrity as an example of the Arid Type " A" House, a transportable housing type developed by the Post World War II Northern Territory Administration to provide urgently needed accommodation for its employees at a time when materials were scarce and it was difficult to attract skilled labour to a remote community. This type of housing was specially designed to cope with the arid climate with the principal living area isolated from the exterior walls by passage ways along the front and rear of the house (Criterion D2).

**Official Values**

**Criterion D Characteristic values**

The building has integrity as an example of the Arid Type " A" House, a transportable housing type developed by the Post World War II Northern Territory Administration to provide urgently needed accommodation for its employees at a time when materials were scarce and it was difficult to attract skilled labour to a remote community. This type of housing was specially designed to cope with the arid climate with the principal living area isolated from the exterior walls by passage ways along the front and rear of the house.

Attributes
All aspects of the building's design, particularly its transportability and its use of passage ways along the front and rear of the house.

**Description**

The house is located on an average-sized allotment in the area known as the Old East Side of Alice Springs. The garden remains simple, consisting of a few citrus and white cedar trees. Originally, like all houses of this type, the pitched roof was sheeted with corrugated, fibro asbestos cement which quickly deteriorated under the harsh climatic conditions and was replaced with corrugated galvanised iron. The timber-framed house is supported on concrete piers, has timber flooring and is clad externally with fibro sheeting. There are two bedrooms, a living room, sleepout/verandah, bathroom, toilet, landings front and rear, front and rear passageways, kitchen and laundry. The Arid "A" type was specially designed to cope with the arid climate, and the principal living area is isolated from the exterior walls by passageways along the front and rear of the house.

The Commonwealth has always been the owner and remains so to this day. Consequently, the house has retained its original configuration whereas others of the type are privately owned and most have been adapted to suit the owners' tastes.

**History**

The Arid "A" House was a transportable type and was designed and manufactured under the supervision of CSIR (now CSIRO). These houses were some of the first engineered transportable buildings. The first of the type were built in Alice Springs in 1949. The post Second World War administration in the Northern Territory had to provide urgently needed accommodation for its employees at a time when materials were scarce and it was difficult to attract skilled labour to a community that was still considered to be remote.

Construction of the house on Lot 489 began in the second half of 1950. It was originally used for staff of the then Native Affairs Branch.

**Condition and Integrity**

The house has been continually maintained by the Commonwealth. It is basically sound, but some of the fibro has deteriorated. Integrity is very good for the type, and the house retains most of its original fabric and configuration. The last round of repair work was undertaken in 1998-99. (April 2003)

**Location**

13 McMinn Street, Alice Springs.

**Bibliography**

Strong, B.W., 1991, 'Survey and Documentation of the Old East Side, Alice Springs'. Report for National Trust of Australia (NT), pp 441-43.

Report Produced Mon Mar 30 15:28:48 2026

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# Arid 'A' Type House Alice Springs (renominated)

General

**Status**
Nomination Accepted

**Type**
Place

**Nominated**
04/SEP/24

**Nomination Accepted**
04/SEP/24

**Also Known As**
13 McMinn Street, East Side

# APPENDIX B INDIGENOUS HERITAGE AND NATURAL HERITAGE ASSESSMENT

The assessment of the Indigenous heritage values of the site has involved the following tasks:

- Background research of existing archaeological reports, online databases and library references;
- Search of the NT Heritage Register and AAPA for information relating to Aboriginal sites;
- Review and incorporate previously prepared background information by ERM; and
- Assessment of potential heritage values against the criteria set out in the Commonwealth Heritage List (CHL) and the *Heritage Act 2004*.

**Aboriginal community consultation**

No additional Aboriginal community consultation has been undertaken since that which is documented in ERM 2020. It is recommended that a copy of this updated plan be provided to Lhere Artepe Aboriginal Corporation.

**Archaeological potential**

Historical activities associated with the urban development of the East Side, in Alice Springs, since the 1940s, indicate that there is little potential for surviving archaeological deposits at 13 McMinn Street. Therefore, it is considered that the archaeological potential for tangible Aboriginal heritage values at 13 McMinn Street is low.

**Significance assessment**

Table B-1 presents an assessment of Indigenous heritage values against the CHL criteria.

TABLE B-1 ASSESSMENT OF INDIGENOUS HERITAGE VALUES AGAINST THE CHL CRITERIA

| Criteria | ERM Assessment |
|---|---|
| a) the place's importance in the course, or pattern, of Australia's natural or cultural history | The Subject Area is highly disturbed owing to the urban development of the area since the 1940s. There is no natural vegetation on the property and no known cultural heritage sites. The Subject Area is not considered to be of importance in the course or pattern of Australia's Indigenous cultural history.<br><br>While the place is associated with post-war Aboriginal housing policy and broader assimilation-era practices, this significance is primarily derived from external historical context rather than Indigenous cultural value inherent to the place itself. The dwelling reflects government policy rather than Aboriginal agency or cultural expression. Accordingly, it does not meet the threshold for Indigenous heritage value under this criterion.<br><br>*This criterion is not met.* |
| b) the place's possession of uncommon, rare or endangered aspects of | There are no records of archaeological sites or sacred/ special sites at 13 McMinn Street. The Subject Area is not considered to have uncommon, rare or endangered aspects of Australia's Indigenous cultural history. |

