Casey House and Garden

Heritage Management Plan

PREPARED FOR
Department of Finance

DATE
15 September 2026

REFERENCE
0485853_18



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Casey House and Garden

Heritage Management Plan 2026

I, Senator the Hon Katy Gallagher, Minister for Finance, make the following plan under section 341S of the *Environment Protection and Biodiversity Conservation Act 1999*.

The name of this plan is the *Casey House and Garden Heritage Management Plan 2026*.

This plan commences on the day after it is registered.

This plan revokes and replaces any earlier plan for the *Casey House and Garden.*

Dated:

Name of maker: Senator the Hon Katy Gallagher

Title of maker: Minister for Finance

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

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ACRONYMS AND ABBREVIATIONS

Item	Description
AHC	Australian Heritage Commission
BCA	Building Code of Australia
Burra Charter	The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013
CHL	Commonwealth Heritage List
DCCEEW	Department of Climate Change, Energy, the Environment and Water
EPBC Act	*Environment Protection and Biodiversity Conservation Act 1999*
ERM	Environmental Resources Management Australia Pty Ltd
Finance	Department of Finance
HMP	Heritage Management Plan
ICOMOS	International Council for Monuments and Sites
LoO	Likelihood of Occurrence
MNES	Matters of National Environmental Significance
NCA	National Capital Authority
NCC	National Construction Code
NCP	National Capital Plan
NHL	National Heritage List
P&LM Act	*Australian Capital Territory Planning and Land Management Act 1988*
PAMP	Property Asset Management Plan
PMST	Protected Matters Search Tool
RAO	Representative Aboriginal Organisations
RNE	Register of the National Estate
TEC	Threatened Ecological Community

DEFINITIONS

The following definitions are taken from *The Burra Charter: The Australia International Council for Monuments and Sites (ICOMOS) Charter for Places of Cultural Significance, 2013*. Sources for other terms not included in the Burra Charter are noted.

Term	Description
Adaptation	Changing a place to suit the existing use or a proposed use.
Associations	The connections that exist between people and place.
Compatible use	A use which respects the cultural significance of a place. Such a use involves no, or minimal, impact on cultural significance.
Conservation	All the processes of looking after a place as to retain its cultural significance.
Interpretation	All the ways of presenting the cultural significance of a place.
Maintenance	The continuous protective care of a place and its setting. Maintenance is to be distinguished from repair which involves restoration or reconstruction.
Preservation	Maintaining a place in its existing state and retarding deterioration.
Reconstruction	Returning a place to a known earlier state and is distinguished from restoration by the introduction of new material. This is not to be confused with either re-creation or conjectural reconstruction, which are outside the scope of the Burra Charter.
Restoration	Returning the existing fabric of a place to a known earlier state by removing accretions or reassembling existing components without the introduction of new material.
Setting	The immediate and extended environment of a place that is part of or contributes to its cultural significance and distinctive character.
Tolerance for Change	Used to identify the extent to which heritage values are able to tolerate change (modification/alteration) without adversely affecting their nature or degree of significance (Bourke 2010).

EXECUTIVE SUMMARY

Environmental Resources Management Australia Pty Ltd (ERM) was commissioned by the Department of Finance (Finance) to prepare a Heritage Management Plan (HMP) for Casey House and Garden (the Site), ACT. The Site is subject to a National Land Crown Lease and Finance is the National Land Crown Lessor. The obligation to protect the Commonwealth Heritage values is a requirement of the National Land Crown Lease granted by Finance. This plan has been prepared to assist the National Land Crown Lessee (Crown Lessee) and the National Land Crown Lessor (Crown Lessor) (as required) with meeting their Commonwealth Heritage obligations under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). Unless otherwise specified, management responsibility for the property rests with the National Land Crown Lessee.

This plan replaces the previous plan prepared for the Site by Eric Martin and Associates for the Department of Finance in 2021, and the Conservation Plan prepared by Australian Construction Services for Australian Estate Management in 1994. This plan responds to and reflects changes that have occurred over the past 3 years at and in relation to the Site. These include any updated statutory information, changes to heritage status, and provision of a revised condition and significance assessment. This plan contains practical policies and guidelines for the ongoing heritage management of the Site.

Casey House and Garden is located approximately 350 metres north-west of Parliament House in Canberra and is located on Commonwealth land and managed by a Commonwealth agency. Use and management of the Site needs to meet the Commonwealth Heritage requirements of the EPBC Act.

Casey House and Garden is included on the Commonwealth Heritage List (CHL) (Place ID 105629) for its historical, characteristic, and associative significance. The CHL citation notes the historical, characteristic, and associative values of Casey House and Garden as it is associated with the development of Government Administration in Canberra, related to Richard Gardiner Casey, the first Commonwealth minister to have official residence in Canberra, and was architecturally unusual in Canberra. This plan reaffirmed that the Site meets the threshold for inclusion on the CHL for its historic heritage values. The Site, however, does not contain any tangible Indigenous or natural heritage values. As potential Aboriginal cultural heritage values had been identified, a draft of this plan was provided to the ACT Representative Aboriginal Organisations (RAOs) prior to finalisation for review and comment, however none were received.

Policies and guidelines have been included within this document to provide management advice to the responsible Site stakeholders and support implementation of this plan. Any proposed action that is not consistent with the policies outlined within this plan would require consideration under the EPBC Act, with expert advice from a heritage consultant where necessary. Maintenance plans also provide schedules for catch-up maintenance and cyclical preventative maintenance.

Heritage Asset Management Schedules and a practical handbook and “Dos and Don’ts” guidelines for the heritage values of the study area have also been prepared and included in appendices to this plan. The handbook provides further guidance for tradespeople, maintenance supervisors and tenants and provides technical advice consistent with retaining the Site’s heritage values.

1. INTRODUCTION

Environmental Resources Management Australia Pty Ltd (ERM) was commissioned by the Department of Finance[1] (Finance) to prepare an update of the Heritage Management Plan (HMP) for Casey House and Garden, ACT. The HMP has been prepared to assist the Crown Lessee and the Crown Lessor (as required) with meeting their Commonwealth Heritage obligations under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). Casey House and Garden is currently leased for office use under a Crown Lease.

This plan updates and replaces the previous HMP prepared for the Site by Eric Martin and Associates on behalf of Finance in 2021, and the Conservation Plan prepared by Australian Construction Services for Australian Estate Management in 1994.

1.1 SITE LOCATION

Casey House and Garden (the Site) is located approximately 350 metres (m) north-west of Parliament House in Canberra, ACT. It is located adjacent to the South African Embassy and the Commonwealth Club in the suburb of Yarralumla. The location of Casey House and Garden is shown in Figure 1-1 and the Site area is shown in Figure 1-2.

1.2 CURRENT HERITAGE STATUS

Casey House and Garden is listed on the Commonwealth Heritage List (CHL) (Place ID 105629) for its historical, characteristic, and associative significance. Casey House and Garden is also on the Register of the National Estate (RNE) (Place ID 17709). Casey House is included in Finance's Heritage Register (ID: DFD-61089) established in accordance with EPBC Act requirements, and on the National Trust of Australia list of Classified Places, entered in 1991. The heritage citations for these listings are provided in Appendix B.

1.3 METHODOLOGY

The preparation of this plan has involved review of background documents (including previous management plans), consultation, archival research, and site inspection. It has been prepared in accordance with the following legislative instruments, assessment frameworks, and best practice guidelines:

- EPBC Act and Environment Protection and Biodiversity Conservation Regulations 2025 (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;

[1] The Department of Finance acts on behalf of the Minister for Finance and the final making of a HMP (i.e. legislative instrument) rests with Minister.

- *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;
- *Heritage Act 2004* (ACT); and
- ACT Heritage (Representative Aboriginal Organisations) Declaration 2006 (No. 1).

This plan assesses Indigenous, non-Indigenous (historic) and natural heritage values.

1.3.1 BACKGROUND REVIEW

Background research for the preparation of this plan is based on existing information as presented in the *Casey House and Gardens Heritage Management Plan* (Eric Martin and Associates, 2021), and the *Casey House Conservation Plan* (Australian Construction Services, 1994). Sources used in the research for these reports included:

- National Library of Australia "Trove" Database; and
- National Archives of Australia.

1.3.2 SITE INSPECTION

A site inspection of Casey House and Garden was undertaken by ERM Consulting Director – Heritage, Shelley James, on 27 March 2024. All photos included in the report were taken at this time unless otherwise identified.

1.4 CONSULTATION

Consultation has been undertaken during ERM's involvement with Casey House and Garden with Finance, the Property Service Provider (PSP), and the property leaseholder. A draft of this plan was provided to the ACT Representative Aboriginal Organisations (RAOs) prior to finalisation for review and comment, however none were received.

Public consultation for this plan was undertaken on XX 2026.

Drafting Note: To be updated following consultation with detail of comments received.

1.5 ASSUMPTIONS AND LIMITATIONS

HMPs, through their inventories of assets and precinct descriptions, enable the property owner to identify and manage heritage values. HMPs should be the first port of call to assist in decision-making. However, the HMP will not necessarily cover all activities that could potentially impact on heritage values on-site. Additional advice may need to be sourced from heritage professionals, either internally or externally, to determine whether a proposed action may result in a significant impact on the heritage values.

Whilst this plan presents a robust framework for effective management, the implementation of management actions is subject to resource availability. It should be acknowledged that the heritage requirements of the EPBC Act and the EPBC Regulations at times require significant investment of resources. Therefore, a balance must be identified between the property owner's objectives to manage and maintain its property portfolio to support the ongoing use and function of these properties and the ongoing protection of heritage values.

The scope of this plan is an update of the 2021 HMP prepared by Eric Martin and Associates. The analysis of potential tangible Indigenous heritage values and natural heritage values is based on desk-top review and site inspection by a heritage consultant. The ACT RAOs did not attend site, which means that cultural heritage values assessment could not be completed.

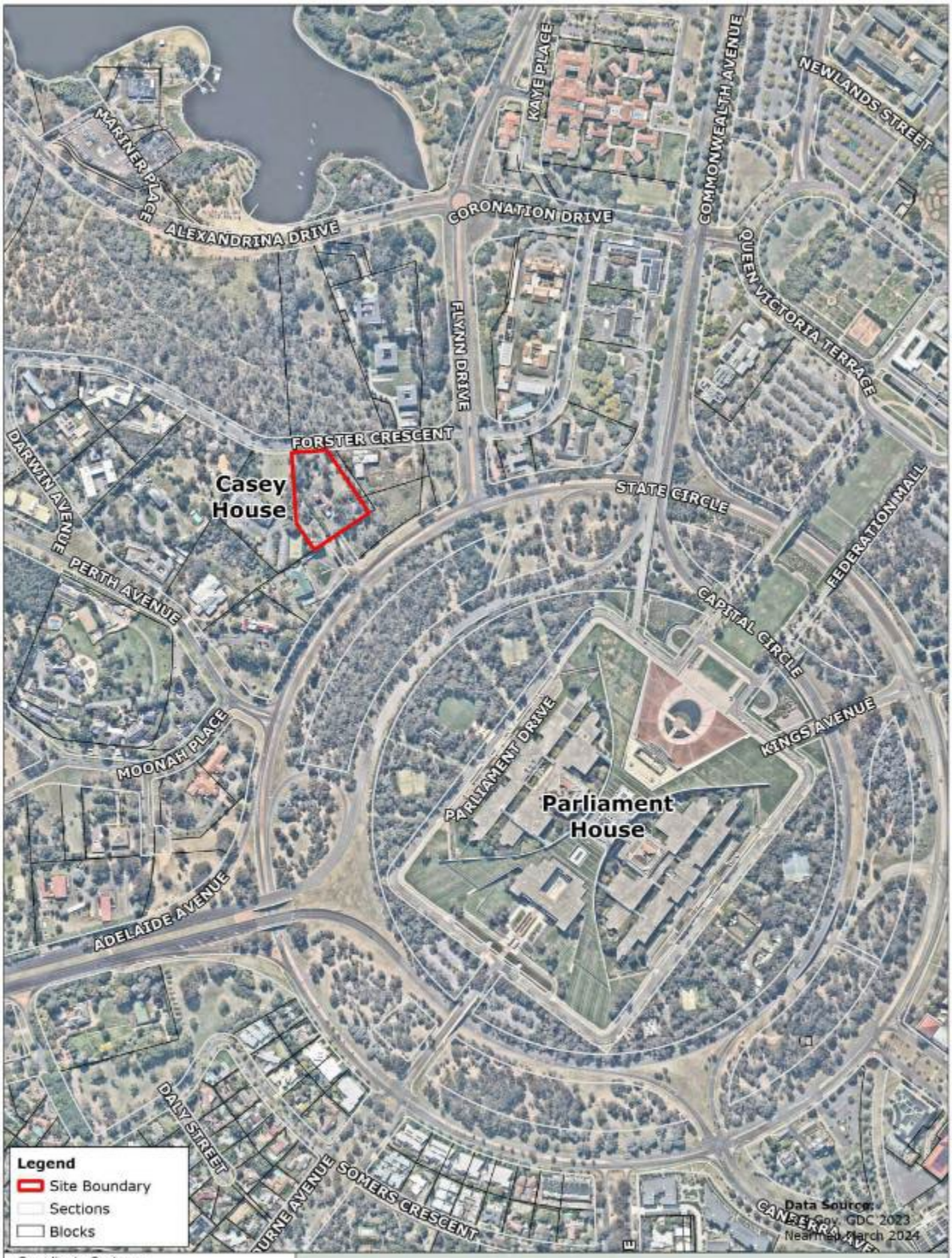
1.6 ACKNOWLEDGEMENTS

This plan draws extensively from the previous HMP prepared by Eric Martin and Associates, which is gratefully acknowledged. ERM also greatly appreciates the assistance from the following people and organisations:

- the current Crown Lessee;
- Finance Property Management and Projects Branch;
- The PSP; and
- Eric Martin.

1.7 AUTHORSHIP

This report has drawn extensively on the 2021 HMP prepared by Eric Martin and Associates, providing updates and assessment of potential natural and Indigenous heritage values. This update of the 2021 HMP was prepared by an ERM Heritage Consultant, Principal Heritage Consultant, and Consulting Director – Heritage. An ERM Partner completed quality assurance reviews.


MARINER PLACE
ALEXANDRINA DRIVE
KAYE PLACE
CORONATION DRIVE
COMMONWEALTH AVENUE
NEWLANDS STREET
QUEEN VICTORIA TERRACE
FLYNN DRIVE
FORSTER CRESCENT
Casey House
DARWIN AVENUE
PERTH AVENUE
STATE CIRCLE
FEDERATION MALL
CAPITAL CIRCLE
KINGS AVENUE
MOONAH PLACE
PARLIAMENT DRIVE
Parliament House
ADELAIDE AVENUE
DALY STREET
URNE AVENUE
SOMERS CRESCENT
CANBERRA AVE
Legend
Site Boundary
Sections
Blocks
Data Source:
ACT Gov, GDC 2023
Nearmap March 2024
Coordinate System:
GDA 1994 MGA Zone 55
Date: 03/07/2024
Created By: GC
Drawing Size: A4
0 50 100 150m
1:7,000
FIGURE 1-1 Site Location
Casey House & Garden, Canberra
Heritage Management Plan
Department of Finance
ERM
0485853_CHG_HMP_G001_R0.aprx


FORSTER CRESCENT
D
C
Casey House
A
B
RHODES PLACE
STATE CIRCLE
Key
A House
B Rear
C Front
D West
Legend
Site Boundary
Sections
Blocks
Data Source:
ACT Gov, GDC 2023
Nearmap March 2024
Coordinate System:
GDA 1994 MGA Zone 55
Date: 03/07/2024
Created By: GC
Drawing Size: A4
0 10 20 30m
1:1,000
FIGURE 1-2 Site Area
Casey House & Garden, Canberra
Heritage Management Plan
Department of Finance
ERM
0485853_CHG_HMP_G001_R0.aprx

2. AIMS OF THE HMP

This updated HMP has been prepared to assist the Crown Lessee and Finance (as required) with understanding and meeting its Commonwealth Heritage obligations for Casey House and Garden under the EBPC Act. This plan responds to and reflects any changes that have occurred over the past 5 years at and in relation to the Site, including any updated statutory information and changes to heritage status, and provision of a revised condition and significance assessment. This plan contains practical policies and guidelines for the ongoing heritage management of the Site in Section 7. An action plan to support implementation of this plan is provided in Section 8.

3. LEGISLATIVE AND PLANNING FRAMEWORK

3.1 FEDERAL 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 Casey House and Garden 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 and/or Commonwealth Heritage List; and
- Section 341ZE: Requirement to provide ongoing protection of heritage values of a place included on the Commonwealth Heritage List 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 Areas;
- National Heritage Places;
- Wetlands of international importance (through the Ramsar Convention on Wetlands[3]);
- Listed threatened species and endangered 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.

[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).

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

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

Casey House and Garden is not on the World or National Heritage Lists. The property grounds do include several remnant trees from the White Box-Yellow Box–Blakely's Red Gum Grassy Woodland, which is a listed as a Critically Endangered Threatened Ecological Community (TEC) under the EPBC Act.

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 (such as Finance) which will or are likely to significantly impact the environment. The term 'environment' has a broader coverage than MNES or sections 341ZC & E (outlined below) and relates to environmental matters that are not necessarily formally listed. This provision can include the consideration of NSW listed species and heritage values. The Act defines the environment as:

a. *ecosystems and their constituent parts, including people and communities; and*
b. *natural and physical resources; and*
c. *the qualities and characteristics of locations, places and areas; and*
d. *heritage values of places; and*
e. *the social, economic and cultural aspects of a thing mentioned in paragraph (a), (b) or (c).*

Any actions which 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 the EPBC Act may also need to be considered.

3.1.1.3 SECTIONS 341S, 341V AND 341X

These sections of the EPBC Act require a Commonwealth agency to prepare a Management Plan for a place on the CHL in accordance with the Commonwealth Heritage Management Principles.

The Commonwealth must comply with the Management Plan and undertake a review and update of the plan at least once every 5 years in accordance with the details of S341X and the EPBC Regulations.

3.1.1.4 SECTION 341ZC

This section of the EPBC Act requires the minimisation of adverse impacts to the heritage values of a National or Commonwealth Heritage place. 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 Finance (as a Commonwealth Agency) sells or leases a Commonwealth area that is or includes part of a Commonwealth Heritage place. Finance must notify the Minister for the Environment 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. Should the Site's National Land status be revoked, the Site becomes Territory Land and this section of the EPBC Act is not invoked. However, it is leading practice for Finance to notify DCCEEW so that the CHL can be updated, and for Finance or the Crown Lessee to nominate the Site for inclusion on the ACT Heritage Register.

3.1.1.6 COMMONWEALTH HERITAGE LIST (CHL) CRITERIA

The CHL criteria are established under S341D (3) of the EPBC Act and provided at Division 10.5 Section 10.03A(2) of the EPBC Regulations. A place can be included on the CHL if it is found to be **significant** against one or more of the following criteria:

TABLE 3-1 COMMONWEALTH HERITAGE LIST CRITERIA

Assessment Criteria for the Commonwealth Heritage List
Criterion A: *The place has significant heritage value because of the place's importance in the course or pattern of Australia's natural or cultural history.*
Criterion B: *The place has significant heritage value because of the place's possession of uncommon, rare or endangered aspects of Australia's natural or cultural history.*
Criterion C: *The place has significant heritage value because of the place's potential to yield information that will contribute to an understanding of Australia's natural or cultural history.*
Criterion D: *The place has significant heritage value because of the place's importance in demonstrating the principal characteristics of:* • A class of Australia's natural or cultural places; or • A class of Australia's natural or cultural environments.
Criterion E: *The place has significant heritage value because of the place's importance in exhibiting particular aesthetic characteristics valued by a community or cultural group*
Criterion F: *The place has significant heritage value because of the place's importance in demonstrating a high degree of creative or technical achievement at a particular period.*
Criterion G: *The place has significant heritage value because of the place's strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.*
Criterion H: *The place has significant heritage value because of the place's special association with the life or works of a person, or group of persons, of importance in Australia's natural or cultural history.*
Criterion I: *The place has significant heritage value because of the place's importance as part of Indigenous tradition.*

Finance Heritage Register

Finance has established a heritage register in accordance with the *EPBC Act and Regulations 2025* to ensure properties within its property portfolio identified as having heritage values are appropriately assessed and managed. The Site is listed on the Finance Heritage Register, ID number DFD-61089. The data sheet from the Finance Heritage Register is provided at Appendix B.

3.1.2 ABORIGINAL AND TORRES STRAIT ISLANDER HERITAGE PROTECTION ACT 1984

The *Aboriginal and Torres Strait Islander Heritage Protection Act 1984* protects significant Aboriginal areas and objects which 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 AUSTRALIAN CAPITAL TERRITORY (PLANNING AND LAND MANAGEMENT) ACT 1988 AND THE NATIONAL CAPITAL PLAN

All land in the ACT belongs to the Commonwealth and, under the *Australian Capital Territory Planning and Land Management Act 1988* (Commonwealth) (P&LM Act) is either:

- National land – managed by the Commonwealth; or
- Territory land – managed by the ACT Government under the *Planning and Development Act 2007* (PD Act).

National Land that is designated as land required for the special purposes of Canberra as the National Capital is administered by the NCA. Finance is responsible for National Land that is not administered by the NCA. The Site sits within National land which is administered by the NCA.

The P&LM Act provides for the preparation of the National Capital Plan (NCP), which is to be administered by the NCA. The P&LM Act legislates the object of the plan: "to ensure that Canberra and the Territory are planned and developed in accordance with their national significance." To that end, the NCP outlines planning principles and policies, standards for the maintenance and enhancement of the National Capital and general aesthetic principles. The Commonwealth and ACT governments must not undertake an activity that is inconsistent with the NCP.

The NCP may also define Designated Areas, which are those that have special characteristics of the National Capital, and may also set out detailed conditions on planning, design, and development. Works within Designated Areas must be approved by the NCA, rather than the ACT Government.

The NCP can be accessed online at https://www.legislation.gov.au/F2007B00014/latest/text.

3.1.3.1 PLANNING FRAMEWORK: NATIONAL CAPITAL PLAN

In accordance with Section 10 of the *Australian Capital Territory (Planning and Land Management) Act 1988*, the National Capital Plan (NCP) is the strategic plan for the ACT that is managed by the National Capital Authority (NCA). It ensures Canberra and the Territory are planned and developed in accordance with their national significance.

If the land subject to this plan becomes Territory Land, any references in this plan to the Commonwealth/Finance management responsibilities (Sections 7 and 8) shall, as from the date when the Land becomes Territory Land, be taken to be reference to the Territory/ACT Government.

The NCP includes Designated Areas, which are areas considered to be of national importance and include the central national area, national institutions, diplomatic areas, Lake Burley Griffin, approach routes to the city and hills, ridges, and buffers.

Any buildings or structures, demolition, landscaping, or excavation works in Designated Areas require the prior written approval of the NCA. Applicants may also be required to provide evidence of environmental clearance or approval from DCCEEW before the NCA will give its approval to development proposals on:

- Commonwealth land;
- Designated areas;
- Sites that may have endangered and protected species of flora and fauna, or some other environmental value (including heritage); or
- Development that has a significant impact on the heritage values of a place entered in the CHL or NHL.

The NCA states that:

- Development should be consistent with the requirements of any relevant Heritage (or Conservation) Management Plan for that particular place; and
- The management of heritage places should ensure that their use and presentation is consistent with their heritage values. Heritage places will be presented and interpreted to increase public awareness, understanding and enjoyment of the natural and cultural heritage of the National Capital and its conservation, subject to any reasonable requirements for privacy or confidentiality.

Casey House and Garden is a heritage place in a Designated Area.

3.1.4 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 authorisation required by other laws to engage in those activities. At present, Casey House and Garden is not subject to a native title determination, however, if native title is determined to exist over the Site in the future, the native title holders would have the right recognised in the determination.

3.1.5 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 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.

3.1.6 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 & territory. The NCC covers such matters as structure, fire resistance, access and egress, services and equipment, and certain aspects of health and amenity. The operation of parts of the NCC is varied by ACT building regulations.

3.1.7 COPYRIGHT ACT 1968

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

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 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.

Moral rights (except in relation to a cinematographic film) last for the same time as copyright in a work, the term of which is usually the creator's life plus 70 years.

For Casey House, moral rights as defined in the *Copyright Amendment (Moral Rights) Act 2000* rest with the architect, Edwin Hubert Henderson, or his estate. Henderson died in 1939. Moral rights extend for 50 years after the death of the architect. As a Departmental Architect and, as far as is known, there was no ongoing arrangement to pass on or administer his moral rights, it is reasonable to assume moral rights responsibilities have extinguished.

3.2 TERRITORY LEGISLATION AND PLANNING

ACT legislation and planning controls may apply to certain activities while Casey House and Garden remains in Commonwealth ownership or control. All ACT requirements would apply in the event of sale or divestment from Commonwealth ownership.

3.2.1 HERITAGE ACT 2004

The *Heritage Act 2004* (ACT) protects the natural and cultural history of the ACT through protection provisions and the establishment of a Heritage Council. This Act was updated with the Heritage Amendment Act 2020.

The *Heritage Act 2004* (ACT) would apply to Casey House and Garden in the event that the property leaves Commonwealth control. Guidance on managing this type of change is provided at Section 7.4 of this plan. While the Site remains in Commonwealth ownership, the requirements of the *Heritage Act 2004* provide relevant information in the event that divestment of the Site is considered in the future.

The *Heritage Act 2004* (ACT) outlines 8 criteria for the identification and assessment of heritage values. The criteria are used to identify places with heritage significance and include a ranking system. Places assessed against one or more criteria as being of Territory significance can be included on the ACT Heritage Register.

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

a) it is important to the course or pattern of the ACT's cultural or natural history;

b) it has uncommon, rare or endangered aspects of the ACT's cultural or natural history;

c) it has potential to yield information that will contribute to an understanding of the ACT's cultural or natural history;

d) it is important in demonstrating the principal characteristics of a class of cultural or natural places or objects;

e) it is important in exhibiting particular aesthetic characteristics valued by the ACT community or a cultural group in the ACT;

f) it is important in demonstrating a high degree of creative or technical achievement for a particular period;

g) it has a strong or special association with the ACT community, or a cultural group in the ACT for social, cultural or spiritual reason; and/or

h) it has special association with the life or work of a person, or people, important to the history of the ACT.

The current status for Casey House on the ACT Heritage Register is "*R2: Removed from the Provisional Register by expiration of interim effect — all located on 'National Land' under the protection of the National Capital Authority*".

Casey House and Garden has been assessed as having met more than one of these criteria (see Section 5.3.1).

However, there is no requirement to nominate Casey House and Garden to the ACT Heritage Register unless the property is divested from Commonwealth ownership and therefore removed from the CHL. Should the Site's National Land status be revoked, the Site becomes Territory Land and Section 341ZE of the EPBC Act is not invoked. It is best practice however, for Finance to notify DCCEEW to update the CHL and for Finance or the Crown Lessee to nominate the Site to the ACT Heritage Register.

3.2.1.1 ACT HERITAGE (REPRESENTATIVE ABORIGINAL ORGANISATIONS) DECLARATION 2006 (NO.1)

Under the *Heritage Act 2004* (ACT) (Section 14), this instrument provides for the scope of consultation with declared ACT Representative Aboriginal Organisations (RAOs).

3.2.1.2 HERITAGE AND DEVELOPMENT IN THE ACT

The following information is provided in the event that the Site is divested from Commonwealth ownership; ACT legislation would apply and the Site would be nominated for inclusion on the ACT Heritage Register.

The ordinary definition of 'development' under the *Planning Act 2023* (ACT) is broadened where the land to be developed is in an urban lease area and it is registered or nominated for registration under the Heritage Register. In this circumstance, any works that would affect the landscape of the land are considered to be 'development' and therefore must follow the development process.

For development for which an Environmental Impact Assessment (EIA) is required, consideration must be given to the heritage significance of the land including the surrounding land.

Development applications that have potential to damage heritage items listed on the ACT Heritage Register are sent from ACT Planning and Land Authority to the Heritage Council for advice.

3.2.2 TERRITORY PLAN

The Territory Plan has been revised by the ACT Government, with the most recent version coming into effect on 27 September 2024. The revised Territory Plan does not affect the Site, as it does not apply to Designated Land under the NCP, National Land, or land used by or on behalf of the Commonwealth.

3.2.3 NATURE CONSERVATION ACT 2014

The primary aim of the *Nature Conservation Act 2014* (ACT) is to protect, conserve and enhance the biodiversity of the ACT. The grounds of Casey House and Garden include several remnant trees from the White Box-Yellow Box–Blakely's Red Gum Grassy Woodland, which is listed as a Critically Endangered TEC of the ACT under the *Nature Conservation Act 2014* (ACT). Under this Act, there is an Action Plan for Native Woodland and Conservation Advice for the White Box-Yellow Box–Blakely's Red Gum Grassy Woodland. These are available via the ACT Threatened Species and Ecological Communities webpage, and focus on the care and protection of this TEC.

3.2.4 URBAN FOREST ACT 2023

The *Urban Forest Act 2023* (ACT) aims to:

- support a resilient and sustainable urban forest that contributes to community wellbeing in a changing climate;
- protect and enhance the urban forest by recognising its value, including its cultural and heritage value;
- contribute to biodiversity in urban areas; and
- support a target of the tree canopy covering 30% of the ACT's urban areas.

The *Urban Forest Act 2023* (ACT) includes controls and penalties for trees in the ACT that are categorised under the Act as protected, registered or regulated trees.

3.3 NON-STATUTORY CONSIDERATIONS

3.3.1 THE BURRA CHARTER 2013

The Australian ICOMOS Charter for the conservation of places of cultural significance (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 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 which 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 Australian Heritage Commission 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 ENGAGING 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 THE 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 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.

Casey House and Garden is listed on the RNE as Place ID 17709 for its historic heritage values.

3.3.6 NATIONAL TRUST OF AUSTRALIA (ACT)

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 BRIEF SITE DESCRIPTION

A full description of the structures at Casey House and Garden is provided in Appendix A and Appendix C.

4.1.1 LANDFORM AND TOPOGRAPHY

Casey House and Garden is located at 4 Rhodes Place Yarralumla (Block 1 Section 44 Yarralumla). The block slopes to the north-east and was originally covered by open woodland. The house itself is located across a natural contour on the Site.

The Site has been landscaped with trees, particularly around the Site boundary, with remnants of an orchard and an open lawn at the front and rear of the block.

4.1.2 SUMMARY OF THE BUILT ENVIRONMENT

Casey House and Garden is composed of a two-storey brick building with a terracotta tiled roof. The house is a Georgian Revival design and features fine art deco details. Decorative metal gates adorn the Rhodes Place and Forster Crescent entrances. Four metal garden sheds are located south-west of the Site, at the rear of the property.



PHOTOGRAPH 4-1 VIEW TO CASEY HOUSE, EASTERN ELEVATION (ERM 2024)



PHOTOGRAPH 4-2 CASEY HOUSE NORTH ELEVATION AND GROUNDS (ERM 2024)



PHOTOGRAPH 4-3 MAIN ENTRY GATES, RHODES PLACE (ERM 2024)

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PHOTOGRAPH 4-4 GARDEN SHEDS, REAR GARDEN (ERM 2024)

FIGURE 4-1 FLOOR PLAN OF CASEY HOUSE (ERIC MARTIN AND ASSOCIATES, 2021)

<REMOVED FOR PUBLIC DISPLAY>

4.2 SITE CHRONOLOGY

A summary history of the Site is provided in Appendix C. A chronology of key dates and periods for the Site is provided in Table 4-1 for ease of reference.

TABLE 4-1 CHRONOLOGY OF KEY DATES AND PERIODS

Date	Event
Pre-Colonisation	Ngunnawal and Ngambri people living in and travelling through the region, utilising resources on the annual gatherings for moth hunting and initiation ceremonies for at least 21,000 years.
1830s	Pastoral settlement of the region, large areas of land granted to and purchased by Robert Campbell. Introduction of sheep farming.
1901	Federation of the Australian colonies. The process to establish the national capital commenced.
1910s	Walter Burley Griffin wins design competition (1912) for the new national capital. Construction of Canberra begins.
1913	Canberra officially commenced as the national capital.
1920-30s	Parliament House in Canberra constructed. Initial government offices and accommodation buildings constructed. Initial transfer of the public service to Canberra commenced. Requirement for a Minister of Government to be resident in Canberra identified by the Federal Government.
1932	The Member for Corio in the newly elected Lyons Government, Richard Gardiner Casey, was one of the first politicians to choose to take up residency in Canberra, and lived in one of the senior officers' houses at the Royal Military College (RMC) Duntroon in the suburb of Campbell.
1936-38	Plans and costs for a purpose-built residence in Yarralumla for the Minister of Government were tabled in Parliament but withdrawn due to heavy criticism of the expenditure during the challenging economic times. The design of the house of the Resident Minister was prepared by the Chief Architect, Works and Services Branch of the Department of the Interior, Edwin Henderson. Records indicate that Maie Casey influenced the design of the residence.
1937	The military returned to RMC Duntroon, and the Casey family needed to move. The Caseys relocated to a family property in Berwick on the outskirts of Melbourne. By this time Casey was Treasurer for the Lyons Government. Tenders for construction of the house were called for in June 1937.
1938	The Caseys took up residence in the completed residence in September 1938.
1939	Casey was appointed the Minister for Supply and Development in the new Government and returned to Melbourne.
1941	Casey House was offered to the newly appointed Canadian High Commissioner Mr. CJ Burchell, as a residence. He declined but agreed to use the building as the offices

Date	Event
	of the Canadian High Commission. The Canadian High Commission moved in 1941 and stayed until 1973.
1978	The Australian Heritage Commission took up occupancy of Casey House as its headquarters.
1989	The Australian Heritage Commission left the property.
1989-1997	Casey House used temporarily as government offices and then vacant for 7 years.
1994	Conservation Plan for Casey House prepared by Australian Construction Services.
1997-1998	The Australian Society of Environmental Education entered into a lease for the property.
1998	The lease for the property was assigned for primary use as offices.
2021	HMP prepared on behalf of Finance by Eric Martin and Associates.

4.3 SITE MANAGEMENT RESPONSIBILITIES

Casey House and Garden is located on designated land with planning control by the National Capital Authority through the National Capital Plan.

The property is administered by Finance (the Crown Lessor) via a National land Crown Lease to the Crown Lessee. The Crown Lessee is responsible for maintaining Casey House and Garden in good condition, repair of any damage, pest management, cleaning, surface decorations and all requirements within the heritage management plan to meet Commonwealth Heritage obligations under the EPBC Act. The Crown Lessor is responsible for managing the Crown Lease.

5. HERITAGE VALUES SUMMARY

The following chapter presents an overview of the heritage significance of Casey House and Garden. This assessment has been drawn from the HMP prepared by Eric Martin and Associates in 2021, with amendments to reflect any notable changes since that time. Casey House and Garden was officially entered on the CHL (Place ID 105629) in June 2004 for its historical, aesthetic, and social values.

5.1 SIGNIFICANCE THRESHOLDS

DCCEEW's online heritage information[4] provides some guidance on determining the level of heritage significance a place may have. DCCEEW states that as well as assessing a place against criteria for its heritage value, the Australian Heritage Council applies a 'significance threshold' test. This test helps the Council to determine the level of significance of a place's heritage value by asking 'just how important are these values?'

World Heritage places have outstanding universal values above and beyond the values they hold for a particular nation. Places in Australia are nominated by the Australian Government, but the list is maintained by the United Nations Educational, Scientific and Cultural Organisation (UNESCO), based in Paris. The Operational Guidelines for the Implementation of the World Heritage Convention state that 'Outstanding Universal Value means cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be of common importance for present and future generations of all humanity'. To determine if a property may warrant World Heritage listing, the World Heritage Committee and its Advisory Bodies consider whether the property meets:

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

All 3 must be in place for a property to be judged to have Outstanding Universal Value.[5]

To reach the threshold for the NHL, a place must have 'outstanding' heritage value to the nation against one or more criteria. This means that it must be important to the Australian community as a whole. To determine whether a place has 'outstanding' heritage values, it is compared to other, similar types of places. This allows the Council to determine if one place is 'more' or 'less' significant compared to other similar places, or if it is unique. The degree of significance can also relate to the geographic area, for instance, the extent of a place's significance locally, regionally, nationally, or internationally.

5.2 CHL VALUES VALIDATION

As Casey House and Garden is already included on the CHL, the analysis against the CHL criteria in Table 5-1 below has been undertaken as a validation exercise, based on historical and site analysis. ERM has provided revised statements against the criteria where necessary. The validation assessment has been undertaken based on the evidence presented in Appendix A to 0. If Territory heritage assessment criteria can be or has been applied, this is also indicated in the Heritage Threshold column.