| Criteria | ERM Assessment |
|---|---|
| Australia's natural or cultural history | *This criterion is not met.* |
| c) the place's potential to yield information that will contribute to an understanding of Australia's natural or cultural history | The Subject Area is not considered to have potential to yield information related to Australia's Indigenous cultural history.<br><br>The place may assist in understanding Aboriginal housing policy when considered alongside archival and historical sources. However, the physical fabric does not independently yield information about Indigenous cultural practices or lived experience, which are better investigated through documentary research and consultation. As such, the place does not demonstrate Indigenous research value in its own right under this criterion.<br><br>*This criterion is not met.* |
| d) the place's importance in demonstrating the principal characteristics of:<br>i) a class of Australia's natural or cultural places; or<br>ii) a class of Australia's natural or cultural environments | The Subject Area is highly modified and does not contain any known archaeological or cultural places. As such, does not demonstrate the principal characteristics or a class of Australia's Indigenous cultural places.<br>*This criterion is not met.* |
| e) the place's importance in exhibiting aesthetic characteristics valued by a community or cultural group | The Subject Area does not contain any known archaeological or Indigenous cultural places.<br><br>*This criterion is not met.* |
| f) the place's importance in demonstrating a high degree of creative or technical achievement at a particular period | This criterion is not relevant to Indigenous heritage values of the Subject Area.<br><br>*This criterion is not met.* |
| g) the place's strong or special association with a particular community or cultural group for social, cultural or spiritual reasons | There is no evidence to indicate a special association with a particular Indigenous community or cultural group for social, cultural or spiritual reasons.<br><br>*This criterion is not met.* |
| h) 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 | There is no known Indigenous heritage values associated with the Subject Area and therefore no evidence to suggest a special association between Indigenous values of the Subject Area and the life or work of a person of importance to Australia's cultural history.<br><br>*This criterion is not met.* |
| i) the place's importance as part of Indigenous tradition | The Subject Area is highly disturbed owing to the urban development of the area since the 1940s. There is no natural vegetation on the property and no known |

| Criteria | ERM Assessment |
|---|---|
| | Indigenous cultural heritage sites or special places associated with the property.<br><br>*This criterion is not met.* |

There are no Indigenous cultural heritage values in the Subject Area that reach the threshold for listing on the CHL.

**Natural Assessment**

The Subject Area comprises a highly modified suburban residential block with sparse vegetation. It contains a mix of introduced and native plant species, including nine mature trees and limited understory vegetation. The flora assemblage ((Aloe Vera (*Aloe* sp.); Whitewood (*Atalaya hemiglauca*); Desert Kurrajong (*Brachychiton gregorii*); Ruby Saltbush (*Enchylaena tomentosa*); Coolabah (uncertain identification) (Eucalyptus ?coolabah); White Cedar (*Melia azedarach*); Senna (indeterminate subspecies) (*Senna artemisioides* spp.)) is not diverse or unique, and no threatened species, declared weeds, or significant habitat for protected fauna were identified under relevant Northern Territory or Commonwealth legislation. Overall, the vegetation and natural features of the site are of low ecological value, and no notable natural heritage values are present (Table B-2).

TABLE B-2 ASSESSMENT OF NATURAL VALUES AGAINST THE CHL CRITERIA

| Criteria | ERM Assessment |
|---|---|
| a) the place's importance in the course, or pattern, of Australia's natural or cultural history | The natural features of the Subject Area are limited to trees and shrubs in landscaped areas. These features are not considered to be of importance in the course or pattern of Australia's natural history.<br><br>*This criterion is not met.* |
| b) the place's possession of uncommon, rare or endangered aspects of Australia's natural or cultural history | A search of the Atlas of Living Australia and NR maps did not identify any records of threatened species within the Subject Area.<br><br>It is possible that threatened fauna species could fly over, or temporarily visit the Subject Area. Due to the largely developed nature of the Property, it would be unlikely to provide valuable habitat for the species.<br><br>*This criterion is not met.* |
| c) the place's potential to yield information that will contribute to an understanding of Australia's natural or cultural history | The natural features of the Subject Area are limited to trees and shrubs in landscaped areas. The Property is not considered to have the potential to yield information related to Australia's natural history.<br><br>*This criterion is not met.* |

| Criteria | ERM Assessment |
|---|---|
| d) the place's importance in demonstrating the principal characteristics of:<br>i) a class of Australia's natural or cultural places; or<br>ii) a class of Australia's natural or cultural environments | The Subject Area is highly modified from its pre-contact state and does not demonstrate the principle characteristics of a class of Australia's natural places.<br><br>*This criterion is not met.* |
| e) the place's importance in exhibiting particular aesthetic characteristics valued by a community or cultural group | The natural features of the Subject Area (trees and shrubs in landscaped areas) are typical of developed parts of Alice Springs and do not exhibit a particular aesthetic characteristic valued by a community group.<br><br>*This criterion is not met.* |
| f) the place's importance in demonstrating a high degree of creative or technical achievement at a particular period | This criterion is not relevant to natural heritage values.<br><br>*This criterion is not met.* |
| g) the place's strong or special association with a particular community or cultural group for social, cultural or spiritual reasons | There is no evidence to suggest a strong or special association between the natural features of the Subject Area and a community group.<br><br>*This criterion is not met.* |
| h) 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 | There is no evidence to suggest a special association between the natural features of the Subject Area and the life or works of a person of importance to Australia's natural history.<br><br>*This criterion is not met.* |
| i) the place's importance as part of Indigenous tradition | This criterion is not relevant to natural heritage values.<br><br>*This criterion is not met.* |

There are no natural heritage values in the Subject Area that reach the threshold for listing on the CHL.

# APPENDIX C HISTORICAL BACKGROUND

This section builds on the ERM 2020, which provides a concise history based primarily on a 1990 report commissioned by the NT branch of the National Trust of Australia. Authored by Kate Holmes and titled "The First 104 Lots: A Project to Document the Ownership and Building History of the Original Township of Stuart, Now Alice Springs, from 1888 to the Present," the report serves as a foundational resource. Additional secondary sources have been incorporated to further enrich the contextual background.

**Aboriginal History**

The Arrernte people are the Traditional Owners of Alice Springs (*Mparntwe*). In the beginning, ancestral figures created the landscape and its features, as well as Arrernte Law (Alice Springs Town Council 2016). Arrernte people continue to live in Alice Springs, look after the country and teach children the Arrernte language and the importance of culture.

According to the Arrernte people, “the landscape was shaped by caterpillars, wild dogs, travelling boys, 2 sisters, euros and other ancestral figures, and as such contains many sites of importance to its traditional owners” (Alice Springs Town Council 2016 – Arrernte Dreaming).

Significant places for the Arrernte people in and around Alice Springs include Anthwerrke (Emily Gap), where the caterpillar beings came together, Akeyulerre (Billy Goat Hill), Ntaripe (Heavitree Gap), Atnelkentyarliweke (Anzac Hill) and Alhekulyele (Mt Gillen).