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

TABLE 5-1 COMMONWEALTH HERITAGE VALUES VALIDATION

Criterion	Values	Current CHL Citation	ERM Assessment	Contributory Elements	Significance Ranking	Heritage Threshold	
						CHL	Territory
a ***the place's importance in the course, or pattern, of Australia's natural or cultural history;***	Natural	-	Casey House and Garden is not an important part of Australia's natural history. This criterion is not met for natural heritage values.	-	None	☐	☐
	Aboriginal	-	The cultural history of this locality as a traditional and significant meeting place is important to the Aboriginal communities of the region. Casey House may be located on one of the pathways historically used by several Aboriginal groups when meeting for large cultural gatherings at nearby Capital Hill. No comment was received from the ACT RAOs to confirm this is the case.			☐	☐
	Historic	Casey House is associated with political controversy, the development of Government Administration in Canberra, the need to have at least one Government minister resident in the National Capital, housing shortages in Canberra in the 1930s and 40s and the economic hardships following the Depression. Casey House is important as the headquarters of the Canadian High Commission for over thirty years and as the focus of the administration of Canadian-Australian relationships during that time. Casey House, as the Headquarters of the Australian Heritage Commission from 1978-1989, has associations with the growing awareness and concern with environmental and heritage matters felt by the Australian Government and society in the 1970s and 80s.	ERM concurs with this assessment. Many of the substantial plantings within the Casey House grounds appear to have been from the Canadian High Commission period. The archival record suggests a progressive planting of the large deciduous trees rather than a planned introduction of plantings at any one time. There are several species with connections to indigenous Canadian flora.	The whole building, its grounds and setting. The White Elms, Sycamore, Pin Oak, and White Oak in close proximity to the house.	High	☑	☑
b ***the place's possession of uncommon, rare or endangered aspects of Australia's natural or cultural history;***	Natural	-	The grounds of Casey House contain several remnant trees associated with the critically endangered TEC, White Box-Yellow Box–Blakely's Red Gum Grassy Woodland and Derived Native Grassland. In the sub-bioregion context, the small number of remnant trees on the property are isolated, do not form a coherent and intact community and do not contribute to an understanding of Australia's natural history. The grounds of Casey House do not meet the criteria test for the TEC. However, the trees have high environmental value and are protected under the *Nature Conservation Act.* This criterion is not met for natural heritage values.	-	None	☐	☐
	Aboriginal	-	Casey House and Garden does not meet this criterion for Aboriginal heritage values.	-	None	☐	☐

Criterion	Values	Current CHL Citation	ERM Assessment	Contributory Elements	Significance Ranking	Heritage Threshold	
						CHL	Territory
	Historic	Casey House and Garden are not listed against this criterion.	Architecturally, the house is unusual in Canberra for its Art Deco details in an otherwise Georgian Revival design.	Georgian Revival design: • Symmetry of overall rectangular built form. • Regular repetitive fenestration. • Sidelights to front entrance door. • Plain wall surfaces of fine face brickwork. • Pilaster treatments to front and rear entrances. • Simple roof configuration. Art Deco details • Decorative brickwork including chevron motif around front and rear entrances. • Vertical emphasis to front and rear entrances. • Simple stylised ornamental brickwork features between first floor windows on the rear façade.	Moderate	☑	☑
c ***the place's potential to yield information that will contribute to an understanding of Australia's natural or cultural history;***	Natural	-	Casey House and Gardens do not meet this criterion for natural heritage values.	-	None	☐	☐
	Aboriginal	-	Casey House and Gardens has very low archaeological potential and does not meet this criterion for Aboriginal heritage values.	-	None	☐	☐
	Historic	Casey House and Garden are not listed against this criterion.	ERM concurs with this assessment.	-	None	☐	☐
d ***the place's importance in demonstrating the principal characteristics of:*** ***i) a class of Australia's natural or cultural places; or*** ***ii) a class of Australia's natural or cultural environments;***	Natural	-	The grounds of Casey House contain several remnant trees associated with the critically endangered TEC, White Box-Yellow Box–Blakely's Red Gum Grassy Woodland and Derived Native Grassland. In the sub-bioregion context, the small number of remnant trees on the property are isolated, do not form a coherent and intact community and do not contribute to an understanding of Australia's natural history. The grounds of Casey House do not meet the criteria test for the TEC. However, the trees have high environmental value and are protected under the *Nature Conservation Act.* This criterion is not met for natural heritage values.	-	None	☐	☐
	Aboriginal	-	Casey House and Gardens do not meet this criterion for Aboriginal heritage values.	-	None	☐	☐

Criterion	Values	Current CHL Citation	ERM Assessment	Contributory Elements	Significance Ranking	Heritage Threshold	
						CHL	Territory
	Historic	Architecturally, the house is unusual in Canberra for its Art Deco details in an otherwise Georgian Revival design. Through its Art Deco detailing Casey House is linked with the early group of 'permanent' Government buildings in Canberra favouring this style. The requirements and aesthetics of Richard Gardiner Casey and his wife, Maie, influenced the design and construction of the residence. Maie Casey was responsible for the original interior design schemes and details. The garden as a setting for the house was a significant component of all housing for officials at the time. Casey House is significant as one of the few buildings located on Perth Avenue, one of the roads radiating from State Circle named after state capitals and generally orientated in the direction of the capital.	ERM concurs with this assessment.	Art Deco details in an otherwise Georgian Revival design, plus its location in Perth Avenue.	High	☑	☑
e ***the place's importance in exhibiting particular aesthetic characteristics valued by a community or cultural group;***	Natural	-	Casey House and Garden does not meet this criterion for Aboriginal heritage values.	-	None	☐	☐
	Aboriginal	-	Casey House and Garden does not meet this criterion for Aboriginal heritage values.	-	None	☐	☐
	Historic	Casey House and Garden is not listed against this criterion.	Casey House is a clear example of the Georgian Revival style of Australian architecture from the inter-war period, with Art Deco details. The Garden provides a picturesque setting for the House. Casey House and Garden makes a notable aesthetic contribution to the character of the surrounding area and is likely to be valued for its aesthetic characteristics by the local community.	Georgian Revival design, Art Deco details, landscape setting including Henderson's planning layout concept of a grand open space to the principal house elevation with flanking plantations.	Moderate	☑	☑
f ***the place's importance in demonstrating a high degree of creative or technical achievement at a particular period;***	Natural	Not relevant to this criterion.	This criterion is not relevant to natural heritage values.	-	None	☐	☐
	Aboriginal	-	Casey House and Garden does not meet this criterion for Aboriginal heritage values.	-	None	☐	☐
	Historic	Casey House and Garden is not listed against this criterion.	ERM concurs with this assessment.	-	None	☐	☐
g ***the place's strong or special association with a particular community or cultural group for social, cultural or spiritual reasons;***	Natural	Not relevant to this criterion.	This criterion is not relevant to natural heritage values.			☐	☐
	Aboriginal	-	The cultural history of this locality as a traditional and significant meeting place is important to the Aboriginal communities of the region. Casey House may be located on one of the pathways historically used by several Aboriginal groups when meeting for large cultural gatherings at nearby Capital Hill. No comment was received from the ACT RAOs to confirm this is the case.			☐	☐
	Historic	Casey House and Garden is not listed against this criterion.	ERM concurs with this assessment.		None	☐	☐

Criterion	Values	Current CHL Citation	ERM Assessment	Contributory Elements	Significance Ranking	Heritage Threshold	
						CHL	Territory
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	Not relevant to this criterion.	This criterion is not relevant to natural heritage values.		None	☐	☐
	Aboriginal	-	Casey House and Gardens does not meet this criterion for Aboriginal heritage values.	-	None	☐	☐
	Historic	Casey House and Garden is significant for its historic associations with Richard Gardiner Casey, Treasurer with the Lyons Government, Resident Minister in Canberra, the first Commonwealth minister to have an official residence in Canberra and later, Lord Casey, Governor-General of Australia. Casey House and Garden is associated with the Chief Architect of the Department of Works, E. Henderson, who respected the Griffin Plan in locating the house within an area designated for official residences.	ERM concurs with this assessment.	The whole house and garden, its location close to Parliament House, and any evidence of the original interior design schemes and details.	High	☐	☐
i ***the place's importance as part of Indigenous tradition.***	Natural	Not relevant to this criterion.	This criterion is not relevant to natural heritage values.	-	N/A	☐	☐
	Aboriginal	Does not reach threshold for this criterion.	The cultural history of this locality as a traditional and significant meeting place is important to the Aboriginal communities of the region. Casey House may be located on one of the pathways historically used by several Aboriginal groups when meeting for large cultural gatherings at nearby Capital Hill. No comment was received from the ACT RAOs to confirm this is the case.			☐	☐
	Historic	Not relevant to this criterion.	This criterion is not relevant to historic heritage values.	-	N/A	☐	☐

5.3 ASSESSED VALUES

5.3.1 ASSESSMENT AGAINST THE ACT HERITAGE REGISTER CRITERIA

Table 5-2 provides an assessment of the heritage values of Casey House and Garden against the criteria for the ACT Heritage Register.

TABLE 5-2 ACT HERITAGE REGISTER CRITERIA ASSESSMENT

Criterion	ERM Assessment
Criterion A: Importance to the course or pattern of the ACT's cultural or natural history.	Casey House is associated with political controversy, the development of Government Administration in Canberra, the need to have at least one Government minister resident in the National Capital, housing shortages in Canberra in the 1930s and 40s and the economic hardships following the Depression. Casey House is important as the headquarters of the Canadian High Commission for over thirty years and as the focus of the administration of Canadian-Australian relationships during that time. Casey House, as the Headquarters of the Australian Heritage Commission from 1978-1989, has associations with the growing awareness and concern with environmental and heritage matters felt by the Australian Government and society in the 1970s and 80s. The cultural history of this locality as a traditional and significant meeting place is important to the Aboriginal communities of the region. Casey House may be located on one of the pathways historically used by several Aboriginal groups when meeting for large cultural gatherings at nearby Capital Hill. No comment was received from the ACT RAOs to confirm this is the case.
Criterion B: Has uncommon, rare or endangered aspects of the ACT's cultural or natural history.	Architecturally, the house is unusual in Canberra for its Art Deco details in an otherwise Georgian Revival design.
Criterion C: Potential to yield information that will contribute to an understanding of the ACT's cultural or natural history.	Casey House and Garden do not meet this criterion.
Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or objects.	Architecturally, the house is unusual in Canberra for its Art Deco details in an otherwise Georgian Revival design. Through its Art Deco detailing Casey House is linked with the early group of 'permanent' Government buildings in Canberra favouring this style. The requirements and aesthetics of Richard Gardiner Casey and his wife, Maie, influenced the design and construction of the residence. Maie Casey was responsible for the original interior design schemes and details. The garden as a setting for the house was a significant component of all housing for officials at the time. Casey House is significant as one of the few buildings located on Perth Avenue, one of the roads radiating from State Circle named after state capitals and generally orientated in the direction of the capital.

Criterion	ERM Assessment
Criterion E: Importance in exhibiting particular aesthetic characteristics valued by the ACT community or a cultural group in the ACT.	Casey House is a clear example of the Georgian Revival style of Australian architecture from the inter-war period, with Art Deco details. The Garden provides a picturesque setting for the House. Casey House and Garden makes a notable aesthetic contribution to the character of the surrounding area and is likely to be valued for its aesthetic characteristics by the local community.
Criterion F: Importance in demonstrating a high degree of creative or technical achievement for a particular period.	Casey House and Garden does not meet this criterion.
Criterion G: Has a strong or special association with the ACT community, or a cultural group in the ACT for social, cultural or spiritual reasons.	The cultural history of this locality as a traditional and significant meeting place is important to the Aboriginal communities of the region. Casey House may be located on one of the pathways historically used by several Aboriginal groups when meeting for large cultural gatherings at nearby Capital Hill. No comment was received from the ACT RAOs to confirm this is the case.
Criterion H: Has a special association with the life or work of a person, or people, important to the history of the ACT.	Casey House and Garden is significant for its historic associations with Richard Gardiner Casey, Treasurer with the Lyons Government, Resident Minister in Canberra, the first Commonwealth minister to have an official residence in Canberra and later, Lord Casey, Governor-General of Australia. Casey House and Garden is associated with the Chief Architect of the Department of Works, E. Henderson, who respected the Griffin Plan in locating the house within an area designated for official residences.

5.3.2 ASSESSMENT AGAINST NHL AND WHL CRITERIA

Table 5-3 and Table 5-4 provide an assessment of the heritage values of Casey House and Garden against NHL and WHL criteria.

TABLE 5-3 ASSESSMENT AGAINST NHL CRITERIA

NHL Criterion	ERM Assessment
a. the place has outstanding heritage value to the nation because of the place's importance in the course, or pattern, of Australia's natural or cultural history	The NHL threshold for this criterion is not met.
b. the place has outstanding heritage value to the nation because of the place's possession of uncommon, rare or endangered aspects of Australia's natural or cultural history	The NHL threshold for this criterion is not met.
c. the place has outstanding heritage value to the nation because of the place's potential to yield information that will contribute to an understanding of Australia's natural or cultural history	The NHL threshold for this criterion is not met.
d. the place has outstanding heritage value to the nation because of the place's importance in demonstrating the principal characteristics of: *i. a class of Australia's natural or cultural places; or* *ii. a class of Australia's natural or cultural environments;*	The NHL threshold for this criterion is not met.
e. the place has outstanding heritage value to the nation because of the place's importance in exhibiting particular aesthetic characteristics valued by a community or cultural group	The NHL threshold for this criterion is not met.

NHL Criterion	ERM Assessment
f. the place has outstanding heritage value to the nation because of the place's importance in demonstrating a high degree of creative or technical achievement at a particular period	The NHL threshold for this criterion is not met.
g. the place has outstanding heritage value to the nation because of the place's strong or special association with a particular community or cultural group for social, cultural or spiritual reasons	The NHL threshold for this criterion is not met.
h. the place has outstanding heritage value to the nation 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	The NHL threshold for this criterion is not met.
i. the place has outstanding heritage value to the nation because of the place's importance as part of Indigenous tradition.	The NHL threshold for this criterion is not met.

TABLE 5-4 ASSESSMENT AGAINST WHL CRITERIA

WHL Criterion	ERM Assessment
(i) to represent a masterpiece of human creative genius	The WHL threshold for this criterion is not met.
(ii) to exhibit an important interchange of human values, over a span of time or within a cultural area of the world, on developments in architecture or technology, monumental arts, town-planning or landscape design	The WHL threshold for this criterion is not met.
(iii) to bear a unique or at least exceptional testimony to a cultural tradition or to a civilization which is living or which has disappeared	The WHL threshold for this criterion is not met.
(iv) to be an outstanding example of a type of building, architectural or technological ensemble or landscape which illustrates (a) significant stage(s) in human history	The WHL threshold for this criterion is not met.
(v) to be an outstanding example of a traditional human settlement, land-use, or sea-use which is representative of a culture (or cultures), or human interaction with the environment especially when it has become vulnerable under the impact of irreversible change	The WHL threshold for this criterion is not met.
(vi) to be directly or tangibly associated with events or living traditions, with ideas, or with beliefs, with artistic and literary works of outstanding universal significance. (The Committee considers that this criterion should preferably be used in conjunction with other criteria)	The WHL threshold for this criterion is not met.
(vii) to contain superlative natural phenomena or areas of exceptional natural beauty and aesthetic importance	The WHL threshold for this criterion is not met.
(viii) to be outstanding examples representing major stages of earth's history, including the record of life, significant on-going geological processes in the development of landforms, or significant geomorphic or physiographic features	The WHL threshold for this criterion is not met.
(ix) to be outstanding examples representing significant on-going ecological and biological processes in the evolution and development of terrestrial, fresh water, coastal and marine ecosystems and communities of plants and animals	The WHL threshold for this criterion is not met.

WHL Criterion	ERM Assessment
(x) to contain the most important and significant natural habitats for in-situ conservation of biological diversity, including those containing threatened species of outstanding universal value from the point of view of science or conservation	The WHL threshold for this criterion is not met.

5.4 CONCLUSION

The ranking of built heritage values against the criteria for the CHL has confirmed that Casey House and Garden meets the threshold for historical, characteristic, associative significance. ERM's validation assessment has identified that Casey House and Garden has aesthetic significance and rarity value in the Canberra region.

Casey House and Garden has potential Aboriginal cultural heritage values, however no comment was received from the RAOs to confirm if this is the case.

The validation assessment determined that Casey House and Garden does not have natural heritage significance.

As no criteria were met at an outstanding or universal level, Casey House and Garden does not have potential National or World heritage values.

5.4.1 SUMMARY STATEMENT OF HERITAGE SIGNIFICANCE

The following statement of significance has been revised based on the validation analysis against the CHL criteria and the assessment against the NHL and WHL criteria provided above. Changes are shown in **bold.**

> Casey House is associated with political controversy, the development of Government Administration in Canberra, the need to have at least one Government minister resident in the National Capital, housing shortages in Canberra in the 1930s and 40s and the economic hardships following the Depression.
>
> Casey House and Garden is significant for its historic associations with Richard Gardiner Casey, Treasurer with the Lyons Government, Resident Minister in Canberra, the first Commonwealth minister to have an official residence in Canberra and later, Lord Casey, Governor-General of Australia. Casey House and Garden is associated with the Chief Architect of the Department of Works, E Henderson, who respected the Griffin Plan in locating the house within an area designated for official residences.
>
> Casey House is important as the headquarters of the Canadian High Commission for over thirty years and as the focus of the administration of Canadian-Australian relationships during that time. Casey House, as the Headquarters of the Australian Heritage Commission from 1978-1989, has associations with the growing awareness and concern with environmental and heritage matters felt by the Australian Government and society in the 1970s and 80s.
>
> Architecturally, the house is unusual in Canberra for its Art Deco details in an otherwise Georgian Revival design. **Casey House is a rare example of the Georgian Revival architectural style in Canberra.** Through its Art Deco detailing Casey House is linked with the early group of 'permanent' Government buildings in Canberra favouring this style.

The requirements and aesthetics of Richard Gardiner Casey and his wife, Maie, influenced the design and construction of the residence. Maie Casey was responsible for the original interior design schemes and details. The garden as a setting for the house was a significant component of all housing for officials at the time.

Casey House is significant as one of the few buildings located on Perth Avenue, one of the roads radiating from State Circle named after state capitals and generally orientated in the direction of the capital.

Casey House gardens include remnant woodland trees, the original site planning layout by Henderson and the Caseys and substantial plantings by the Canadian High Commissioner which contribute to the aesthetics of the property and the local Yarralumla landscape setting.

Note: Casey House and Garden has potential Aboriginal cultural heritage values however no comment was received from the ACT RAOs to confirm if this is the case.

5.5 SIGNIFICANCE RANKING

Casey House and Garden has a number of physical attributes that can be ranked and mapped in terms of significance. Different components of a place make different relative contributions to its heritage value and a loss of condition or integrity may diminish significance.

Throughout the site assessment, the significance of contributory elements has been evaluated along with overall heritage values in accordance with the Finance ranking system Appendix I. Table 5-5 lists the assessed significance level of each element at Casey House and Garden, drawing upon previous analysis by EMA and consideration of original and early building fabric and decorative features. Inventory sheets for these elements are provided in Appendix A.

TABLE 5-5 SIGNIFICANCE OF CONTRIBUTORY ELEMENTS

Contributory Element Name	Ranking
Casey House as a whole	High
Casey House Exterior	High
Study	High
Drawing Room	High
Hall	High
Corridor	High
Living Room	High
Kitchen and Sitting Room	Moderate
Pantry	Low
Verandah/Dining Room	High
Lobby	High
Garage	Moderate
Porch	Moderate
Servants' Stairs	High

Contributory Element Name	Ranking
Toilet (Ground Floor)	Moderate
Laundry	Moderate
Music Room	Moderate
Main Stair Well	High
Box Room (First Floor)	High
Dressing Room	High
Bedroom Balcony	Moderate
Main Bathroom	High
Master Bedroom	High
Bedroom 2	High
Bedroom 3	High
Bedroom 4	High
Bedroom 5	High
Bedroom 6	High
Servants' Bathroom	Moderate
Second Bathroom	High
Servants' Corridor and Main Corridor	High
Bedroom 7	High
Sunroom	High
Gardens as a whole – setting and planting types	High
Garden Sheds	None-intrusive
Entry Gates	Low

6. MANAGEMENT ANALYSIS

The information and analysis presented in the preceding chapters of this plan shows that Finance and the Crown Lessee both have a responsibility for the Commonwealth Heritage values of Casey House and Garden.

This section presents and discusses the range of potential risks from the interaction of day-to-day and strategic activities and the heritage values of the place.

6.1 RISK ASSESSMENT

This section identifies and rates the current and future risks to the heritage values of Casey House and Garden. The purpose of this risk assessment is to identify policy and guideline requirements for the effective management of Casey House and Garden'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 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. An explanation for the consequence ratings is provided in Table 6-2.