When colonial settlers first arrived in the area, there were approximately 126 ‘tribal’ Aboriginal groups with a combined population of about 35,000 inhabiting the area living a nomadic lifestyle, adapting to the harsh environment by living off large areas, employing a systematic and seasonal approach to foraging and hunting (Aboriginal and Torres Strait Islander Commission 1989: 4). The springs in the area were regularly used for food and water. The introduction of cattle into the arid, desert environment of Alice Springs and central Australia led to the demise of flora and fauna and as a result, some of the traditional practices of the local Aboriginal population (Heppel and Wigley 1981: 5).

**Colonial Settlement and Development of Alice Springs**

The first colonial settlement in the area that was to become Alice Springs was Alice Springs Telegraph Station, 1 of the many repeater stations needed to transfer messages along the Overland Telegraph Line from Darwin (then Palmerston) to Adelaide. The building of the station began soon after the discovery in March 1871 of ‘Alice Spring’, a waterhole in the Todd River, named by William Whitfield Mills (a Surveyor in the South Australian Government Service) after the wife, Alice, of Sir Charles Todd (South Australian Postmaster General and Superintendent of Telegraphs).

In the early stages of the construction of the Line, Stuart became a major depot for those working to survey the land and those constructing the Line, their stores and equipment. Pastoral development soon followed, with land closest to the Line and the Telegraph Station being taken up first.

In Alice Springs, it was not until cattle arrived in 1872 that colonial settlers and Aboriginal people came into regular contact. By 1880, more than 20 per cent of the NT was occupied by

boom-time speculative pastoral leases, and only a decade later 40 per cent of the NT was occupied by pastoral leases.

The long-term plan of extending the railway from the south along the Telegraph Line had led to initial surveys to establish townships, including Alice Springs in 1887. Surveyor David Lindsay suggested that the town should be west of the Todd River.

The initial size of the township of Stuart was 104 lots and was proclaimed on November 28, 1888, and gazetted the following day. While the township had been formalised, the area to the south, and along the Todd River, continued to be used as a camping ground. Miscellaneous leases for gardening or stock purposes were taken up both to the south and east of the Todd River. Despite the official name of Stuart, contemporary correspondence and reports usually referred to the town and the telegraph station as Alice Springs, or used both names. This local habit was finally accepted in 1933, and the name officially changed to Alice Springs.

Proclamations for extensions to the town were made twice in the 1930s, once again in 1957, and several times since the 1970s. The first extensions to the south of the original township followed the completion of the railway line in 1929 and growth in the 1930s. Considerable changes occurred during World War II when the town was almost completely taken over by the Army, and after the 1942 evacuation of Darwin, it became the administrative centre for the Territory. Officials thought that after the war, the town would relapse into its pre-war condition, but this was not the case.

**The Army**

The Australian Army arrived in Alice Springs in late 1940, which subsequently changed the character and focus of the town. Military camps were established, and by February 1941, it was clear that to accommodate the large number of troops in transit, extra ground would be needed. Consequently, the east side of Alice Springs was considered for subdivision, which was to include McMinn Street, and was established as part of this expansion of Alice Springs.

The withdrawal of the Army from the East Side camps occurred by mid-to-late 1944. The Army left behind considerable infrastructure comprised of roads, power supply, water reticulation and an airport. The population of Alice Springs in 1947 was 1,871 (Heppel and Wigley 1981: 1).

**East Side**

McMinn Street lies within the East Side of Alice Springs, an area which generally refers to that part of the town east of the Todd River, north of the Sadadeen Range, west of Undoolya Pastoral Station and south of the Alice Springs Telegraph Station Historical Reserve.

The Old East Side, defined as that area bounded by Gosse Street in the north, the Todd River in the west, Lindsay Avenue in the east and Stott Terrace in the south (see Figures 3.1 and 3.2), was the first area opened up for residential Lots after World War II.

Sub-division took place in 3 parts; the first, in 1945, was that area south of Undoolya Road; the second north of Undoolya Road to Mills Street in 1947-48, which included McMinn Street, and the third from Mills Street to Gosse Street in late 1948. The Ross Park area to the east followed quickly in 1951.

**Government Housing**

Housing shortages in major centres across the nation had been common from the 1930s, but in the late 1940s and 1950s became critical. In 1944, the Administrator of Alice Springs wrote to the Secretary of the Department of the Interior stating the housing shortage was extremely acute in Alice Springs due to the influx of persons evacuated from operational areas after the bombing of Darwin (National Archives of Australia Item 103273). Subdivisions along the west bank of the Todd River were not sufficient, and the area east of the river, used in part by the Army, was developed as a largely residential area. Miscellaneous leases had been pushed further south to the other side of Heavitree Gap, where the Farm Area became established. To the north-west, a small industrial suburb was developing.

During the early 1950s, in the East Side, the houses of which 13 McMinn is an example, were built. Although it is not known exactly how many houses were built by the Government after the war, by 1979 there were 326 Commonwealth Government houses out of a total housing stock of 3,549 for a total population of 16,025 (Heppel and Wigley 1981: 68). The 1991 survey of the 'Old East Side' of Alice Springs, commissioned by the NT branch of the National Trust and prepared by B.W. Strong, Survey and Documentation of the Old East Side, found that 37 Lots were used for Government housing on the old East side (Strong 1991: 97).

The architectural character of this development in the post-war period was influenced greatly by the architect B.C.G Burnett, who developed a number of housing types to be used as government housing, including the Arid 'A' type house. Burnett's designs were built according to the arid zone environment of the NT, and he used new and cheap building materials, such as fibro asbestos (Pickett 1997).

**Government Housing Types**

Data concerning the exact number of government housing units built after World War II in Alice Springs could not be obtained. However, it is known that in 1979 there were a total of 592 government residences, 326 owned by the Commonwealth Government.

Four government house types were identified in the 1991 National Trust survey of Alice Springs:

- Arid 'A' (such as 13 McMinn Street);
- Riley Newsum;
- Triton; and
- "preferred half-caste housing"- a small timber frame fibro clad house about which very little information has been found.

Table C-3 provides a description of the 4 government-type houses built on the 'Old East Side', sourced from the 1991 National Trust Survey.