The higher the score a risk receives, the more the extensive management action 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

TABLE 6-2 CONSEQUENCE RATING

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

6.1.1 RISK CATEGORIES

The following risk categories have been considered for Casey House and Garden:

- Management Framework;
- Changes to Fabric;
- Maintenance of Heritage Values;
- Change in Lessee/Ownership;
- Future Use and Development Controls;
- Interpretation;
- Legislative Compliance;
- Consultation; and
- Public Access.

6.1.2 RISK REGISTER AND RISK RESPONSES

The risks for the study area 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. The recommendations are provided in Table 6-3. These recommended risk responses have informed the heritage conservation policies and guidelines provided in this Section.

These risk responses in conjunction with the policies and guidelines would assist Finance in providing continued protection of the identified heritage values of the Site.

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 in this plan
Management Framework	Lack of clarity of responsibility for heritage management of the Site.	Management decisions may result in damage to or loss of heritage values.	Possible	Major	High	The Crown Lessee, maintenance personnel and Finance management team responsible for the property need to be informed of the importance of recognising and conserving the heritage values of the Site. This plan is a key document that will assist with ensuring managers have the information and guidance to enable them to appropriately manage the heritage values of the asset.	Low	Section 7.3
Changes to Fabric	Unsympathetic changes to heritage fabric.	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 conservation focused, and significant changes should be avoided.	Low	Section 7, Appendix D
Maintenance of Heritage Values	Unsympathetic maintenance of heritage fabric.	Damage to or loss of heritage values.	Possible	Major	High	Ensure all maintenance is low impact and seeks to conserve and retain heritage fabric and setting in-situ.	Low	Section 7.13
Change in Lessee/ Ownership	A new lessee may have no appreciation for the heritage values of the property. Casey House and Garden leaves Commonwealth ownership, resulting in no legal protection for identified heritage values.	Unintentional adverse or significant impacts from changes to the property. Heritage values could be lost or negatively impacted without adequate legal protection.	Unlikely	Major	Medium	Ensure a potential/proposed new Crown Lessee is provided with the latest HMP for the property prior to executing the lease. Ensure that the lease continues to include clear requirements for the ongoing heritage conservation and maintenance of the property. Ongoing heritage protection needs to be sought via nomination to the ACT Heritage Register. Liaison with ACT Heritage Council. Notification under 341ZE. Sale/transfer documentation to include HMP requirements.	Low	Section 7.4
Future Use and Development Controls	Changes to the current use of the property or part thereof, including new development that does not consider heritage values.	Heritage values lost or negatively impacted on through unsympathetic changes in use and new development.	Unlikely	Major	Medium	Examine prudent and feasible alternatives to the proposed action. Prepare a Heritage Impact Assessment and EPBC Act Referral if needed.	Low	Section 7.5
Interpretation	Heritage values of a place are promoted to users or the community through interpretive devices. Insufficient or inaccurate interpretation of heritage values may arise from a lack of skill in this specialist area.	Heritage values may not be understood by visitors; this may lead to damage to or loss of heritage values.	Unlikely	Major	Medium	An Interpretation Strategy can be developed to assist the Crown Lessee and Finance with ensuring information about heritage values is provided in an appropriate manner. This must be undertaken by a heritage specialist with experience working on interpretation of heritage places.	Low	Section 7.10
Legislative Compliance	Compliance with the EPBC Act is required whilst in Commonwealth ownership. ACT statutory requirements may apply in certain circumstances. Confusion over legislative requirements could lead to non-compliance.	Activities may be undertaken that may result in damage to or loss of heritage values.	Unlikely	Major	Medium	A summary of legislative requirements is included at *Section 2* of this plan to assist the Crown Lessee and Finance to achieve legislative compliance on heritage issues under the EPBC Act.	Low	Section 2
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	Major	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 7.11
Public Access	The property is currently leased for private office use. Uncontrolled public access may result in damage to heritage items and sites, including vandalism and souveniring.	Damage to heritage fabric and values, with a consequential loss and damage to the heritage values.	Unlikely	Major	Medium	Options for carefully controlled public access can be explored in the recommended Interpretation Strategy. Property protection and privacy considerations are key factors in exploring public access options.	Low	Section 7.10

6.2 LEGISLATIVE COMPLIANCE NOTE

Compliance with the EPBC Act is required whilst in Commonwealth ownership. ACT legislation may apply to certain activities by the Commonwealth, and legal advice should be sought on whether approvals or permits would be required for proposed changes or works to Casey House and Garden. ACT legislation would apply if the property were divested from Commonwealth ownership. Section 2 of this plan outlines the planning framework for Casey House and Garden to support legislative compliance on heritage issues under the EPBC Act.

6.3 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 (or National) Heritage values as identified in the CHL are to take precedence in planning change.

The analysis of contributory heritage elements described in this report assists with managing any proposed change to Casey House and Garden'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 (2010).

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 lists the tolerance for change ranking of contributory items at Casey House and Garden. Further maintenance and management guidance for these elements is provided in Section 7.7.

TABLE 6-5 TOLERANCE FOR CHANGE FOR SIGNIFICANT ELEMENTS AT CASEY HOUSE AND GARDEN

Element	Significance Ranking	Tolerance for Change
Casey House as a whole	High	Low
Casey House Exterior	High	None
Study	High	Low
Drawing Room	High	Low
Hall	High	Low
Corridor	High	Low
Living Room	High	Low
Kitchen and Sitting Room	Moderate	Moderate
Pantry	Low	Moderate
Verandah/Dining Room	High	Low
Lobby	High	Low
Garage	Moderate	Moderate
Porch	Moderate	Moderate
Servants' Stairs	High	Low
Laundry	Moderate	Moderate
Toilet (Ground Floor)	Moderate	Moderate
Music Room	Moderate	Moderate
Main Stair Well	High	Low

Element	Significance Ranking	Tolerance for Change
Box Room (First Floor)	High	Low
Dressing Room	High	Low
Bedroom Balcony	Moderate	Moderate
Main Bathroom	High	Low
Master Bedroom	High	Low
Bedroom 2	High	Low
Bedroom 3	High	Low
Bedroom 4	High	Low
Bedroom 5	High	Low
Bedroom 6	High	Low
Servants' Bathroom	Moderate	Moderate
Second Bathroom	High	Low
Servants' Corridor and Main Corridor	High	Low
Bedroom 7	High	Low
Sunroom	High	Low
Gardens as a whole – setting and planting types	High	Low
Garden Sheds	None-intrusive	High
Entry Gates	Low	High

7. POLICIES AND GUIDELINES

This section presents policies and guidelines to address the on-going management and care of the heritage values at Casey House and Garden. Unless otherwise specified, responsibilities for implementation of the HMP rest with the Crown Lessee.

7.1 MANAGEMENT OBJECTIVES

The objectives of the management of the Site are to:

- conserve the Commonwealth Heritage values and attributes of Casey House and Garden;
- meet statutory requirements; and
- ensure a continued ongoing use of the property that aligns with the heritage values of the place.

7.2 APPROACH TO HERITAGE MANAGEMENT

The Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (2013) (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, the HMP should be adopted by the Crown Lessee. It is important that the personnel responsible for the management and maintenance of the Site 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. A succinct heritage awareness package or induction document should be developed by the Crown Lessee and provided to appropriate personnel and any contractors on an ongoing basis.

Policy 1
This plan is to be adopted by the authorities responsible for the management of the Site and used in its ongoing strategic and day-to-day management
Policy 2
The conservation and management of the heritage values of the Site should be carried out in accordance with the principles of the Burra Charter.

7.3 MANAGEMENT FRAMEWORK AND WORKS APPROVAL

7.3.1 SITE MANAGEMENT FRAMEWORK

Finance currently maintains the Crown Lease for Casey House and Gardens as the responsible Commonwealth Agency for the property. The following guidance outlines the management responsibilities under the current lease and statutory arrangements. Should this change, similar management arrangements will be required. Should the Site's National Land Status be revoked, it would become Territory Land. If this occurs, leading practice is to notify DCCEEW to update the CHL and nominate the Site for inclusion on the ACT Heritage Register, consistent with the intent of Section 341ZE of the EPBC Act. If a new National Land Crown Lease is granted, revised management arrangements may be required to support ongoing compliance with the Commonwealth Heritage requirements of the EPBC Act.

The Crown Lease requires that a current Conservation Management Plan (now a HMP) is to be maintained and complied with. This supports compliance with the Commonwealth Heritage provisions of the EPBC Act. Some details in the Crown Lease have been flagged by Eric Martin and Associates and ERM for review from a heritage conservation perspective (it is noted that these details in the Crown Lease are not able to be amended without a request from the Crown Lessee):

- Review of HMP (see Section 7.12.4 for details): The current accepted leading practice is to review HMPs on a 5-year basis (refer also EPBC Act Clause 341X). An increase to the interval between reviews from 2 to 5 years is recommended for consideration; and
- Maintenance (see Section 7.13 for details): Clause 6.2 (b)(xiii) includes landscaping as a significant action requiring approval. However, general garden maintenance aligns with Clause 6.3(a)(iv)[6] and excludes it from prior approval. It is noted that Clause 6.3 (a)(x) requires a regular repaint every 3 years and while some surfaces, such as heavily exposed timber, may require this for other areas such as walls, especially internal walls, this is excessive and may ultimately affect significance through the build-up of paint.

Policy 3

The Crown Lessee should seek review and revision where appropriate, of the Crown Lease to address heritage conservation requirements and any revised management arrangements should be considered. If in doubt regarding the requirements of the Crown Lease for heritage management on the property, the HMP should take precedence. .

7.3.2 TRAINING AND AWARENESS

Casey House and Garden is administered by Finance and is leased for private use through a National Land Crown Lease. Day to day responsibility of the property's management and maintenance sits with the Crown Lessee, with infrequent monitoring and compliance oversight from the PSP on behalf of Finance. All personnel responsible for the management and maintenance of the property should be made aware of the heritage values it contains.

[6] Clause 6.3(a)(iv) of the Crown Lease requires the Crown Lessee to maintain all driveways and paths in good condition, and all lawns, gardens and shrubberies to be kept trimmed, well-bordered, cultivated and in good order and condition.

Policy 4
Heritage conservation awareness training should be developed and implemented for personnel responsible for the management and maintenance of Casey House and Garden.
Policy 5
For any works beyond routine maintenance and repair, all tradespeople undertaking activities at Casey House and Garden should be informed of the heritage values and legislative requirements relating to the property with the aim to prevent inadvertent damage and ensure familiarity with the Chance Find Protocols (see Section 7.9 and Appendix F).

7.3.3 APPROVALS

As a Commonwealth Heritage place subject to the National Capital Plan, a range of approvals are required for works at Casey House and Garden. The minimum requirement is Finance approval, with external changes also requiring NCA works approval, and changes with the potential for adverse or significant impacts requiring approval from the Minister for the Environment under the EPBC Act. All proposed changes need to carefully consider the potential for adverse and significance impacts to heritage values and seek to avoid these as far as reasonably practicable.

Any proposed changes to the exterior and gardens must be referred to the NCA to determine if NCA Works Approval is required. The definition of works includes:

- the construction, alteration, extension or demolition of buildings or structures;
- landscaping;
- tree-felling; or
- excavations.

It excludes anything done inside buildings or structures.

Change includes work that would require a Works Approval. Some changes may require heritage advice only, while others may require a more specific detailed submission and approval process. Where the changes need to be approved, the submission should reference the relevant HMP policies and a brief explanation on the reasons for the proposed work.

The sequence for obtaining the relevant approvals is:

- Consider potential heritage impacts, seek specialist heritage advice, and prepare a Heritage Impact Assessment (HIA) if necessary. The HIA is to be prepared in accordance with current leading practice guidelines;
- Liaise with Finance regarding proposed changes;
- The Crown Lessee undertakes a self-assessment under the EPBC Act to determine if approval from the Minister for the Environment is required. This will include consideration of independent expert heritage advice and/or a HIA where deemed necessary by the Crown Lessee. This stage includes checking for protected matters in and around the project area and assessing likely impact. The EPBC Significant Impact Guidelines 1.2 (SIG 1.2) will assist in determining if the proposed works may have a significant impact on Commonwealth heritage values;
- Finance reviews and advises whether the HIA conclusions and recommendations are satisfactory and if there are any concerns with the work proceeding;

- The Crown Lessee is to liaise with the NCA and seek NCA Works Approval, in consultation with Finance; and
- Any action that may have a significant impact on the subject site will require a formal referral to the Minister for the Environment to determine whether it can be approved under the EPBC Act. Where a referral is required, a HIA should be prepared in accordance with current leading practice guidelines to assist decision making and compliance with applicable legislation and planning controls.

Works to the Garden are possible provided details are provided and approvals obtained prior to work commencing where required. Approval is required for works that affect the premises to a significant extent. General maintenance does not require approval.

The garden sheds and perimeter fence are not significant and could be replaced, removed, upgraded or added to, provided the heritage significance of the setting is not adversely impacted. The entry gates are of low significance and can also be replaced, removed, upgraded or added to, provided the significance of the setting is not compromised.

Paving finishes (except original brick steps) are of low significance and can be replaced, removed, upgraded or added to provided significance of the setting is not compromised.

New structures (such as a garage or pool) may be possible but detailed design and proposals need to be submitted for approval as per Section 7.3.3.

Policy 6
All proposed works to Casey House and Garden should ensure the relevant approvals from Finance, the NCA and/or the Minister for the Environment are in place prior to commencement.
Policy 7
Any works that may impact on the significant fabric of Casey House and Garden should only be undertaken once a HIA has been prepared and any necessary NCA and EPBC Act approvals have been granted.

7.4 CHANGE IN OWNERSHIP

Policy 8
If part or all of Casey House and Garden is to be divested out of Commonwealth ownership or control in the future, the Site becomes Territory Land. It is leading practice for the relevant Commonwealth agency to notify the Minister for the Environment (DCCEEW) so that the CHL can be updated, and a nomination to include the Site on the ACT Heritage Register should be made.
Policy 9
Finance approval is required for sale of the property by the Crown Lessee. If this occurs, all Crown Lease requirements would transfer to the new owner. Should the property be divested out of Commonwealth ownership, the relevant Commonwealth agency must ensure the ongoing protection of identified Commonwealth heritage values post-divestment.

Casey House and Garden has been found to meet more than one criterion for the ACT Heritage Register. Ongoing protection is expected to be available via inclusion on the ACT Heritage Register, however, ACT Heritage will not consider a nomination until such time as a place is revoked from the CHL.

The National Land revocation process will therefore initiate a period during which Casey House and Garden is not included on either the Commonwealth or ACT Heritage Register. At the time of divestment, the Crown Lease provisions will immediately transfer to a Territory Lease which will afford protection during the period following the property leaving Commonwealth ownership and until such time as a listing comes into effect. Early liaison with the ACT Heritage Council to support this process is recommended. Should the property be sold by the Crown Lessee, approval is required from Finance and the Crown Lease requirements (including compliance with the HMP) transfer to the new owner.

7.5 FUTURE USE AND ADAPTIVE REUSE GUIDELINES

Casey House and Garden is currently used as an office and for intermittent residential purposes by staff working at the office. This use is appropriate to its history and heritage significance.

Policy 10
Ongoing use of Casey House and Garden is essential for its long-term conservation for current and future generations.

7.5.1 FUTURE USE AND ADAPTIVE REUSE

Future use options for Casey House and Garden should consider the retention of its heritage values through usages that reflect its history of use as a residence and as offices.

Policy 11
Casey House and Garden should continue to be used in a way that most effectively conserves the heritage significance of the place.
Policy 12
Any use of Casey House and Garden should maintain the layout of rooms and not require significant changes.

7.5.2 MODIFICATION GUIDANCE

Due to the high number of 'high' significance items identified in the HMP, the interior should be managed to a high professional standard. Removal of walls or changes to exterior of the house would not normally be acceptable.

Installation of new services can occur if required provided they are concealed as far as is possible.

Service areas such as garage, kitchen, bathrooms and the former garage can undergo change provided original fabric is protected as far as is possible, any new design is sympathetic to and of a quality that is consistent with the house.

Restoration to known earlier details/finishes is encouraged.

Light fittings have changed and further changes using existing wiring and without alteration to existing fabric can occur provided new fittings are sympathetic to the house.

Floor finishes have changed and further changes to restore original finishes or replace worn material can occur provided new finishes minimize impact on original fabric and are sympathetic to the house.

Paint colour schemes can change but it is preferable that the accuracy of the original colour scheme be validated by site investigation and reinstatement of it is encouraged if validated.

Maintenance work such as repairing roofing tiles, repainting, gutters and downpipes and window repair (broken glass, sash cords etc.) can occur if replacing like with like. If change is proposed, then approvals are to be sought. If any unusual situation arises then the advice of a conservation specialist must be sought. Incremental change that accumulates into a level of change that affects significance shall be avoided.

Policy 13
Minor modifications to support existing or change of use should be carefully considered and should avoid adverse impacts to significant elements and attributes.

7.5.3 DEMOLITION

The first option for heritage buildings that become redundant is for consideration of adaptive re-use. If no re-use can be determined, then the next option would be mothballing until a future time and re-use may become viable. The last resort option if no future use is viable is to seek their removal or demolition. Demolition to remove an ongoing maintenance requirement or because no funding will be allocated to provide basic ongoing maintenance for the heritage asset or element is not sufficient justification. Additionally, demolition on the basis of Work Health and Safety is not sufficient justification alone, without examining alternatives.

The proponent must examine possible mitigation measures and demonstrate that there is no prudent and feasible alternative to demolition. This information must be included in a HIA, along with supporting documentation such as structural engineering assessments, quantity surveyor cost estimates for alternative options, and contamination reports (if relevant), as these will form the basis of the justification for the action in an EPBC Act referral.

Policy 14
Demolition of heritage assets and elements must be avoided as far as reasonably practicable.
Policy 15
All prudent and feasible alternatives to demolition must be examined when demolition of a heritage asset or element is proposed. Demolition to remove an ongoing maintenance requirement or Workplace Health and Safety (WHS) requirement is not sufficient justification alone.
Policy 16
Demolitions will be referred for a decision by the Minister for the Environment under the EPBC Act. The EPBC referral will be supported by documentation including HIA that explores alternatives and justifications, along with structural and engineering reports as relevant.

7.6 DEVELOPMENT CONTROLS

To aid in the heritage management of the property, 4 areas have been defined as shown in Figure 1-2; house, front, rear and west. Due to the aesthetic heritage significance of the property including its garden setting, spatial layout and important view lines (see Section 4, Section 5 and Appendix D for details), development opportunities need to be limited to conserve and protect heritage values.

Single storey structures will mean that they are less dominant and better concealed if in the rear or north-west section, especially with the established landscape that exists.

The view from the main entry gates to the house should be maintained for an appreciation of the original design. The front section (north-east) has always been an open landscape and although not visible publicly it is an important part of the setting for the house.

The design and material of any new structure in the rear (south-west) or north-western areas is more flexible as these areas are of lesser significance and substantially screened.

The design and material of any new structure near the house can be face brick with tiled roof or a more contemporary design depending on exact location and need. It is preferable that there be no physical connection to the house although a "soft" link such as a covered way/verandah could be possible on the north-west side.

Policy 17
No new development should be permitted to the front of the house (Area C, Figure 1-2).
Policy 18
No new additions or extensions to the house should be permitted.
Policy 19
Any development proposed for Areas B and D (Figure 1-2) should be single storey stand alone structures that do not have an adverse impact on the heritage values of the property. Any such proposal must follow the approvals process at Section 7.3.3).

7.7 MANAGEMENT OF CONTRIBUTORY ELEMENTS

Detailed guidance on the contributory elements of Casey House and Garden is provided in Section 7.7. Policy 20 is a summary of the information contained there and in Appendix D.

Policy 20
Elements and fabric of high significance at Casey House and Garden should be retained, conserved, and protected where practicable and subject to consideration of building condition, with minimal intervention.

7.7.1 LANDSCAPE MANAGEMENT

The landscape of Casey House and Garden is an essential attribute of the heritage values of the place which requires regular maintenance and care to ensure its long-term conservation.

7.7.1.1 SETTING

Since the earliest photographic records of Casey House (from 1939), an important characteristic feature of the Site has been the integration of the house within a setting of remnant woodland trees. Over subsequent decades the setting has been reinforced with mature trees typical of the inter-war and immediate post-war periods.

It is highly desirable for the Casey House allotment and, as much as possible, adjacent open space areas and other large allotments nearby to continue to retain and conserve remnant woodland trees and their progeny.

Policy 21

The remnant woodland trees at Casey House and Garden should be conserved as integral components of the historic setting of the property. Refer also to woodland trees guidance and policies in Section 7.7.1.3.

Policy 22

The current character of the grounds of Casey House, with a combination of mature native and introduced plantings and open law areas should be retained.

Policy 23

The mature Yellow Box tree behind the house should remain as an unencumbered backdrop to the House when viewed from the east.

Policy 24

When the Yellow Box behind the house becomes senescent, a new Yellow Box should be planted between it and the hedge above the retaining wall in order to maintain this important axial backdrop to the house.

Policy 25

If the currently vacant adjacent site (the former new Russian Embassy site) is developed by the NCA, the planting of pine trees can be considered for the boundary between Casey House and the adjacent site (to replace the former pine trees that existed on this boundary). Any new plantings should allow continued views from the upper windows of Casey House to the distant hills to be retained.

7.7.1.2 LAYOUT AND FABRIC

There remains a considerable amount of layout and fabric from the original 1930s development of the Casey House site. These include the long, broad bench upon which the house is positioned, its associated front rubble stone revetment (including central brick steps) and the rear random fieldstone retaining wall with its integral concrete drain, the rear embankment, the 1930s fire hydrant and the traditional entry off State Circle. Some further evidence of the 1930s layout may remain under existing surfaces within the front grounds along the front house axis and within the rear entry courtyard. Although added about 2 decades after the construction of Casey House, the white timber flagpole is probably consistent with the intention of Edwin Henderson's 1937 design and should be considered part of the Site's intrinsic layout.

All of this formative layout and fabric reflects the strong cross-axial basis of the 1937 design emanating from the symmetrical house planning. It is highly desirable to conserve all of this layout and fabric, integral with the house, as demonstrating the design intent of the refined 1937 scheme.

Where possible too, it is desirable to allow the axial views to be appreciated as a basis for the siting of the house within its allotment. This includes taking opportunities, where possible, to reveal views to Black Mountain, Mount Ainslie and its foothills and the vegetated profile of Capital Hill. The spreading canopy of the old Yellow Box behind the house provides an intentional and traditional backdrop that should not be obscured.

Policy 26

The entire early site layout and its associated fabric – especially as elements reinforcing the original cross-axis planning - including evidence of the original house benching, embankments, brick steps, retaining wall, drain, fire hydrant, 1957 timber flagpole and original entry off State Circle, should be conserved.

Policy 27

Excavation beyond general grounds and garden maintenance should only be undertaken if essential, with caution taken to prevent impacts to components of the original 1939 site layout and fabric under existing surfaces. Any finds must be managed in accordance with the Chance Finds Protocol (Section 7.9 and Appendix F).

Policy 28

The views along the principal axes (see Appendix D) of the House and its front terrace should be conserved and enhanced where appropriate.

The rear stone retaining wall remains in generally good condition and the front stone revetment has undergone some stabilisation to remove weedy vegetation.

Any weedy vegetation growing through the front stone revetment should be removed and displaced stone securely reset with a discrete use of mortar. Where stone is missing, it should be made good using fieldstone of similar scale and character. Given the rustic nature of the rubble revetment walling, it was probably intended that the whole would be planted out with low groundcovers as much to help stabilise the structure as to cover the rough nature of the masonry.

Policy 29

The rear stone retaining wall and front stone revetment should be retained and maintained.

Policy 30

Any stablisation works to the rear stone retaining wall and front stone revetment should be undertaken by an appropriate tradesperson with demonstrated experience working with fabric of high cultural significance.

Policy 31

When possible, and after weeding, the planting out of the front stone revetment should be undertaken using appropriate groundcover species.

A narrow concrete path links the front entry along the front elevation of the house back to the southern elevation. Beyond this path there is only grass across the front terrace up to the brick steps as an access down to the front grounds. If ever, in the future, this area needed to be paved it should be undertaken as flat stone flagging in a crazy pattern as this type of paving appears in one of the 1937 sketches for the rear entry courtyard and is entirely appropriate for the inter-war period.[7]

However, should this ever be considered, the design of this element should only be undertaken by a heritage consultant with demonstrated design expertise and a thorough understanding of the significance of the place as the front terrace is one of most important and conspicuous attributes of the Casey House grounds. The design of the paving needs to be sympathetic to both the symmetry of the house as well as complimentary to the grounds.

Policy 32

Any paving to link the front porch to the brick steps within the front stone revetment should be of symmetrical design using flat stone in the crazy pattern.

[7] An unnumbered plan on an unnumbered page of the ACS, Casey House Conservation Plan, 1994 includes an early ground floor plan of the house with the rear entry courtyard shown with a stone paved, symmetrical layout and a crazy pattern.

Policy 33

The design and oversight of any paving to link the front porch to the brick steps within the front stone revetment should only be undertaken with the advice of an experienced heritage practitioner with demonstrated design expertise and a thorough understanding of the significance of the place.

7.7.1.3 VEGETATION

Woodland Trees

The numerous indigenous woodland trees throughout the Site (mainly Yellow Box and Blakely's Red Gum but with one Kurrajong) reflect the direct efforts of Maie and RG Casey in 1938, along with others before them including TCG Weston in the 1910s and 1920s, to retain such vegetation for various functional and aesthetic reasons. Some of the trees are old and clearly predate the development of Canberra as an International city while other trees are much more recent and represent later regeneration of the indigenous vegetation.

There are various volunteer seedlings and saplings of woodland trees throughout the grounds and it is generally desirable for these to be encouraged to continue to regenerate though mainly around the periphery of the grounds rather than across the inner grounds. In some cases, the woodland regeneration is in close competition with Monterey Pines along the eastern boundary and in these cases the indigenous species should be favoured when a decision eventually needs to be made to remove either of them. Some of the pines may date to the late 1930s yet, in context, the woodland species are to be regarded as having a higher value as being representatives of a much earlier, and desirable, vegetation type.

Along the bank between the rear retaining wall and the Pyracantha hedge there is a Yellow Box seedling (possibly the progeny of the old tree on the higher ground along the house axis) that should be retained. The dead red gum next to the Kurrajong within the triangular space off Forster Crescent should be removed though without damaging the Kurrajong. Another red gum to the east of the lower White Elm (and along the line of pines near the eastern boundary) has a sapling pine next to it that should be removed without damaging the red gum.

Policy 34

The woodland trees at Casey House and Garden should be conserved, with arboricultural care as needed to prolong their lifespan.

Policy 35

When senescent or posing a safety risk, the woodland trees should be replaced by trees of the same species from the same genetic stock (where possible) and be planted in the open areas of the grounds.

Policy 36

Volunteer seedlings and regrowth of the locally indigenous woodland species should be encouraged around the periphery of the Casey House grounds where they occur in areas without compromising an appreciation of the principal spaces such as the front terrace and front grounds.

Policy 37

Where there is direct competition between such regeneration and existing trees (e.g. pines and cypresses) planted along the boundaries of the Site, the indigenous species should be given priority.

Early Plantings

The 1944 aerial photography shows that boundary plantings were already well established along the northern and eastern sides of the allotment and, allowing for growth rates, suggests that some initial planting had been achieved in the late 1930s (and before the Canadian High Commission took up occupancy in 1941). Assuming these early plantings were Monterey Pine, this means that the oldest existing pines along those 2 boundaries are remnants from this initial period.

The intention of planting the lines of pines along these 2 boundaries was likely to achieve a measure of visual privacy for the house as soon as possible. At the time there was not the same priority for the southern boundary as, in the late 1930s, there remained a suitably dense cover of remnant woodland trees to screen State Circle.

A consequence, however, of effectively screening out these boundaries, is that views to the surrounding scenic landmarks are either greatly reduced or not possible. With the present establishment of the overall grounds with many mature trees and other vegetation, the same reliance on tall screening trees is not necessary except in some strategic locations. It would be desirable to uncover, where appropriate, key views out to the local topographic features (such as Black Mountain, Mount Ainslie and its foothills and Capital Hill) by not replacing some of the pines when they become senescent and need to be removed.

The use of Leyland's Cypress should be restricted to their present location along the south-eastern boundary and not extended further around the Casey House grounds. The historical use of Monterey Pine should be continued for any tall screening that may be required on the south-eastern boundary. The latter may require a subsidiary hedge for long-term screening in which case shrub species should be used - typical of such use in Canberra in the mid-20th century period - in tandem with the pines.

Archival photography shows that a group of Lombardy Poplars had been planted along the central house axis during the early establishment period of the Casey House grounds. All of these trees appear to have been removed during the Australian Heritage Commission period of occupancy or after about 40-50 years. A lifespan of about 40 to 60 years is typical of this species. The use of the poplars in 1938 makes sense in terms of emphasising the symmetry of the axial pathway and sightline as well as giving rapid scale to the generous, bare lawns. However, the grounds have long since been effectively enclosed by perimeter plantings and further embellished by the large deciduous trees flanking the house.

If anything, the use of Lombardy Poplars along the front axis obscured views of the principal house elevation, introducing what appears to have been a slight conflict of intentions between Maie Casey and Edwin Henderson. Presumably Maie Casey introduced them as Henderson's original scheme for the grounds left the front grounds open and only indicated large flanking plantations to frame the principal elevation. Although the use of Lombardy Poplars seems part of an early grounds design, the scale of space is now different to that in 1938 such that there is no longer the need for very tall trees of this type so close to the house. Additionally, this species is prone to have longevity and safety issues after several decades. These qualities are not desirable for a site of such importance – at least not in such a prominent location within the Site. The replanting of poplars along the main house axis is therefore not advised in this case.

Policy 38

The mature pines that form shelterbelts along the property boundaries should be conserved, with selective replacement with the same species when senescent to allow view lines to be recovered.

Policy 39

If tall screening is required on the south-eastern boundary, Monterey Pine trees should be used as a historically appropriate planting option.

Policy 40

Lombardy Poplars should not be replaced when senescent.

Plantings from the Canadian High Commission Period

The early house setting (of mainly woodland trees retained through large grassy spaces) has been subsequently reinforced with mature trees typical of the inter-war and immediate post-war periods. Of these plantings, most are broadleaf deciduous trees typical of natural habitats of North America and southern Canada. Together with the retained woodland trees and the pines, the broadleaf deciduous trees contribute strongly to the intrinsic landscape character of the grounds and it is desirable to maintain this.

Even allowing for the possible attrition of some of the former woodland trees, the subsequent additional planting of large deciduous trees during the Canadian High Commission occupancy has begun to change the perceived scale of the front grounds. The additional infill with the 5 Eucalypts (2 gums and 3 Argyle Apples) in the eastern corner has further reduced the perception of broad space within the front grounds. The introduction of large, deciduous trees framing the house has now become one of the iconic features of the Casey House grounds.

It is highly desirable to avoid continued infill of this prominent area as the sense of broad, even grand, space is importantly linked with an appreciation of the house in its setting. Traditionally, mansions and grand houses had open space in front with large trees confined to the flanks, to frame the house, and sometimes also behind as a backdrop. This compositional ideal seems to have been largely followed for Casey House and future site management should also respect this. The concept of a grand open space to the principal house elevation with flanking plantations was also an essential part of Edwin Henderson’s original scheme for the Site.

Policy 41

The present mixed landscape character of woodland and broadleaf deciduous trees with occasional conifers throughout the Casey House grounds should be retained. As these trees become senescent, they should be replaced with the same species in the same locations. No additional infill planting should occur in order to retain the current mixed landscape setting.

Policy 42

The 4 large deciduous trees flanking the House should be retained. In the event of senescence, the trees should be replaced with the same or similar species in approximately similar locations.

Policy 43

The number of trees in the front grounds should retain a sense of large open space up to the House while respecting the earlier compositional concept of using large trees towards the flanks of the front elevation.

Recent Plantings (1990 Onwards)

Numerous additional plantings have been introduced to the Casey House grounds since the AHC occupancy though these are generally of low significance relative to those from the 1930s through the 1960s. As a consequence, retention is discretionary. Some of the recent plantings serve a useful role such as the orchard at the rear grounds as a means of interpreting what might have been expected had the Caseys remained for a longer period. Orchards were a typical addition to the grounds of larger lots during the inter-war and immediate post-war period as is demonstrated at the Calthorpes' House and The Prime Minister's Lodge both from 1927.

Several non-locally indigenous Eucalypts have been planted in the eastern corner of the front grounds without due regard for either the importance of the spaces of the front grounds or the need for careful composition within the grounds (the trees are in straight lines with no reference to other site features). They also confuse the appreciation of the remnant woodland trees in this area. When the planted Eucalypts reach senescence they should be removed without replacement.

Policy 44

The recent plantings should be managed in line with the recommendations provided in the Site Vegetation Inventory prepared by Geofrey Britton (2019) (see Appendix A).

Management of Plantings

Casey House and Garden features a number of large, mature trees that will require site safety (risk management) audits from time to time. This should only be carried out by suitably experienced and qualified arborists with a demonstrated understanding of working within the context of significant cultural landscapes.

As part of the routine risk management of the Casey House grounds ensure the ongoing monitoring of the larger trees by qualified arborists, with experience and understanding working in the context of landscapes of cultural value, in order to prolong the safe, viable life of the larger trees.

Policy 45

A Landscape Management Plan should be prepared for Casey House and Garden by a suitably qualified landscape specialist with experience working on historic grounds and gardens. The plan should include guidelines for trees and weed control.

Any future replacement of trees along the front elevation of the house should be deciduous trees only in order to ensure adequate solar access in winter. Large trees should be kept a minimum of 10m distance away from the house.

Policy 46

Any future tree replacements along the front elevation of the house should be deciduous and a reasonable distance from the House to prevent damage.

At various locations around the grounds of Casey House there are nuisance species that, unless removed, will continue to spread into the remainder of the grounds. These include self-propagated Monterey Pines from the earlier boundary plantings, self-propagated elms and poplars at the north-eastern boundary, Desert Cypresses from the adjacent Commonwealth

Club, a Briar Rose (*Rosa rubiginosa*) near the large Yellow box in the rear grounds, a copse of Rowan trees near the eastern corner and other weeds within the rear hedge. All of these opportunistic plants should be removed and the grounds regularly monitored to check for the occurrence of any other weeds.

Where new plantings are undertaken throughout the Casey House grounds a record should be kept, that is easily located and retrieved, indicating the species used, the location planted and the date of planting for future reference.

Policy 47

Existing weed species should be removed from the grounds of Casey House (including its boundaries) and monitoring to prevent the incursion of weed species in the future should be undertaken in accordance with a weed management program included in the recommended Landscape Management Plan (see Policy 45).

Policy 48

Adequate and readily retrievable records should be kept of all future plantings and future removals within the Casey House grounds.

7.7.1.4 NEW SERVICES AND INFRASTRUCTURE

From time to time the Casey House grounds may need to have services and basic infrastructure replaced, upgraded or new services installed. As a general principle, utility provision should be approached solely to ensure that it does not intrude in any way on an appreciation of the place. This would usually mean that services are kept underground or otherwise out of sight.

Policy 49

All new services and infrastructure proposed within and adjoining the Casey House grounds should be planned and designed on the basis of this plan, taking into account the cultural significance of the place and the need to ensure that significance is not compromised. The necessary approvals for such works must be obtained prior to commencement (see Section 7.3.2).

7.8 CLIMATE CHANGE ADAPTATION

Climate change is anticipated to result in increased temperatures, increased fire risk and increased intensity of storm events. Climate change has the potential to cause damage to the heritage values of Casey House and Garden.

Policy 50

After severe storms and other extreme weather events an inspection of Casey House and Garden should be undertaken as soon as it is safe to access the property.

Policy 51

In the event of damage caused by extreme weather events, emergency repairs that may be required should be undertaken with advice from suitably qualified experts including built heritage specialists and engineers as required as quickly as possible to prevent further damage. Repairs and conservation works that are not urgent should obtain the necessary approvals as per Section 7.3.3.

7.9 CHANCE FINDS MANAGEMENT

It is relatively unlikely that the sub-surface areas of Casey House and Garden contain items of archaeological interest that may be discovered during works. The cultural heritage analysis of Casey House and Garden (Appendix D) has determined that it has low Aboriginal archaeological potential. However, if potential Aboriginal or historic archaeological items are found during site works, the following procedure should be implemented:

1. Cease work in the immediate area;
2. Notify the Works Site Manager, who is to notify Finance and the Crown Lessee;
3. Photograph the item in situ;
4. Inspect the item with Finance's nominated Heritage Advisor and determine if consultation with the ACT RAOs, DCCEEW and/or ACT Heritage is required and if the item can be safely moved for further examination and works can continue;
5. Prepare a brief report documenting the item's location, including in situ photographs, and recommendations for management and future storage;
6. 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 owner and relevant Commonwealth and Territory officers as necessary; and
7. Implement the guidance of the Finance's Heritage Advisor and Commonwealth and Territory, including ongoing requirements for the item's protection as required.

In the event of the discovery of possible human remains, the Police will need to be contacted immediately.

Full Chance Finds Protocols for both Aboriginal and Historic Heritage is provided at Appendix F.

Policy 52
In the event of an unforeseen discovery, the find should be reported immediately to the Site Manger and owner, and any works ceased immediately. Depending on the nature of the find, other authorities may need to be contacted. Refer to Appendix F for Chance Finds Protocols.

7.10 INTERPRETATION

There is currently a small sign on the Rhodes Place main entry gate with "Casey House" on it, and a leaflet with a summary of the history of the place and its heritage significance available at the post box next to the main entry gate.

Further interpretation opportunities are available, but these must be balanced with security and privacy of the Crown Lessee and their property. The purpose of interpretation of heritage places is to reveal and explain their significance and to enable that significance to be understood by the people that manage the place and the public (that are provided access as a requirement of the lease). A Heritage Interpretation Strategy can be developed for the property that explores cost effective options to enhance both a wider understanding of the heritage values of the Site and identify suitable controlled access to the Site itself, if deemed appropriate. As outlined in the 2021 HMP, concepts include installation of a Canberra Tracks type of interpretive sign at the Rhodes Place entry and occasional open days coordinated to occur during the ACT Heritage Festival.

In the interim while the Strategy is being developed, offsite interpretation options for consideration by the Crown Lessee and Finance include:

- Online information including historical images and plans accessible via the Finance website, linked to the Canberra Tracks websites and other relevant pages to increase online traffic; and
- A publicly accessible version of this plan could be made available on the website noted above. Any public version must be edited to protect the privacy of the Crown Lessee, including images showing personal possessions.