TABLE C-3 HOUSING TYPES – 'OLD EAST SIDE', ALICE SPRINGS

| Housing type | Description |
|---|---|
| Arid 'A' | Timber framed, fibro clad structures on low concrete piers. 2 bedrooms, enclosed sleep-out, living room, bathroom, kitchen and 2 passageways flanking the interior rooms allowing air circulation through multiple windows. Wooden floors. Laundry with concrete floors on ground level. Detached outhouse positioned at rear of the property.<br>These houses were originally constructed with corrugated fibro asbestos cement roofs but generally had to be replaced within a few years, often with galvanized iron. Brick fireplace. External windows were wooden with separate fly wired windows. Internal windows were louvre.<br>Cyclone fencing at the front with post and wire netting at the sides and the rear. |
| Riley Newsum | Low concrete piers, ant capping, timber frame, vertical timber walls, pine floor, aluminium roof, guttering and down pipes, high, sash type windows, fly wired. Front porch and back landing ceiled. |
| Triton | Two bedrooms, living room, kitchen, bathroom, laundry and enclosed back verandah. The dwellings were caneite lined and ceiled throughout and the wooden floors were covered with linoleum. Iron roof. Brick fireplace. |
| 'Half-caste' Housing | Timber and fibro dwelling with corrugated iron roof and concrete floor. Consisted of living room, kitchen, bathroom, 2 bedrooms and enclosed sleep-out with 2 laundry troughs and a wood copper on an open porch at the rear. 12 Grosse Street, an example of this construction, contained a Canberra wood stove in the kitchen with 2 small built-in cupboards and a wooden bench and sink. The windows were glass louvers. |

**Post-War Housing for People of Aboriginal Descent**

Post-war Aboriginal housing policy aimed to assimilate and 'civilise' by promoting mainstream Australian housing norms (Whitehead 2007). Surveys found Aboriginal housing was substandard and a health risk, prompting calls for a major building program that encouraged Aboriginal participation. Housing designs were simple, well-ventilated, and easy to construct, with separate plans for different climates (Whitehead 2007).

Authorities created distinct housing pathways: families of mixed descent, deemed "suitable," received suburban homes meeting new standards, while others were relegated to settlement housing or fringe camps. Allocation prioritised those in the poorest conditions but was tightly linked to employment, exemption status, and assimilation policies. Exempt individuals gained limited rights in exchange for abandoning cultural practices, while unexempt people faced ongoing restrictions and surveillance (Centre for Indigenous Family History Studies 2024).

Housing policies reinforced social stratification, with quality government housing largely reserved for those of mixed descent, excluding "full Aboriginal" people. The Arid Type A houses embodied assimilation goals, modest, durable, and standardised, designed to transition residents to suburban living but failing to address cultural needs. These homes symbolised

both opportunity and imposed identity, reflecting broader state-driven efforts to control and integrate Aboriginal lives (Carroll 2014).

**B.C.G. Burnett**

The following biography is taken from the CHL citation (ID 105424) for Burnett House (a residential property in Darwin):

> *Beni Carr Glynn Burnett (1889-1955) was born in Mongolia, the son of Scottish Presbyterian missionaries, and raised in China. He worked as an architect in China and Singapore, and travelled through Europe, North America and Japan. In 1934 he came to Australia and in 1937 he was appointed Architect in the Works and Services Branch, Department of Interior, and commenced work in its newly established Darwin office. His first task was to design high quality "tropical" housing for executive public servants and military personnel. Burnett's designs were influenced by the architecture of Southeast Asia. His designs maximised new materials such as asbestos cement sheeting, corrugated roof cladding and a unique form of louvres with patterning by casement windows. He utilised ventilation and designed living spaces to suit the climate of Darwin. In Darwin, Burnett also designed houses at the RAAF Base (RNE 16338 and 16339) and Larrakeyah Barracks including the Sergeants Mess and the Headquarters Building, 1940 (RNE 016321, 014936, 014937).*
>
> *Burnett had a long-term influence on local architecture in both civilian and military housing. He was evacuated from Darwin to Alice Springs following Japanese air raids in 1942. He designed a number of houses in Alice Springs which are quite different to his tropical designs for coastal Darwin. He remained in Alice Springs until his death in 1955.*

**Comparative Analysis**

Comparative analysis is vital for assessing heritage value and confirming heritage listings. In Alice Springs, 19 Arid A dwellings were built in the late 1940s–50s; 12 survive, but most have been altered, reducing their integrity. 13 McMinn Street is the most intact Arid A dwelling in Old Eastside and the only government-owned example remaining. Other examples in the Heritage Precinct have been significantly modified or repurposed. Due to limited access to privately owned Arid A houses, this analysis compares 13 McMinn Street with 3 similar heritage properties identified by the CHL and the Register of the National Estate, all recognised for their heritage significance from the same era (Table C-4).

TABLE C-4 COMPARATIVE ANALYSIS OF RELEVANT PLACES

| Place | Type/context | Key characteristics | Integrity and condition | Comparative Analysis of Relevant Places |
|---|---|---|---|---|
| House Type A1, 80 Woods Street, Darwin (RNE) | Post-war NT Government housing (Type A) | Standardised housing form; designed for rapid construction; addresses material shortages and labour constraints; | Identified as an intact example in RNE listing. | Provides a direct typological comparison; demonstrates recognised heritage values of Type A housing, which 13 |

| Place | Type/context | Key characteristics | Integrity and condition | Comparative Analysis of Relevant Places |
|---|---|---|---|---|
| | | transitional housing model for public servants. | | McMinn Street shares as a representative example. |
| Myilly Point Precinct, Darwin (NT Heritage Register) | Planned government housing precinct (Burnett designs) | Climate-responsive design; lightweight materials; louvres, ventilation strategies; reflects post-war expansion and planning. | High overall integrity with sympathetic alterations. | Provides broader contextual comparison of NT government housing responses to climate; supports understanding of design principles also evident in 13 McMinn Street. |
| 82–86 Hartley Street, Alice Springs (RNE) | Early Alice Springs housing (c.1940s) | Verandahs for shade and cooling; passive climate response; masonry and timber construction; pre-standardisation housing approach. | Generally modified but retains key characteristics. | Demonstrates earlier local housing responses to climate; highlights evolution toward standardised types such as Arid A. |
| 13 McMinn Street, Alice Springs | Arid Type A dwelling | Transportable, standardised design; passageways separating living areas from external walls; climatically responsive; modest construction. | Highly intact; only government-owned example remaining locally. | Demonstrates principal characteristics of the type with a high degree of integrity; strongest surviving local example. |

The comparative analysis demonstrates that 13 McMinn Street is a strong representative example of post–war NT Government housing, comparable to recognised Type A housing such as House Type A1 in Darwin. While broader comparisons, including the Myilly Point Precinct and earlier housing in Alice Springs, illustrate the evolution of climate-responsive design in the Northern Territory, 13 McMinn Street is distinguished by its typological clarity and high level of intactness. Within the local context, where most Arid Type A dwellings have been substantially modified, the subject property stands as the most intact and only recognised heritage example of its type in Alice Springs. Accordingly, it provides an important physical reference point for understanding the design and implementation of standardised government housing in arid environments during the post-war period.

The assessment of historic heritage values against the CHL criteria is included in Table C-5.

TABLE C-5 ASSESSMENT OF HISTORIC HERITAGE VALUES AGAINST THE CHL CRITERIA

| Criteria | ERM Assessment |
|---|---|
| a) the place's importance in the course, or pattern, of Australia's natural or cultural history | 13 McMinn Street demonstrates the response of the government to a housing shortage in Alice Springs following World War II. However, is not considered to be important in the course of Australia’s cultural history. The place is clearly associated with post-war Aboriginal housing policy and the East Side housing program; however, this significance reflects government policy and |

| Criteria | ERM Assessment |
|---|---|
| | administrative processes rather than the indigenous cultural value inherent to the place.<br>*This criterion is not met.* |
| b) the place's possession of uncommon, rare or endangered aspects of Australia's natural or cultural history | Arid A type houses are an unusual architectural type of government housing of the post-war era. 13 McMinn Street is an uncommon, surviving and largely intact example of this type of building.<br>*This criterion **is** met.* |
| c) the place's potential to yield information that will contribute to an understanding of Australia's natural or cultural history | As a well-preserved example of the Arid A type house, which utilised new building materials for its time, 13 McMinn Street stands as an historical marker of the evolution of building in Australia. However, the place does not have the potential to yield further information that would<br>significantly contribute to an understanding of Australia's cultural history.<br>The place contributes to understanding Aboriginal housing policy; however, this knowledge is derived primarily from archival records, policy documents, and broader historical research. The physical fabric does not independently yield information about Aboriginal lived experience, cultural practices, or social impacts. These require consultation and documentary research, not fabric investigation.<br>*This criterion is not met.* |
| d) the place's importance in demonstrating the principal characteristics of:<br>i) a class of Australia's natural or cultural places; or<br>ii) a class of Australia's natural or cultural environments | 13 McMinn Street is a strong example and has high integrity as an example of the Arid A type house, which was the government response to the need for housing to meet the climatic conditions and the shortage of housing experienced in Alice Springs and the NT generally, following World War II.<br>*This criterion is met.* |
| e) the place's importance in exhibiting particular aesthetic characteristics valued by a community or cultural group | The Subject Area is not considered to have particular aesthetic characteristics valued by the community.<br>*This criterion is not met.* |
| f) the place's importance in demonstrating a high degree of creative or technical achievement at a particular period | The house is a good example of an architectural design that utilised new materials at the time of its construction, such as fibre-cement, which were to become synonymous with the post-war housing boom in Australia.<br>The basic house design was expressed in a range of floor plan variations and was part of an evolutionary process to provide low cost housing options at a time when housing was in short supply in Alice Springs as well as throughout the country.<br>*This criterion **is** met.* |
| g) the place's strong or special association with a particular community or cultural group for social, cultural or spiritual reasons | The place may be associated with Aboriginal occupation under assimilation-era housing programs; however, the Subject Area is not considered to have a special association with a particular |

| Criteria | ERM Assessment |
|---|---|
| | community or cultural group for social, cultural or spiritual reasons.<br>*This criterion is not met.* |
| h) 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 | The house is important as an intact example of the Arid A type housing form designed by B.C.G. Burnett who is recognised as an innovative and influential architect of the housing landscape in both Darwin and Alice Springs.<br>*This criterion **is** met.* |
| i) the place’s importance as part of Indigenous tradition | The place is not associated with Indigenous tradition, including customary practices, spiritual beliefs, or cultural activities. Rather, it represents imposed housing under government policy.<br>*This criterion is not met.* |

The Subject Area qualifies for CHL listing, meeting four criteria: b (Rarity) as an uncommon, intact Arid A type government housing; d (Representative characteristics) for high-integrity demonstration of this housing type; f (Technical achievement) as a post-war design exemplar; and h (Association with a person) for its link to architect B.C.G Burnett.

# APPENDIX D FINANCE RANKING SYSTEM



# SIGNIFICANCE RANKING FOR COMMONWEALTH HERITAGE LISTED PROPERTIES

**Ranking significance assists with identifying management priorities in the first instance. Ranking also assists with determining if a property meets the threshold for inclusion on the Commonwealth Heritage List (CHL). The criteria state that a place needs to have "significant" value in order to meet one or more criterion.**

Ranking of significance is also a tool to be used in the development of management recommendations, maintenance priorities and long term planning decisions. Secondarily, they can be used in support of funding and resource allocations.

Therefore, ranking is a critical component underpinning specific management planning development.

The significance rankings described here are divided into three categories – Item, Precinct/Group and Intangible. These categories are based on our experience with large and complex sites and with managing European, Indigenous and Natural values. This allows a more meaningful use of ranking when:

a) Comparing of individual items and precincts within the site itself (i.e. multiple items which may have varying degrees of significance based on their context, integrity and condition);

b) Comparing a property with other similar sites (e.g. two buildings of comparable significance at 2 different sites may have settings of differing significance, thereby allowing a clearer comparison and more informed and secure basis for the overall ranking);

c) Identifying CH values across the site and making management recommendations specific to those defining qualities;

d) Providing a context to the ranking where an element may be contributory rather than significant as an individual item. This underpins management of the item as a part of a larger context and assists in prioritising maintenance resources.

The values identified can then either be managed under the CH provisions or broader environmental requirements of the *Environment Protection and Biodiversity Conservation Act* (EPBC Act) depending on whether the CH threshold has been met. We find that this system allows us to be more



specific about why a place has value, which in turn helps us to develop more targeted management methods.