Policy 53

A Heritage Interpretation Strategy should be prepared for Casey House and Garden in consultation with the Crown Lessee, NCA and ACT Heritage to enable implementation of enhanced interpretation of the heritage values of the place.

7.11 STAKEHOLDER CONSULTATION

With the need to ensure compliance under the EPBC Act for heritage matters, consultation with a range of stakeholders will be required from time to time. Where an activity is proposed that may impact heritage values (and may require an EPBC referral), early consultation with DCCEEW and the NCA is advised to ensure all timelines for approvals are factored into work programs.

Policy 54

Consult with key stakeholders on matters that may involve heritage impacts, keep them informed of decisions regarding changes to heritage values at Casey House and Garden, and involve them in future updates to the HMP.

Policy 55

Contact the ACT RAOs in the event that there are any unexpected Aboriginal heritage finds or any incidents occur which have the potential to impact Aboriginal heritage values.

7.12 MONITORING, RECORDING, AND REPORTING PROTOCOLS

The objectives of this section of the report are to outline ways in which changes to the building are tracked and ensure this plan and associated action plans, implementation plans, and maintenance plans are regularly reviewed and updated.

7.12.1 MONITORING

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

- The condition of the heritage values will be monitored annually via physical inspections of Casey House and Garden using the cyclical maintenance checklists provided in this plan. 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 Casey House and Garden;

- Prompt action will be taken to address issues that are impacting the condition of the heritage values; and
- Annual review of progress against the implementation plan at Section 8.

Policy 56

The implementation of this plan and the condition of the heritage values of Casey House and Garden will be monitored annually by the Crown Lessee. Condition reporting is to be completed by the Crown Lessee and provided to Finance.

7.12.2 RECORDING

Where buildings, structures or landscape elements of heritage value are approved for demolition or removal, archival recording should be prepared. If the asset 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 57

An Archival Recording should be prepared for the Site or its affected areas prior to commencing any major changes or works to areas or items with heritage values. Details of the works should be recorded following their completion. The Archival Recording should be prepared in accordance with current leading practice guidelines.

7.12.3 REPORTING

Planned and unscheduled maintenance works and alterations to heritage items and areas need to be recorded by the Crown Lessee and made available to the Crown Lessor. This is to satisfy the Crown Lessor'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 Casey House and Garden with attention to significant fabric. These records are to be incorporated in future updates of the statutory HMP.

The findings of the annual implementation review will be reported to Senior Leadership at Finance (i.e. Branch Head, Property Management and Projects). If progress does not align with the timeframes in the implementation plan, measures will be taken to address the outstanding actions.

In the event of divestment, a copy of site works records should be made available to the new site manager, and a record should continue to be maintained for the Site.

Policy 58

Ensure routine maintenance as well as substantial maintenance to heritage elements and areas at Casey House and Garden are recorded.

Policy 59

Records of substantial maintenance works and alterations are to be incorporated in future updates of the statutory HMP.

Policy 60

The implementation of this plan will occur via the Crown Lessee and Finance who will review and report to Finance Senior Leadership as required.

7.12.4 REVIEW OF THE HMP

Although HMPs for places on the CHL are to be reviewed and updated at least once every 5 years under Section 341X of the EPBC Act, the Crown Lease for Casey House and Garden requires the Crown Lessee to review and update the HMP every 2 years. 2 years is a very short interval for review and update of a HMP, particularly for property of this type and use, where threats to heritage values are limited. If the Crown Lease is to be revised, a change to 5 years which aligns with statutory requirements is recommended.

For this plan to remain a useful heritage management and conservation tool it needs to be reviewed and updated at regular intervals. The review is to be led by the Crown Lessee, per the Crown Lease, with assistance from a heritage specialist as required. The Crown Lessor may assist at its discretion. The review is to focus on amending responsibilities, include commentary on any works undertaken since the last HMP review; it will also consider any changes or planned changes of use. The review should assess the content of the plan and determine its effectiveness in protecting the heritage values of the place and make recommendations for updating or re-writing the plan as required.

Finance/PSP will check the implementation of this plan, including actions identified in Table 8-1 and cyclical maintenance schedule through Finance engagement with the Crown Lessee. Corrective actions will be recorded and implemented within agreed timeframes.

Policy 61
This plan should be reviewed and updated at the agreed interval established under the Crown Lease.
Policy 62
Finance/PSP should review the implementation of this plan through Finance engagement with the Crown Lessee.

7.13 MAINTENANCE OF HERITAGE SIGNIFICANCE

This section provides maintenance protocols to guide regular inspections to support the ongoing conservation of the heritage values of the place. Casey House and Garden is well maintained by the Crown Lessee and is in excellent condition overall.

7.13.1 REASONS FOR MAINTENANCE

The desirable standard of maintenance depends on the intensity of use and climatic conditions. A policy of preventative maintenance work is less expensive in every way. Neglecting maintenance leads to decay and may lead to costly repair or the building replacement cycle being the only viable option.

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 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 thus form the basis of the most cost-effective approach to the conservation of buildings and items of heritage significance. While some heritage buildings and items have materials that may require specialised care, the majority of preventative maintenance is standard housekeeping that can be undertaken as part of programmed maintenance activities for all assets.

Regular inspection and preventative maintenance activities can contribute to extending the life of an asset and reduce the whole of life costs associated with using the building. The need for major conservation work is most commonly the result of insufficient inspection and maintenance. The cost benefits of developing and implementing an inspection and preventative maintenance regime is outlined in the graph below (Figure 7-1).

Continuation of existing uses and seeking new or adaptive re-use of heritage items 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.

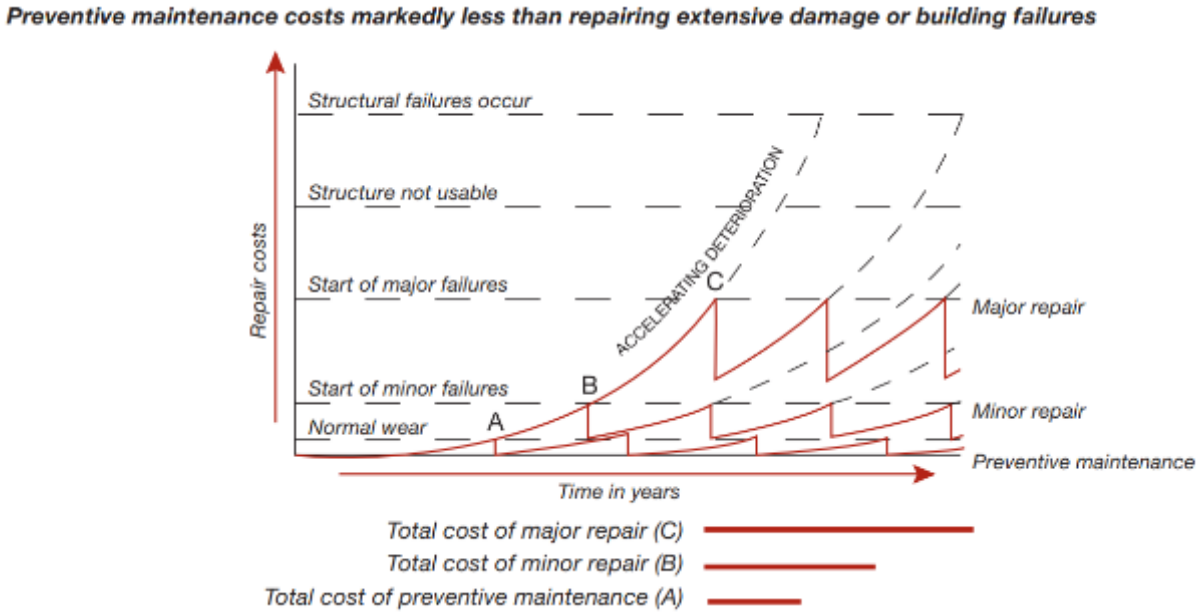


FIGURE 7-1 PREVENTATIVE MAINTENANCE COSTS DIAGRAM (NSW HERITAGE OFFICE 2004:3)

7.13.2 REGULAR INSPECTION

Regular annual inspections should be undertaken by the landowner/manager at Casey House and Garden. These inspections are important as part of the ongoing care of the heritage values and fabric of the buildings and the associated elements on the island. Additional guidance for these inspections is provided below.

Policy 63
The Crown Lessee of Casey House and Garden should have an annual inspection to identify any essential maintenance that needs to occur.

Maintenance and examination of the Site should ideally be tackled by routines of annual and 5-yearly inspections, followed by brief reports. The Crown Lessee is responsible for arranging the inspection and utilising skilled persons as required. The Crown Lessor (Finance) and/or their agent can validate the condition report. All inspection reports to be provided to the Crown Lessor (Finance).

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

The checklist provided below in Section 7.13.3.1 is an indication of what needs to be considered for Casey House and Garden to ensure issues that may have an impact on heritage values are mitigated. This checklist should also be integrated into the owner's inspection checklist.

7.13.3 MAINTENANCE PLANS

This section presents prioritised implementation plans comprising specific works tasks to manage the heritage values of the Site and individually significant features. These works should be implemented into maintenance plans of the Crown Lessee.

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

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

7.13.3.1 CYCLICAL PREVENTATIVE MAINTENANCE SCHEDULE

The following checklist is an indication of what needs to be considered for the Site to ensure issues that may have an impact on heritage values are mitigated. The following should also be integrated into the owner's inspection checklist.

Annual cyclical maintenance plan

- Inspect roof, gutters and downpipes to ensure that the building is waterproof and rainwater is effectively discharged away from the building. Clean gutters as necessary;
- Inspect windows and doors to ensure that they are intact and operate correctly;
- Inspect the exterior of the buildings generally to ensure that they maintain their structural soundness and weatherproofness;
- Inspect all painted surfaces to ensure that they remain in sound condition. This particularly applies to the exterior;
- Inspect all services (plumbing, sewer, water supply, gas and electrical) to ensure they are operating correctly and safely;
- Inspect the interior of the buildings to ensure they maintain their structural soundness and weatherproofness; and
- The Crown Lessee should communicate any observations to the Crown Lessor related to required maintenance, especially those regarding services (mechanical, electrical and hydraulic).

Any maintenance work identified from inspections should be programmed for rectification. Approval of any work may be required as set out in the HMP.

The landscape of Casey House and Garden requires ongoing maintenance. A Landscape Management Plan should be implemented particularly with a risk assessment and management advice for the larger trees throughout the grounds.

5-yearly cyclical maintenance plan

Every 5 years a heritage practitioner should make a full report especially noting any structural defects that should be kept under observation and the cyclical maintenance plan should be updated, drawing attention to any defects that should be kept under observation or where further study might be required. Proposed actions should be prioritised and divided into the following categories and recorded in a summary report and submitted to Finance for inclusion in their records for the property:

- small items (basically good housekeeping);
- should building upgrades occur, requirement for repairs to mechanical, electrical, plumbing and drainage services;
- a rolling program of long-term preventive maintenance carried out year by year; and
- major items of conservation such as roofing, walls, windows, doors and floor coverings and services.

The scope of a typical 5-yearly inspection would be consistent with the list of items set out in both the annual inspection.

8. IMPLEMENTATION PLAN

8.1 ACTIONS FROM POLICIES AND GUIDELINES

The Action Plan below 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	HMP Guideline and Policy Reference
High	Adopt this plan.	Crown Lessee and Crown Lessor	At completion of final HMP	Section 7.2 Policy 1
High	Conservation and management of the heritage values of the Site to be carried out in accordance with the principles of the Burra Charter.	Crown Lessee	Ongoing	Section 7.2 Policy 2
High	Undertake annual maintenance inspections in accordance with this plan and the Crown Lease.	Crown Lessee	Annually	Section 7.13 Policy 63
High	Prepare a Landscape Management Plan.	Crown Lessee	Within 12 months of HMP finalisation	Section 7.7.1.3 Policy 45
Moderate	Develop heritage conservation awareness induction and implement for personnel responsible for the management and maintenance of the Site.	Crown Lessee	Following adoption of HMP	Section 7.3.2 Policy 4
Moderate	Monitor and report on progress with implementation and the condition of heritage values.	Crown Lessee	Annually	Section 7.12.1 Policy 56
Moderate	Conduct an annual review of implementation of the HMP through Finance engagement with the Crown Lessee.	Crown Lessor/PSP and Crown Lessee	Annually	Section 7.12.4 Policy 62
Moderate	Develop a Heritage Interpretation Strategy.	Crown Lessor, PSP and Lessee	Within 6 months of HMP finalisation	Section 7.10 Policy 53
Moderate	Implement agreed options from the Heritage Interpretation Plan	Crown Lessor, PSP and Crown Lessee	Within 6 months of Strategy finalisation	Section 7.10 Policy 53
Moderate	Complete the 5-yearly cyclical maintenance inspection and update the Crown Lessor on results and implementation via a summary report.	Crown Lessee	Every 5 years	Section 7.13.3.1
Low	Review the HMP.	Crown Lessor/Lessee	Every 2 years (or 5 years if the Crown Lease is revised)	Section 7.12.4 Policy 61

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APPENDIX A HERITAGE INVENTORY SHEETS

<REMOVED FOR PUBLIC DISPLAY>

APPENDIX B HERITAGE CITATIONS

COMMONWEALTH HERITAGE LIST CITATION

Source: Australian Heritage Database

CASEY HOUSE AND GARDEN, YARRALUMLA, ACT, AUSTRALIA

Photographs



List	Commonwealth Heritage List
Class	Historic
Legal Status	Listed place (22/06/2004)
Place ID	105629
Place File No	8/01/000/0379

SUMMARY STATEMENT OF SIGNIFICANCE

Casey House is associated with political controversy, the development of Government Administration in Canberra, the need to have at least one Government minister resident in the National Capital, housing shortages in Canberra in the 1930s and 40s and the economic hardships following the Depression.

Casey House & Garden is significant for its historic associations with Richard Gardiner Casey, Treasurer with the Lyons Government, Resident Minister in Canberra, the first Commonwealth

minister to have an official residence in Canberra and later, Lord Casey, Governor-General of Australia.

Casey House & Garden is associated with the Chief Architect of the Department of Works, E. Henderson, who respected the Griffin Plan in locating the house within an area designated for official residences.

Casey House is important as the headquarters of the Canadian High Commission for over thirty years and as the focus of the administration of Canadian-Australian relationships during that time.

Casey House, as the Headquarters of the Australian Heritage Commission from 1978-1989, has associations with the growing awareness and concern with environmental and heritage matters felt by the Australian Government and society in the 1970s and 80s.

Architecturally, the house is unusual in Canberra for its Art Deco details in an otherwise Georgian Revival design. Through its Art Deco detailing Casey House is linked with the early group of 'permanent' Government buildings in Canberra favouring this style. The requirements and aesthetics of Richard Gardiner Casey and his wife, Maie, influenced the design and construction of the residence. Maie Casey was responsible for the original interior design schemes and details. The garden as a setting for the house was a significant component of all housing for officials at the time.

Casey House is significant as one of the few buildings located on Perth Avenue, one of the roads radiating from State Circle named after state capitals and generally orientated in the direction of the capital.

OFFICIAL VALUES

Criterion A Processes

Casey House is associated with political controversy, the development of Government Administration in Canberra, the need to have at least one Government minister resident in the National Capital, housing shortages in Canberra in the 1930s and 40s and the economic hardships following the Depression.

Casey House is important as the headquarters of the Canadian High Commission for over thirty years and as the focus of the administration of Canadian-Australian relationships during that time.

Casey House, as the Headquarters of the Australian Heritage Commission from 1978-1989, has associations with the growing awareness and concern with environmental and heritage matters felt by the Australian Government and society in the 1970s and 80s.

Attributes: the whole building, its grounds and setting.

Criterion D Characteristic values

Architecturally, the house is unusual in Canberra for its Art Deco details in an otherwise Georgian Revival design. Through its Art Deco detailing Casey House is linked with the early group of 'permanent' Government buildings in Canberra favouring this style. The requirements

and aesthetics of Richard Gardiner Casey and his wife, Maie, influenced the design and construction of the residence. Maie Casey was responsible for the original interior design schemes and details. The garden as a setting for the house was a significant component of all housing for officials at the time.

Casey House is significant as one of the few buildings located on Perth Avenue, one of the roads radiating from State Circle named after state capitals and generally orientated in the direction of the capital.

Attributes: Art Deco details in an otherwise Georgian Revival design, plus its location in Perth Avenue.

Criterion G Significant People

Casey House & Garden is significant for its historic associations with Richard Gardiner Casey, Treasurer with the Lyons Government, Resident Minister in Canberra, the first Commonwealth minister to have an official residence in Canberra and later, Lord Casey, Governor-General of Australia.

Casey House & Garden is associated with the Chief Architect of the Department of Works, E Henderson, who respected the Griffin Plan in locating the house within an area designated for official residences.

Attributes: The whole house and garden, its location close to Parliament House, and any evidence of the original interior design schemes and details.

DESCRIPTION

Casey House is a two storey red brick traditional domestic building with a generally symmetrical form, facing a garden and having a formal entry court. It has regular fenestration and a tiled roof, indicating a Georgian Revival character, but there are Art Deco patterns in the doorways and some cornices. The house was originally comprised of seven bedrooms for family and staff, three full bathrooms, study, day nursery, drawing room reception and dining room, kitchen and service rooms. The house had every modern convenience for the time.

Walls are cavity brick with cross walls of brick or terracotta lumber. Timber floors are Tallow wood in the main reception room, study and main bedrooms otherwise, Cypress Pine. The roof is traditional timber framed and terracotta tiled. The external brickwork skin is of specially made narrow bricks from the Canberra brickworks; a salmon red with contrasting cream bricks in the front entrance porch. Decorative pattering is used with zigzag or raised banding and soldier coursing at the front and rear entrance porches. The upper windows of the projecting end walls at the rear are surrounded by a special pattern of raised courses.

The house was set in appropriately large grounds of 2 1/3 acres to give privacy and to suit the scale and importance of the house. It is in an area allocated to official residences by Griffin, close to the Government Group. The Casey House site borders the Commonwealth Club and there are some landscaped elements on the Site including leveled terraces, steps, shrubs, hedges and trees. The original placement of the building on the ite took the importance of

protecting existing trees into consideration. The Canadian High Commission planted some Canadian maple trees on the front lawn.

Design and Construction

The design of Casey House is attributed to the Chief Architect, Works and Services Branch of the Department of the Interior, E Henderson. As formally requested by Casey, correspondence between the Caseys and Henderson, in relation to the house, was direct.

Henderson was a British architect who came to Australia in 1910 and worked in the office of John Reid and Sons in Sydney. After 18 months he joined the Commonwealth Department of Works and Railways in Melbourne, where J S Murdoch was Chief Architect. After 2 years he was appointed the Supervising Architect in NSW and was responsible for design. He succeeded Murdoch as Chief Architect for the Commonwealth in 1929.

As Chief Architect, Henderson is largely associated with the 1930s architecture of numerous suburban and country town Commonwealth Bank Branch buildings throughout Australia.

The restrained formality of the house for the Resident Minister, it's symmetry in planning and façade treatment, selection of materials and colour are features which ascribe the design to the Georgian Revival style. Overlaid on this basic style is a palette of Art Deco architectural detailing. This combination of Georgian and Art Deco is unusual as Art Deco was more usually fashionable in domestic architecture of the Moderne Style.