The ranking system has been developed in reference to the ICOMOS, Burra Charter, World Heritage Guidelines, Ask First Guideline for Indigenous places and the Natural Heritage Charter. We have included “universal” level ranking for identifying potential national or World Heritage values.

The tables below outline the categories and ranking levels for built and Indigenous values (Table 1) and natural values (Table 2).



TABLE 1 SUMMARY OF SIGNIFICANCE RANKINGS FOR BUILT AND INDIGENOUS HERITAGE

| Ranking | Justification - Item | Justification – Precinct/Group | Justification - Intangible |
|---|---|---|---|
| Universal (only to be used for World Heritage Sites) | **Monuments:** architectural works, works of monumental sculpture and painting, elements or structures of an archaeological nature, inscriptions, cave dwellings and combinations of features, which are of outstanding universal value from the point of view of history, art or science; | **Groups of buildings:** groups of separate or connected buildings which, because of their architecture, their homogeneity or their place in the landscape, are of outstanding universal value from the point of view of history, art or science; | **Sites:** works of man or the combined works of nature and man, and areas including archaeological sites which are of outstanding universal value from the historical, aesthetic, ethnological or anthropological point of view. |
| Exceptional | The item is a demonstrably rare, outstanding and / or an irreplaceable example of its type.<br>It has a high degree of intact and original fabric that is readily interpreted.<br>Loss or alteration would substantively undermine the Commonwealth heritage values of the place overall. | The precinct/group demonstrates collective characteristics that are rare or unique in Australia<br>Precinct/group is intact and readily interpreted<br>Loss, alteration or removal of component elements would substantially undermine the CH values of the place overall | The site represents significant social, cultural, natural and/or mythological values that may not be embodied in any physical item but which demonstrate unique, iconic markers in Australia's past or ongoing dynamic histories and / or processes. |
| High | The item demonstrates a rare example of its type is largely intact and interpretable Loss or unsympathetic alteration may diminish the Commonwealth Heritage values of the item and of the place overall | The precinct/group demonstrates a rare example of collective characteristics or features physically linking or defining the space.<br>Precinct/group is largely intact and interpretable.<br>Loss, unsympathetic alteration or removal of component elements or defining qualities may detract from the CH values of the precinct/group and of the site overall. | The site represents important social, cultural, natural and/or mythological values that may not be embodied in any physical item but which demonstrate rare points in Australia's past or ongoing dynamic histories and / or processes. |

| Ranking | Justification - Item | Justification – Precinct/Group | Justification - Intangible |
|---|---|---|---|
| Moderate | The item may have altered or modified elements.<br>Item is intact enough to be partially interpretable as a single item or as part of the site in its entirety.<br>Loss or unsympathetic alteration is likely to diminish the Commonwealth Heritage values of the item and potentially the place if inappropriately managed | Precinct/group demonstrates valuable (although modified) collective characteristics and linking/defining spatial qualities<br><br>Precinct/group intact enough to be interpreted as a discrete space or as part of the site overall<br>Loss, unsympathetic alteration or removal of component elements or defining qualities may detract from the CH values of the precinct/group and potentially of the site overall if_inappropriately managed | The site represents social, cultural, natural and/or mythological values that may not be embodied in any physical item but which demonstrate points in Australia's past or ongoing dynamic histories and / or processes |
| Low | The item may be largely altered.<br>Does not demonstrate the key defining qualities of the CH values, but may be contributory. | Precinct/group demonstrates some (but possibly largely altered) collective characteristics and/or linking/defining spatial qualities. | The site represents some social, cultural, natural and/or mythological values that may not be embodied in any physical item but which demonstrate points |
| | Alteration and / or modification may make it difficult to interpret the item depending on the existing integrity of the item. Loss may not diminish the Commonwealth Heritage values of the place overall. | Precinct/group not easily interpreted and represents unclear spatial definition in relation to the rest of the site.<br>Loss, alteration or removal of component elements may not detract from the CH values of the place overall. | in the site's history, associative values and/or historical themes. |
| None (Does not meet CHL criteria) | Item does not reflect or demonstrate any Commonwealth heritage values | Precinct/group does not reflect or demonstrate any CH values | The site represents no social, cultural, natural or methodological themes or values |

| Ranking | Justification - Item | Justification – Precinct/Group | Justification - Intangible |
|---|---|---|---|
| Intrusive | Potentially detracts from the overall Commonwealth heritage values of the place as an intrusive element.<br>Loss may actually contribute to the Commonwealth Heritage values of the place.<br>The item is an intrusive element in the heritage values of the place in its entirety | Precinct/group potentially detracts from the interpretation and understanding of the site overall.<br>Loss, alteration or removal of component elements actually contribute to the CH values of the place overall | N/A |

# APPENDIX E DO'S AND DON'TS

The following Dos and Don'ts (Table E-1) guide activities affecting the Property and outline advice regarding appropriate and inappropriate maintenance materials and techniques that may be considered in future.

TABLE E-1 MAINTENANCE AND CONSERVATION DO'S AND DON'TS

| Work Area | Do (Require Action) | Don't (Prohibited Action) | Cultural Heritage Advice Required |
|---|---|---|---|
| Roof, Gutters & Rainwater Goods | Inspect roofs annually; clear gutters and downpipes; maintain drainage; remove vegetation; repaint compatible; replace like-for-like | Do not ignore defects/leaks; do not allow debris or vegetation; do not introduce new profiles/materials | If replacement required, changes to drainage/layout, persistent water issues |
| Structural Timber / Joinery | Retain original timber; repair (splice/sister); match species/profile; retain detailing | Do not discard original timber; do not use dissimilar materials; do not alter detailing | If structural replacement or unknown damage identified |
| Brickwork (Chimney) | Inspect regularly; use compatible materials; preventative maintenance | Do not allow damp/contaminants; do not use incompatible modern materials | If instability or major repair required |
| Asbestos Sheeting | Inspect regularly; replace with matching cement sheet where required; follow safety requirements | Do not leave damaged asbestos; do not use visually incompatible replacements | If removal/replacement or safety risk |
| Windows, Doors & Glazing | Retain windows/doors/hardware; maintain mechanisms; match glazing type | Do not replace original hardware; do not bypass mechanisms; do not use modern glazing unless required | If upgrades required for safety or replacement proposed |

| Work Area | Do (Require Action) | Don't (Prohibited Action) | Cultural Heritage Advice Required |
|---|---|---|---|
| Fixtures & Services | Retain fixtures; maintain operability; minimise upgrade impact | Do not remove original fittings unnecessarily; do not bypass systems | If services upgrades require penetration/removal |
| Materials & Finishes | Use like-for-like materials; appropriate coatings | Do not use incompatible materials or coatings | If alternative materials proposed |
| Cleaning & Maintenance | Maintain cleaning and routine upkeep; replace missing elements | Do not use aggressive cleaning; do not allow deterioration | If specialist cleaning required |
| Pest Management | Regular termite inspections; licensed treatment | Do not miss inspections | If infestation affects structure |
| Landscape | Maintain grounds; control vegetation | Do not allow overgrowth impacting structure | If landscape changes affect heritage setting |
| Site Practice | Protect fabric; retain elements onsite; document works | Do not remove/discard elements; do not risk damage | If removal or unexpected finds |
| General Fabric & Layout | Retain layout and evidence; understand significance | Do not remove significant fabric or layout evidence | If layout changes proposed |

# APPENDIX F EXAMPLE WORKS MAINTENANCE RECORD FORM

Australian Government
Department of Finance

# Heritage Asset - Works/Maintenance Record

*A copy of this form is to be placed on the property maintenance file and a copy provided to Finance*

| | | | | | | |
|---|---|---|---|---|---|---|
| **1. Building/Asset:** | | | | | | |
| **2. Detail of Works –** *To be completed by the contractor* | | | | | | |
| a. **Commencement Date:** | | **Completion Date:** | | | | |
| b. **Building Component:** | | | | | | |
| c. **Description of the Works:** | □ Repair □ Replace □ Remove □ Other | | | | | |
| d. **Comments:** | | | | | | |
| e. **Heritage Briefing/*Dos and Don'ts Handbook* provided:** | | | | ***Yes*** | | ***No*** |
| f. **Before/After photo's attached:** | | | | ***Yes*** | | ***No*** |
| **3. Contractor Details –** *To be completed by the contractor* | | | | | | |
| **a. Company Name:** | | | | | | |
| **b. Contact Name:** | | | | | | |
| **c. Phone Number:** | | | | | | |
| d. I _____ declare that the works described above have been undertaken in accordance with the HMP Dos and Don'ts Handbook and/or guidance from the Department of Finance, Portfolio and Contract Management Team (PCMT) or, where the works have not been undertaken in accordance with the above guidance that approval for the works has been given by the PCMT (evidence of approval attached). | | | | | | |
| **Signature:** | | | **Date:** | | | |
| 4. **Heritage Management Plan Compliance** – *To be completed by the property manager* | | | | | | |
| a. Property Manager: | | Contact No: | | | | |
| b. Is this work scheduled in the HMP Implementation Plans: *(If yes please update the Implementation Plans Register)* | | | | ***Yes*** | | ***No*** |
| c. Were the heritage values and heritage management protocols conveyed to the contractor? | | | | ***Yes*** | | ***No*** |
| d. Have the HMP policies and guidelines been complied with? | | | | ***Yes*** | | ***No*** |
| If yes, include policy reference: | | | | | | |
| e. Approval received from PCMT (approval attached)? **Y / N** (please circle) | | | | | | |

| | | | |
|---|---|---|---|
| f. Has one of the following been undertaken:<br>• A follow up site inspection □ (Date of inspection: _____)<br>• Photographic evidence provided □ (please attach) | | | |
| **Property Manager's Signature:** | | | |
| **5. File Record –** *To be completed by Finance* | | | |
| Copy received: | Yes/No (please circle) | File Reference: | |
| Finance Officer: | | Date: | |

# APPENDIX G EPBC REGULATIONS COMPLIANCE CHECKLISTS

## SCHEDULE 7A – MANAGEMENT PLANS FOR COMMONWEALTH HERITAGE PLACES (REGULATION 10.03B)

| Schedule 7A Requirements | Relevant Section of this Plan |
|---|---|
| (a) establish objectives for the identification, protection, conservation, presentation and transmission of the Commonwealth Heritage values of the place; and | Section 7.1 |
| (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 | Section 3.1 and Section 7.7 |
| (c) provide a comprehensive description of the place, including information about its location, physical features, condition, historical context and current uses; and | Sectio 4.1, Appendix A - Appendix C |
| (d) provide a description of the Commonwealth Heritage values and any other heritage values of the place; and | Sections 4 and 5 |
| (e) describe the condition of the Commonwealth Heritage values of the place; and | Section 5 |
| (f) describe the method used to assess the Commonwealth Heritage values of the place; and | Section 5, Appendix A - Appendix C |
| (g) describe the current management requirements and goals, including proposals for change and any potential pressures on the Commonwealth Heritage values of the place; and | Section 7.2 |
| (h) have policies to manage the Commonwealth Heritage values of a place, and include, in those policies, guidance in relation to the following: | Section 7 |
| (i) the management and conservation processes to be used; | Section 7.2 |
| (ii) the access and security arrangements, including access to the area for indigenous people to maintain cultural traditions; | Section 7.6 (not accessible owing to WHS restrictions) |
| (iii) the stakeholder and community consultation and liaison arrangements; | Section Executive Summary |
| (iv) the policies and protocols to ensure that indigenous people participate in the management process; | Section Executive Summary |
| (v) the protocols for the management of sensitive information; | N/A – no sensitive information |
| (vi) the planning and management of works, development, adaptive reuse and property divestment proposals; | Section 7.5 |

| Schedule 7A Requirements | Relevant Section of this Plan |
|---|---|
| (vii) how unforeseen discoveries or disturbance of heritage are to be managed; | Section 4, Appendix G |
| (viii) how, and under what circumstances, heritage advice is to be obtained; | Section 7.6.4, Appendix D |
| (ix) how the condition of Commonwealth Heritage values is to be monitored and reported; | Section 7.7 |
| (x) how records of intervention and maintenance of a heritage places register are kept; | Section 7.7.2and Section 7.8 |
| (xi) the research, training and resources needed to improve management; | Section 7.2 and 7.4.1 |
| (xii) how heritage values are to be interpreted and promoted; and | Section 7.6.2 |
| (i) include an implementation plan; and | Section 8 |
| (j) show how the implementation of policies will be monitored; and | Section 7.7.1 and 7.8 |
| (k) show how the management plan will be reviewed. | Section 7.3.4 |