There is some ambiguity and confusion concerning the design intent of the entrances. Architectural treatment and enrichment and correspondence about the design favour the northeast as the main façade, with its more richly detailed entrance porch. However, access to this entrance was not developed and it essentially led to the garden. The rear entrance has driveway access and appears to have been the main entrance in the Casey's time and has been subsequently used by the Canadian High Commission and the Australia Heritage Commission.

Henderson used Art Deco design in the architectural details of many of his buildings. The Department of Works, under E Henderson, was responsible for two of Canberra's five Art Deco schools - Ainslie Primary (RR13342) and Canberra High School (Canberra School of Art RR13356). Henderson also used Art Deco enrichment as the expression of the first permanent buildings in the Parliamentary area, the National Library (now demolished) and the Patent Office (RR13846). In Canberra in the 1930s Art Deco enrichment was applied to public buildings which were designed on Beaux Arts principles. Canberra's finest examples are the War Memorial by Emil Soderstein in collaboration with John Crust, 1929-1941(RR13286) and the Australian Institute of Anatomy (The National Screen and Sound Archives RR13261) completed in 1930 by Hayward Morris, with motifs developed from Australian native flora and fauna.

The Georgian Revival style was characterized by symmetry in the arrangement of doors, windows and balconies and by simple hip or single ridge gable roofs and restrained classical architectural detailing. Maie Casey took an active role in the interior design, selection of hardware details and colour schemes.

HISTORY

During the 1930s, as Government Administration became more focused in Canberra the requirement increased for a Minister of the Government to be resident in Canberra.

As well as a supply of Government housing for employees, a number of 'Official Residences' had been built in Canberra and were among the first buildings erected in the Federal Capital. In 1912-1913 six permanent residences designed by the Commonwealth Architect, John Smith Murdoch, were constructed at the newly opened Royal Military College, Duntroon. In 1913 Murdoch designed 'the Residency', the official residence of the Administrator of the Federal Capital, David Millar, now the ANU Staff Centre. In 1926 he designed the Director's residence at Mt Stromlo and designed renovations and extensions to Government House, Yarralumla. The Prime Minister's residence was erected at Deakin, to the design of the successful entrants in the FCAC competition, Oakley and Parkes.

In 1929 the architectural expression for the official residence and for the new 'permanent' Government buildings began to succumb to a new influence, Art Deco. W. Hayward Morris designed the Institute of Anatomy, one of the finest examples of the Australian adaptation of the Art Deco style, and the simple two-storey residence for the Director.

When confidence in Australia's future began to return following the Great Depression, momentum increased for the transfer of a second wave of the Public Service to Canberra. There was great opposition from public servants and the legal profession to move from Melbourne to the Monaro when the Scullin Government decided, in 1931, to transfer the Patent Office to Canberra. The viability of Canberra, then a town of 700,000 was called into question. However the level of expenditure and commitment already sustained by both Government and private enterprise in the development of Canberra had closed off the option of abandonment. The Lyons Government, which defeated Labour in 1932, overcame all opposition and the Patent Office led the second wave of Public Service transfers to Canberra. In June 1932 the staff of seventy was moved into temporary accommodation in the vacant wings of the Acton Hotel.

Infrastructure and housing were required to support the families of public servants and Canberra was considered a different case to other cities as Government employees were required to move because of their employment. It was felt to be the obligation of Government to provide adequate accommodation.

The waiting list for housing became so long that many public servants were unable to bring their families with them when transferring to Canberra. Many of the existing subdivisions still lacked adequate roads and water and sewerage services. In June 1938 there was a list of 310 families waiting for Government housing in Canberra with a building rate of 50 per year. In addition, there were two Departments of about 500 employees still to be transferred to Canberra.

Heavy criticism had been directed at the Government in the daily newspapers at this time. In the Canberra Times, worker's housing at the Causeway was referred as slums and a blot on the garden city concept of Canberra. The Government was also accused of not encouraging

home building in Canberra under an assistance scheme. Although there was such a scheme in place to assist with building 4 - 6 rooms cottages, only 127 people had availed themselves of it.

It was against this background of hardship that the Government decided to build what then must have appeared in sharp contrast - a 14-roomed 'mansion' for the Treasurer.

In the mid 30s, Canberra was faced with getting development moving again. Under such pressure a series of violations of the Griffin Plan were proposed and it became common in official circles to regard the gazetted plan as a 'tiresome anachronism which deserved only nominal respect'.

Until 1939, Canberra was administrated by the Advisory Council, a body comprising the permanent heads of the Department of Health, Home Affairs, Works and railways and the Attorney General's plus three elected members. Supporters of the Griffin Plan were not impressed by the Advisory Council and lobbied for the appointment of a committee of architectural and planning experts.

The National Capital Planning and Development Committee was formed in 1939 and replace the Advisory Council. It comprised three ex-officio members, the Chairman of the Parliamentary Standing Committee on Public Works, the Chairman of the Advisory Council and a senior officer of the Department of the Interior. Other members included authorities on town planning, architecture or engineering. It was a time of faltering leadership in the direction of the development of Canberra when the first permanent Government buildings were built - the first National Library on King's Avenue, the Patent Office and the Administration Building. At the same time the residence for the Resident Minister was conceived and developed and became a focus for criticism and controversy.

Richard Gardiner Casey, the Member for Corio in the newly elected Lyons Government was one of the first politicians to choose to take up residency in Canberra. The Caseys had returned from London where, since 1924, Richard Casey had successfully carried out a special diplomatic appointment by the then Prime Minister, Stanley Bruce, to facilitate close communication between London and Melbourne (then the Federal capital). As a politician, Casey sought to gain expertise in public finance and the location of the Department of Treasury in Canberra was major factor in his decision to live in Canberra in 1932.

While the Royal Military College was based in Sydney in the 1930s, the Caseys were housed in one of the vacant Officers Residences at Duntroon. In 1937, the return of the RMC from Sydney meant that Casey, who was by then Treasurer, had to find other accommodation.

The first attempt to provide accommodation for Casey involved a proposal to build an exclusive group of houses on the slopes of Mt Ainslie behind the War Memorial. Investigation into the feasibility of the proposed subdivision continued through 1936 and the idea was later criticized along with the general criticism of the 'Treasurer's mansion' for it's cost to the Government.

Casey's second attempt at selecting a site for his house was also not successful. The area selected by Casey was on Acton Peninsula within the zone allocated in the Griffin Plan for the

hospital. CS Daley, Assistant Secretary, Civic Administration, opposed this choice and defended the Griffin plan.

After consultation about house plans with Casey in 1936, the Chief Architect of the Department of Works, E Henderson, submitted final sketch plans for the official residence in January 1937. These sketches were based on the site selected in Darwin Avenue. The site is described by the Surveyor-General, A Percival, as being 2 1/3 acres…. 'within a locality, which on the plan of Canberra, is set aside for a large city Domain. Within the domain is located a site for a future residence for the Prime Minister…The Treasurer has inspected the site and concurs with the selection made.'

In political terms the timing of the decision to build the Resident Minister's house could scarcely have been worse. Recovery from the Depression was scarcely underway and the memories of the hardship's experienced throughout Australia were still fresh. Weighed against the pressure on the Government to provide support facilities - especially health and education facilities, hostel accommodation and housing, was the perceived extravagance of government funding for a fourteen-roomed 'mansion' for one family regarded as of the wealthy and privileged sector of society.

In June 1938 questions were raised in Parliament about the cost and any contribution from the Treasurer and a commitment was given for discussion on the proposal. However, by this stage the construction of the house was already well underway and the Government was less than accurate about the state of affairs. The house was being financed in an unorthodox manner from the Architectural and Engineering Votes.

In Parliament the cost of the house was expressed in terms of the contract sum, 6 332 pounds, with additional extras such as drains and paths costing 175 pounds. Round figures were mentioned of 7 000 pounds and the somewhat exaggerated figure of 10 000 pounds with the inclusion of services, roads etc. required for the block located in a new subdivision.

Comment continued to be made in Parliament and the Canberra Times editorials commented on the issues of the housing shortage and the extravagance of the Treasurer's house. During the course of the construction of the building, Cabinet discussions about accommodation for Ministers and the Prime Minister continued with various suggestions raised as there was a need for an increasing number of Ministers to reside in Canberra.

A local builder, JW Perry of Kingston won the tender and the completed cost in 1939 was 6 572 pounds 5 s 10d not including the cost of servicing the block. The work was stopped more than once during construction when the Cabinet reopened the debate on the need for the house.

The Caseys took up residence in September 1938. They were to stay there less than one year, for after the death of Lyons, Robert Menzies became Prime Minister and transferred Casey to the portfolio of Supply and Development. The Caseys returned to Melbourne in April 1939.

Casey's diplomatic career, commencing with an appointment as the liaison officer for the Bruce Government in London in 1924, resumed in 1940 with his appointment as Minister Plenipotentiary to Washington. He served in the British War Cabinet as Minister for State on the Middle East and was appointed Governor of Bengal for 1944-46. Returning to Australian

and political life, he became MHR for Latrobe in 1949 and Minister for External Affairs from 1951-1960. In 1960 he resigned from politics and became the first life peer created outside the United Kingdom, Lord Casey of Berwick. He was Governor-General of Australia from 1965-69.

The Canadian High Commission moved into Casey House in 1941 and occupied it until 1973. The rooms were adapted easily for office, function rooms and residential accommodation for a small number of staff. In 1955, the Canadian Minister for Trade and Commerce, the Hon CD Howe, visited Canberra and offered the gift of a flagpole to the Australian Government, to celebrate the adoption of the blue Australian flag. The 128 foot flagpole, made from a single spar of Douglas Fir from British Columbia, was officially presented in 1957.

In December 1978 Casey House became the headquarters for the Australian Heritage Commission. The Commission occupied the house until 1989 during which time the staff numbers grew from 15 to 50.

The 1970s and 80s were important years in the growth of the conservation movement in Australia. Although Casey House was not the first home of the Australian Heritage Commission, it is associated with the formative years of the Commission and thereby the development of the concept of the natural and cultural environment as the National Estate. For the first year the Commission shared the house with the National Estates Grant Program but then occupied it solely, undertaking functional rearrangements as staff increased and the duties of the Commission expanded.

After the Australian Heritage Commission vacated Casey House the house was used temporarily as government offices and was vacant for 7 years until leased as professional offices in 1998.

CONDITION AND INTEGRITY

The building is in good condition but with alterations to the east wing and some interiors for conversion to office use. The garden is neat but overgrown.

Changes to the exterior include 1984 alterations to the former laundry, boiler room and service yard to provide storage for a compactus for the Australian Heritage Commission. A carport and a ramp have been added. Changes to the interior of the house have been minor. Light fittings and colours have been changed but doorhandles and tiling are original. There was no original furniture. The garage was converted into a conference room by the Canadian High Commission and the verandah porch enclosed. [Based on 1994 Conservation Plan].

The building and site appear to have been very well looked after during the current lease. Approved works have been completed satisfactorily. (1998 Casey House Condition Appraisal Report, Cox).

LOCATION

4 Rhodes Place, Yarralumla, comprising Block 1, Section 44.

BIBLIOGRAPHY

Australian Construction Services 1994 Casey House: Conservation Plan for Department of Administrative Services.

Garnett, R & Hyndes, D 1992 The Heritage of the Australian Capital Territory, National Trust.

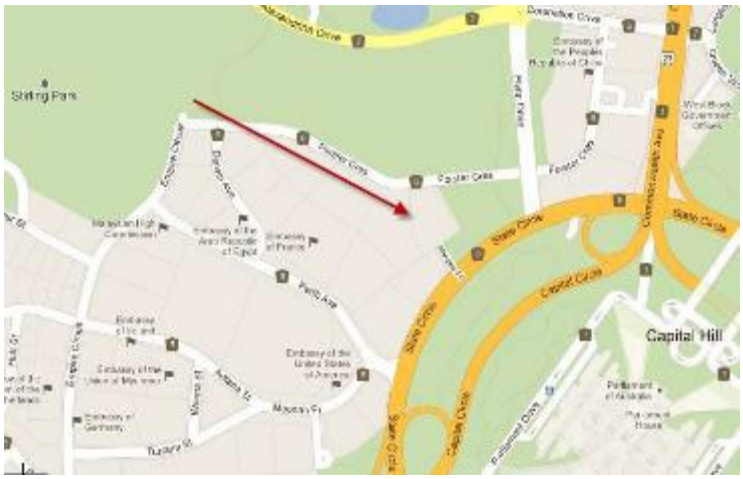
Cox Group 1998 Casey House Condition Appraisal Report.

DEPARTMENT OF FINANCE CITATION

Source: Department of Finance Heritage Register

CASEY HOUSE AND GARDEN (FORMERLY KNOWN AS THE 'RESIDENCE FOR THE RESIDENT MINISTER')

Photographs	
Finance ID Number	DFD-61089
Commonwealth Heritage List (CHL) Place ID Number	105629
Current State (including CHL Place ID Number)	Casey House and Garden is included on the Commonwealth Heritage List (Place ID: 105629)
Ownership	Casey House is currently subject to a private 99 year Crown Lease that was granted in 1997 and is administered by the Department of Finance on behalf of the Commonwealth.
Location	Casey House is located at 4 Rhodes Place, Yarralumla, ACT. The asset is located in the Central National Area, under the National Capital Plan.



Source: Google Maps

DESCRIPTION

The house was designed by Chief Architect, Works and Services Branch of the Interior, for the then Treasurer, Richard Gardner Casey. At the time of construction the building was known as Proposed Residence for the Resident Minister and formed part of a modest collection of official residences in Canberra.

Casey House is a two storey red brick traditional domestic building with a generally symmetrical form, facing a garden and having a formal entry court. It has regular fenestration and a tiled roof, indicating a Georgian Revival character, but there are Art Deco patterns in the doorways and some cornices. The house was originally comprised of seven bedrooms for family and staff, three full bathrooms, study, day nursery, drawing room reception and dining room, kitchen and service rooms. The house had every modern convenience for the time.

Walls are cavity brick with cross walls of brick or terracotta lumber. Timber floors are Tallow wood in the main reception room, study and main bedrooms otherwise, Cypress Pine. The roof is traditional timber framed and terracotta tiled. The external brickwork skin is of specially made narrow bricks from the Canberra brickworks; a salmon red with contrasting cream bricks in the front entrance porch. Decorative pattering is used with zigzag or raised banding and soldier coursing at the front and rear entrance porches. The upper windows of the projecting end walls at the rear are surrounded by a special pattern of raised courses.

The house was set in appropriately large grounds of 2 1/3 acres to give privacy and to suit the scale and importance of the house. It is in an area allocated to official residences by Griffin, close to the Government Group. The Casey House site borders the Commonwealth Club and there are some landscaped elements on the site including levelled terraces, steps, shrubs, hedges and trees. The original placement of the building on the site took the importance of protecting existing trees into consideration. The Canadian High Commission planted some Canadian maple trees on the front lawn.

LANDSCAPE SETTING

Situated in a garden setting in the leafy diplomatic suburb of Yarralumla, Casey House is a tangible reminder of the Commonwealth Government’s efforts to establish a permanent physical Ministerial presence in the National Capital.

HERITAGE OBJECTS AND COLLECTIONS

Not applicable.

HISTORY AND SUMMARY OF USERS

During the 1930s, as Government Administration became more focused in Canberra the requirement increased for a Minister of the Government to be resident in Canberra.

As well as a supply of Government housing for employees, a number of 'Official Residences' had been built in Canberra and were among the first buildings erected in the Federal Capital. In 1912-1913 six permanent residences designed by the Commonwealth Architect, John Smith

Murdoch, were constructed at the newly opened Royal Military College, Duntroon. In 1913 Murdoch designed 'the

Residency', the official residence of the Administrator of the Federal Capital, David Millar, now the ANU Staff Centre. In 1926 he designed the Director's residence at Mt Stromlo and designed renovations and extensions to Government House, Yarralumla. The Prime Minister's residence was erected at Deakin, to the design of the successful entrants in the FCAC competition, Oakley and Parkes.

Infrastructure and housing were required to support the families of public servants moved from Melbourne and Canberra. It was considered a different case to other cities as Government employees were required to move because of their employment and it was seen as the obligation of Government to provide adequate accommodation.

Heavy criticism had been directed at the Government in the daily newspapers at this time. In the Canberra Times, worker's housing at the Causeway was referred to as slums and a blot on the garden city concept of Canberra. The Government was also accused of not encouraging home building in Canberra under an assistance scheme. Although there was such a scheme in place to assist with building 4 - 6 rooms cottages, only 127 people had availed themselves of it. It was against this background of hardship that the Government decided to build what then must have appeared in sharp contrast - a 14-roomed 'mansion' for the Treasurer.

Richard Gardiner Casey, the Member for Corio in the newly elected Lyons Government was one of the first politicians to choose to take up residency in Canberra. The Caseys had returned from London where, since 1924, Richard Casey had successfully carried out a special diplomatic appointment by the then Prime Minister, Stanley Bruce, to facilitate close communication between London and Melbourne (then the Federal capital). As a politician, Casey sought to gain expertise in public finance and the location of the Department of Treasury in Canberra was major factor in his decision to live in Canberra in 1932.

While the Royal Military College was based in Sydney in the 1930s, the Casey’s were housed in one of the vacant Officers Residences at Duntroon. In 1937, the return of the RMC from Sydney meant that Casey, who was by then Treasurer, had to find other accommodation.

The first attempt to provide accommodation for Casey involved a proposal to build an exclusive group of houses on the slopes of Mt Ainslie behind the War Memorial. Investigation into the feasibility of the proposed subdivision continued through 1936 and the idea was later criticized along with the general criticism of the 'Treasurer's mansion' for its cost to the Government.

Casey's second attempt at selecting a site for his house was also not successful. The area selected by Casey was on Acton Peninsula within the zone allocated in the Griffin Plan for the hospital. CS Daley, Assistant Secretary, Civic Administration, opposed this choice and defended the Griffin plan.

After consultation about house plans with Casey in 1936, the Chief Architect of the Department of Works, E Henderson, submitted final sketch plans for the official residence in January 1937. These sketches were based on the site selected in Darwin Avenue. The site is described by the Surveyor-General, A Percival, as being 2 1/3 acres 'within a locality, which on the plan of

Canberra, is set aside for a large city Domain. Within the domain is located a site for a future residence for the Prime Minister. The Treasurer has inspected the site and concurs with the selection made.'

In political terms, the timing of the decision to build the Resident Minister's house could scarcely have been worse. Recovery from the Depression was scarcely underway and the memories of the hardship's experienced throughout Australia were still fresh. Weighed against the pressure on the Government to provide support facilities - especially health and education facilities, hostel accommodation and housing, was the perceived extravagance of government funding for a fourteen-roomed 'mansion' for one family regarded as of the wealthy and privileged sector of society.

In June 1938 questions were raised in Parliament about the cost and any contribution from the Treasurer and a commitment was given for discussion on the proposal. However, by this stage the construction of the house was already well underway and the Government was less than accurate about the state of affairs. The house was being financed in an unorthodox manner from the Architectural and Engineering Votes.

In Parliament the cost of the house was expressed in terms of the contract sum, 6 332 pounds, with additional extras such as drains and paths costing 175 pounds. Round figures were mentioned of 7 000 pounds and the somewhat exaggerated figure of 10 000 pounds with the inclusion of services, roads etc. required for the block located in a new subdivision.