## SCHEDULE 7B – COMMONWEALTH HERITAGE MANAGEMENT PRINCIPLES (REGULATION 10.03D)

| Schedule 7B Requirements | Relevant Section of this Plan |
|---|---|
| 1. The objective in managing Commonwealth Heritage places is to identify, protect, conserve, present and transmit, to all generations, their Commonwealth Heritage values. | Section 7.1 |
| 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. | Section 7 (several sub-sections) |
| 3. The management of Commonwealth Heritage places should respect all heritage values of the place and seek to integrate, where appropriate, any Commonwealth, State, Territory and local government responsibilities for those places. | Section 3 and Section 7 |
| 4. The management of Commonwealth Heritage places should ensure that their use and presentation is consistent with the conservation of their Commonwealth Heritage values. | Section 7 |
| 5. The management of Commonwealth Heritage places should make timely and appropriate provision for community involvement, especially by people who:<br>have a particular interest in, or associations with, the place;<br>may be affected by the management of the place; | Section 7.6 |
| 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. | Section 7.6 |
| 7. The management of Commonwealth Heritage places should provide for regular monitoring, review and reporting on the conservation of Commonwealth Heritage values. | Section 7.7 |

# APPENDIX H CHANCE FINDS PROTOCOL

## ABORIGINAL CULTURAL HERITAGE

In the event that Aboriginal cultural heritage sites, objects or materials (or suspected cultural sites or materials) are discovered during earthworks, development operations or similar activities at the property, the following procedure is to be followed. Cultural heritage sites, objects or materials may include, but not be limited to: stone artefacts, modified trees, stone arrangements, or skeletal remains.

### 1. STOP WORK

Any person that observes or uncovers potential Aboriginal heritage objects during the works must notify machinery operators and site/project management immediately. All activity in the immediate area should cease.

### 2. NOTIFY

Notify the PSP, who is to notify Finance. Photograph the item(s) in situ.

*NOTE if find is suspected to be Human Remains the Project Manager or Project Director must contact the NT Police who may then take control of the site and any further investigation.*

### 3. PROTECT THE SITE

The location should be cordoned off as en exclusion zone with visible flagging, so that no further disturbance occurs. Flagging should be placed at a 10 m radius surrounding the find. *If suspected Human Remains are located:* Any sand/soils removed must be identified and set aside for assessment by the investigating authorities.

### 4. INSPECT

Inspect the item with the Works Project's Heritage Advisor and determine if consultation with the Lhere Artepe Aboriginal Corporation and NT Heritage is required and if the item can be safely moved for further examination and works can continue. The heritage professional should record the location, nature and extent of the site and determine its heritage significance. Prepare a brief report documenting the item's location, including in situ photographs, and recommendations for management and future storage.

### 5. ASSESS & RECORD THE FIND

If the item cannot be moved without further archaeological excavation and recording, engage a suitably qualified archaeologist to record and assess the item. Determine if adjacent works need to be amended to protect the item in consultation with the Works Project's Heritage Advisor, and input from relevant Commonwealth and NT Heritage officers as necessary. In the event of the discovery of possible human remains, the Police will need to be contacted immediately.

### 6. MANAGE THE FIND

A management plan may be developed for the find, that implements the guidance of the Works Project's Heritage Advisor and Commonwealth or NT Heritage Officer including ongoing requirements for the item's protection as required. This methodology should be submitted to Finance for approval prior to completion of any proposed management or mitigation measures being undertaken.

### 7. RESUME WORK

Works will only recommence once the management procedure has been approved by Finance and completed.

*For suspected Human Remains:* No further excavation is to be undertaken until the area has been assessed, cleared, and any relevant permits granted.

## HISTORIC HERITAGE

In the event that historical cultural heritage sites, objects or are discovered during earthworks, development operations or similar activities at the property, the following procedure is to be followed.

### 1. STOP WORK

Any person that observes or uncovers potential heritage objects during the works must notify machinery operators and site/project management immediately. All activities and/or works in the immediate area must cease.

DO NOT collect samples to show someone.

### 2. NOTIFY

Notify the Building Manager who is to notify Finance, as well as an appropriately qualified heritage professional (archaeologist) if required.

*NOTE if find is suspected to be Human Remains the Project Manager or Project Director must contact the NT Police who may then take control of the site and any further investigation.*

### 3. PROTECT THE SITE

The location should be cordoned off as en exclusion zone with visible flagging, so that no further disturbance occurs.

*NOTE if suspected Human Remains are located:* Any sand/soils removed must be identified and set aside for assessment by the investigating authorities.

### 4. INSPECT

Inspect the item with the Works Project's Heritage Advisor and determine if consultation with the the relevant Commonwealth or NT Heritage Officer is required and if the item can be safely moved for further examination and works can continue. The heritage professional should record the location, nature and extent of the site and determine its heritage significance. Prepare a brief report documenting the item's location, including in situ photographs, and recommendations for management and future storage.

### 5. ASSESS & RECORD THE FIND

If suspected historical archaeological objects are found, an appropriately qualified heritage professional should be engaged to record the location and attributes of the site; determine the heritage significance of the find; assess any impacts (or potential impacts) against the already approved project impacts; and determine appropriate management measures.

### 6. MANAGE THE FIND

A management plan may be developed for the find, that implements the guidance of the Works Project's Heritage Advisor and relevant Commonwealth or NT Heritage Advisor including ongoing requirements for the item's protection as required. This methodology should be submitted to Finance for approval prior to completion of any proposed management or mitigation measures being undertaken.

### 7. RESUME WORK

Works will only recommence once the management procedure has been approved by Finance and completed. This may involve salvage of the find, and/or altering of work methods or location to minimise further harm to the find or associated relics.

*For suspected Human Remains:* No further excavation is to be undertaken until the area has been assessed, cleared, and any relevant permits granted.

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