Comment continued to be made in Parliament and the Canberra Times editorials commented on the issues of the housing shortage and the extravagance of the Treasurer's house. During the course of the construction of the building, Cabinet discussions about accommodation for Ministers and the Prime Minister continued with various suggestions raised as there was a need for an increasing number of Ministers to reside in Canberra.

A local builder, JW Perry of Kingston won the tender and the completed cost in 1939 was 6 572 pounds 5 s 10d not including the cost of servicing the block. The work was stopped more than once during construction when the Cabinet reopened the debate on the need for the house.

The Casey’s took up residence in September 1938. They were to stay there less than one year, for after the death of Lyons, Robert Menzies became Prime Minister and transferred Casey to the portfolio of Supply and Development. The Casey’s returned to Melbourne in April 1939.

The Canadian High Commission moved into Casey House in 1941 and occupied it until 1973. The rooms were adapted easily for office, function rooms and residential accommodation for a small number of staff. In 1955, the Canadian Minister for Trade and Commerce, the Hon CD Howe, visited Canberra and offered the gift of a flagpole to the Australian Government, to celebrate the adoption of the blue Australian flag. The 128 foot flagpole, made from a single spar of Douglas Fir from British Columbia, was officially presented in 1957.

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Australian Minister for External Affair, Mr. R. G. Casey, holds a press conference at Australia House, London, 1959 (L); and R.G. Casey with wife Maie in his office, 1942 (R).

Source: National Library of Australia,
Image number: nla.pic-vn3646064 and Image number: nla.pic-vn4319713

STATUTORY HERITAGE VALUES

Gazetted Statement of Significance – Commonwealth Heritage List

Casey House is associated with political controversy, the development of Government Administration in Canberra, the need to have at least one Government minister resident in the National Capital, housing shortages in Canberra in the 1930s and 40s and the economic hardships following the Depression.

Casey House & Garden is significant for its historic associations with Richard Gardiner Casey, Treasurer with the Lyons Government, Resident Minister in Canberra, the first Commonwealth minister to have an official residence in Canberra and later, Lord Casey, Governor-General of Australia.

Casey House & Garden is associated with the Chief Architect of the Department of Works, E. Henderson, who respected the Griffin Plan in locating the house within an area designated for official residences.

Casey House is important as the headquarters of the Canadian High Commission for over thirty years and as the focus of the administration of Canadian-Australian relationships during that time.

Casey House, as the Headquarters of the Australian Heritage Commission from 1978-1989, has associations with the growing awareness and concern with environmental and heritage matters felt by the Australian Government and society in the 1970s and 80s.

Architecturally, the house is unusual in Canberra for its Art Deco details in an otherwise Georgian Revival design. Through its Art Deco detailing Casey House is linked with the early group of 'permanent' Government buildings in Canberra favouring this style. The requirements and aesthetics of Richard Gardiner Casey and his wife, Maie, influenced the design and construction of the residence. Maie Casey was responsible for the original interior design schemes and details. The garden as a setting for the house was a significant component of all housing for officials at the time.

Casey House is significant as one of the few buildings located on Perth Avenue, one of the roads radiating from State Circle named after state capitals and generally orientated in the direction of the capital.

Criterion A - Processes

Casey House is associated with political controversy, the development of Government Administration in Canberra, the need to have at least one Government minister resident in the National Capital, housing shortages in Canberra in the 1930s and 40s and the economic hardships following the Depression.

Casey House is important as the headquarters of the Canadian High Commission for over thirty years and as the focus of the administration of Canadian-Australian relationships during that time.

Casey House, as the Headquarters of the Australian Heritage Commission from 1978-1989, has associations with the growing awareness and concern with environmental and heritage matters felt by the Australian Government and society in the 1970s and 80s.

Attributes: the whole building, its grounds and setting.

Criterion B - Rarity

Casey House does not fulfil this criterion.

Criterion C - Research

Casey House does not fulfil this criterion.

Criterion D – Characteristic Value

Architecturally, the house is unusual in Canberra for its Art Deco details in an otherwise Georgian Revival design. Through its Art Deco detailing Casey House is linked with the early group of 'permanent' Government buildings in Canberra favouring this style. The requirements and aesthetics of Richard Gardiner Casey and his wife, Maie, influenced the design and construction of the residence. Maie Casey was responsible for the original interior design schemes and details. The garden as a setting for the house was a significant component of all housing for officials at the time.

Casey House is significant as one of the few buildings located on Perth Avenue, one of the roads radiating from State Circle named after state capitals and generally orientated in the direction of the capital.

Attributes: Art Deco details in an otherwise Georgian Revival design, plus its location in Perth Avenue.

Criterion E – Aesthetic Characteristics

Casey House does not fulfil this criterion.

Criterion F – Technical Achievement

Casey House does not fulfil this criterion.

Criterion G – Social Value

Casey House does not fulfil this criterion.

Criterion H – Significant People

Casey House & Garden is significant for its historic associations with Richard Gardiner Casey, Treasurer with the Lyons Government, Resident Minister in Canberra, the first Commonwealth minister to have an official residence in Canberra and later, Lord Casey, Governor-General of Australia.

Casey House & Garden is associated with the Chief Architect of the Department of Works, E Henderson, who respected the Griffin Plan in locating the house within an area designated for official residences.

Attributes: The whole house and garden, its location close to Parliament House, and any evidence of the original interior design schemes and details.

Criterion I – Indigenous Tradition

Casey House does not fulfil this criterion.

NON-STATUTORY LISTINGS

National Trust Register (NTR) of Significant Places	Casey House is a Classified Place on the National Trust Register of Significant Places.
Register of the National Estate (RNE)	Casey House was included on the Register of the National Estate in 1991. In February 2012, the RNE became a non-statutory archive.
ACT Heritage Register	Casey House has been nominated for inclusion on the ACT Heritage Register. However, as Casey House is located on Commonwealth land the nomination does not have legal effect.

ADDITIONAL INFORMATION

Property Access

The Finance landlord will allow access to the public area of the premises such as the entrance, halls, foyer and gardens at certain times throughout the year.

Consultation

Any consultation with interested parties should include the Compliance, Environment and Heritage team, Department of Finance.

Conservation Documents/References

Australian Construction Services for Australian Estate Management (1994), Casey House Conservation Plan, Department of Administrative Services.

National Trust of Australia (NT) A heritage Tour of Yarralumla, Tour 1 of 2. A self guided Tour 2007

More Information

For further information regarding Casey House and Garden, please contact the Department of Finance.

REGISTER OF THE NATIONAL ESTATE CITATION

Source: Australian Heritage Database

CASEY HOUSE AND GARDEN, YARRALUMLA, ACT, AUSTRALIA

Photographs	None
List	Register of the National Estate (Non-statutory archive)
Class	Historic
Legal Status	Registered (14/05/1991)
Place ID	17709
Place File No	8/01/000/0379

STATEMENT OF SIGNIFICANCE

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Casey House is significant as one of the few buildings located on Perth Avenue, one of the roads radiating from State Circle named after state capitals and generally orientated in the direction of the capital.

OFFICIAL VALUES

Not available.

DESCRIPTION

Casey House is a two storey red brick traditional domestic building with a generally symmetrical form, facing a garden and having a formal entry court. It has regular fenestration and a tiled roof, indicating a Georgian Revival character, but there are Art Deco patterns in the doorways and some cornices. The house was originally comprised of seven bedrooms for family and staff, three full bathrooms, study, day nursery, drawing room reception and dining room, kitchen and service rooms. The house had every modern convenience for the time.

Walls are cavity brick with cross walls of brick or terracotta lumber. Timber floors are Tallow wood in the main reception room, study and main bedrooms otherwise, Cypress Pine. The roof is traditional timber framed and terracotta tiled. The external brickwork skin is of specially made narrow bricks from the Canberra brickworks; a salmon red with contrasting cream bricks in the front entrance porch. Decorative pattering is used with zigzag or raised banding and soldier coursing at the front and rear entrance porches. The upper windows of the projecting end walls at the rear are surrounded by a special pattern of raised courses.

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Design and Construction

The design of Casey House is attributed to the Chief Architect, Works and Services Branch of the Department of the Interior, E Henderson. As formally requested by Casey, correspondence between the Caseys and Henderson, in relation to the house, was direct.

Henderson was a British architect who came to Australia in 1910 and worked in the office of John Reid and Sons in Sydney. After 18 months he joined the Commonwealth Department of Works and Railways in Melbourne, where J S Murdoch was Chief Architect. After 2 years he was appointed the Supervising Architect in NSW and was responsible for design. He succeeded Murdoch as Chief Architect for the Commonwealth in 1929.

As Chief Architect, Henderson is largely associated with the 1930s architecture of numerous suburban and country town Commonwealth Bank Branch buildings throughout Australia.

The restrained formality of the house for the Resident Minister, it's symmetry in planning and façade treatment, selection of materials and colour are features which ascribe the design to the Georgian Revival style. Overlaid on this basic style is a palette of Art Deco architectural detailing. This combination of Georgian and Art Deco is unusual as Art Deco was more usually fashionable in domestic architecture of the Moderne Style.

There is some ambiguity and confusion concerning the design intent of the entrances. Architectural treatment and enrichment and correspondence about the design favour the northeast as the main façade, with it's more richly detailed entrance porch. However, access to this entrance was not developed and it essentially led to the garden. The rear entrance has driveway access and appears to have been the main entrance in the Casey's time and has been subsequently used by the Canadian High Commission and the Australia Heritage Commission.

Henderson used Art Deco design in the architectural details of many of his buildings. The Department of Works, under E Henderson, was responsible for two of Canberra's five Art Deco schools - Ainslie Primary (RR13342) and Canberra High School (Canberra School of Art RR13356). Henderson also used Art Deco enrichment as the expression of the first permanent buildings in the Parliamentary area, the National Library (now demolished) and the Patent Office (RR13846). In Canberra in the 1930s Art Deco enrichment was applied to public buildings which were designed on Beaux Arts principles. Canberra's finest examples are the War Memorial by Emil Soderstein in collaboration with John Crust, 1929-1941(RR13286) and the Australian Institute of Anatomy (The National Screen and Sound Archives RR13261) completed in 1930 by Hayward Morris, with motifs developed from Australian native flora and fauna.

The Georgian Revival style was characterized by symmetry in the arrangement of doors, windows and balconies and by simple hip or single ridge gable roofs and restrained classical architectural detailing. Maie Casey took an active role in the interior design, selection of hardware details and colour schemes.

HISTORY

During the 1930s, as Government Administration became more focused in Canberra the requirement increased for a Minister of the Government to be resident in Canberra.

As well as a supply of Government housing for employees, a number of 'Official Residences' had been built in Canberra and were among the first buildings erected in the Federal Capital. In 1912-1913 six permanent residences designed by the Commonwealth Architect, John Smith Murdoch, were constructed at the newly opened Royal Military College, Duntroon. In 1913 Murdoch designed 'the Residency', the official residence of the Administrator of the Federal Capital, David Millar, now the ANU Staff Centre. In 1926 he designed the Director's residence at Mt Stromlo and designed renovations and extensions to Government House, Yarralumla. The Prime Minister's residence was erected at Deakin, to the design of the successful entrants in the FCAC competition, Oakley and Parkes.

In 1929 the architectural expression for the official residence and for the new 'permanent' Government buildings began to succumb to a new influence, Art Deco. W. Hayward Morris designed the Institute of Anatomy, one of the finest examples of the Australian adaptation of the Art Deco style, and the simple two-storey residence for the Director.

When confidence in Australia's future began to return following the Great Depression, momentum increased for the transfer of a second wave of the Public Service to Canberra. There was great opposition from public servants and the legal profession to move from Melbourne to the Monaro when the Scullin Government decided, in 1931, to transfer the Patent Office to Canberra. The viability of Canberra, then a town of 700,000 was called into question. However the level of expenditure and commitment already sustained by both Government and private enterprise in the development of Canberra had closed off the option of abandonment. The Lyons Government, which defeated Labour in 1932, overcame all opposition and the Patent Office led the second wave of Public Service transfers to Canberra. In June 1932 the staff of seventy was moved into temporary accommodation in the vacant wings of the Acton Hotel.

Infrastructure and housing were required to support the families of public servants and Canberra was considered a different case to other cities as Government employees were required to move because of their employment. It was felt to be the obligation of Government to provide adequate accommodation.

The waiting list for housing became so long that many public servants were unable to bring their families with them when transferring to Canberra. Many of the existing subdivisions still lacked adequate roads and water and sewerage services. In June 1938 there was a list of 310 families waiting for Government housing in Canberra with a building rate of 50 per year. In addition, there were two Departments of about 500 employees still to be transferred to Canberra.

Heavy criticism had been directed at the Government in the daily newspapers at this time. In the Canberra Times, worker's housing at the Causeway was referred as slums and a blot on the garden city concept of Canberra. The Government was also accused of not encouraging home building in Canberra under an assistance scheme. Although there was such a scheme in place to assist with building 4 - 6 rooms cottages, only 127 people had availed themselves of it.

It was against this background of hardship that the Government decided to build what then must have appeared in sharp contrast - a 14-roomed 'mansion' for the Treasurer.

In the mid 30s, Canberra was faced with getting development moving again. Under such pressure a series of violations of the Griffin Plan were proposed and it became common in official circles to regard the gazetted plan as a 'tiresome anachronism which deserved only nominal respect'.

Until 1939, Canberra was administrated by the Advisory Council, a body comprising the permanent heads of the Department of Health, Home Affairs, Works and railways and the Attorney General's plus three elected members. Supporters of the Griffin Plan were not

impressed by the Advisory Council and lobbied for the appointment of a committee of architectural and planning experts.

The National Capital Planning and Development Committee was formed in 1939 and replace the Advisory Council. It comprised three ex-officio members, the Chairman of the Parliamentary Standing Committee on Public Works, the Chairman of the Advisory Council and a senior officer of the Department of the Interior. Other members included authorities on town planning, architecture or engineering. It was a time of faltering leadership in the direction of the development of Canberra when the first permanent Government buildings were built - the first National Library on King's Avenue, the Patent Office and the Administration Building. At the same time the residence for the Resident Minister was conceived and developed and became a focus for criticism and controversy.

Richard Gardiner Casey, the Member for Corio in the newly elected Lyons Government was one of the first politicians to choose to take up residency in Canberra. The Caseys had returned from London where, since 1924, Richard Casey had successfully carried out a special diplomatic appointment by the then Prime Minister, Stanley Bruce, to facilitate close communication between London and Melbourne (then the Federal capital). As a politician, Casey sought to gain expertise in public finance and the location of the Department of Treasury in Canberra was major factor in his decision to live in Canberra in 1932.

While the Royal Military College was based in Sydney in the 1930s, the Caseys were housed in one of the vacant Officers Residences at Duntroon. In 1937, the return of the RMC from Sydney meant that Casey, who was by then Treasurer, had to find other accommodation.

The first attempt to provide accommodation for Casey involved a proposal to build an exclusive group of houses on the slopes of Mt Ainslie behind the War Memorial. Investigation into the feasibility of the proposed subdivision continued through 1936 and the idea was later criticized along with the general criticism of the 'Treasurer's mansion' for it's cost to the Government.

Casey's second attempt at selecting a site for his house was also not successful. The area selected by Casey was on Acton Peninsula within the zone allocated in the Griffin Plan for the hospital. CS Daley, Assistant Secretary, Civic Administration, opposed this choice and defended the Griffin plan.

After consultation about house plans with Casey in 1936, the Chief Architect of the Department of Works, E Henderson, submitted final sketch plans for the official residence in January 1937. These sketches were based on the site selected in Darwin Avenue. The site is described by the Surveyor-General, A Percival, as being 2 1/3 acres…. 'within a locality, which on the plan of Canberra, is set aside for a large city Domain. Within the domain is located a site for a future residence for the Prime Minister…The Treasurer has inspected the site and concurs with the selection made.'

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A local builder, JW Perry of Kingston won the tender and the completed cost in 1939 was 6 572 pounds 5 s 10d not including the cost of servicing the block. The work was stopped more than once during construction when the Cabinet reopened the debate on the need for the house.

The Caseys took up residence in September 1938. They were to stay there less than one year, for after the death of Lyons, Robert Menzies became Prime Minister and transferred Casey to the portfolio of Supply and Development. The Caseys returned to Melbourne in April 1939.

Casey's diplomatic career, commencing with an appointment as the liaison officer for the Bruce Government in London in 1924, resumed in 1940 with his appointment as Minister Plenipotentiary to Washington. He served in the British War Cabinet as Minister for State on the Middle East and was appointed Governor of Bengal for 1944-46. Returning to Australian and political life, he became MHR for Latrobe in 1949 and Minister for External Affairs from 1951-1960. In 1960 he resigned from politics and became the first life peer created outside the United Kingdom, Lord Casey of Berwick. He was Governor-General of Australia from 1965-69.

The Canadian High Commission moved into Casey House in 1941 and occupied it until 1973. The rooms were adapted easily for office, function rooms and residential accommodation for a small number of staff. In 1955, the Canadian Minister for Trade and Commerce, the Hon CD Howe, visited Canberra and offered the gift of a flagpole to the Australian Government, to celebrate the adoption of the blue Australian flag. The 128 foot flagpole, made from a single spar of Douglas Fir from British Columbia, was officially presented in 1957.

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After the Australian Heritage Commission vacated Casey House the house was used temporarily as government offices and was vacant for 7 years until leased as professional offices in 1998.

CONDITION AND INTEGRITY

The building is in good condition but with alterations to the east wing and some interiors for conversion to office use. The garden is neat but overgrown.

Changes to the exterior include 1984 alterations to the former laundry, boiler room and service yard to provide storage for a compactus for the Australian Heritage Commission. A carport and a ramp have been added. Changes to the interior of the house have been minor. Light fittings and colours have been changed but doorhandles and tiling are original. There was no original furniture. The garage was converted into a conference room by the Canadian High Commission and the verandah porch enclosed. [Based on 1994 Conservation Plan].

The building and site appear to have been very well looked after during the current lease. Approved works have been completed satisfactorily. (1998 Casey House Condition Appraisal Report, Cox).

LOCATION

4 Rhodes Place, Yarralumla, comprising Block 1, Section 44.

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Australian Construction Services 1994 Casey House: Conservation Plan for Department of Administrative Services.

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Cox Group 1998 Casey House Condition Appraisal Report.

NATIONAL TRUST OF AUSTRALIA ACT LISTING

CASEY HOUSE AND GARDEN

Location	Block 1/44, Rhodes Place, Yarralumla.
Designed by	E. Henderson of Department of Interior.
Completed	1938 for the resident Minister in the Capital Territory, the then Treasurer, later Lord Casey, and Lady Casey.
Photographs	

DESCRIPTION AND BACKGROUND

A red-brick generally symmetrical residence is set in a mature garden, with a formal entry court. A conservative Georgian Rival design, it has Art Deco details. Controversy surrounds it construction, because of current housing shortages. Casey House was the headquarters of the Australian Heritage Commission from the late 1970s to 1989.

SIGNIFICANCE

This official residence is important for historic associations with Lord Casey, the 1930s controversy surrounding housing shortages in Canberra and, in the 1970s and 80s, the growing awareness and concern with heritage matters in Australia.

APPENDIX C SITE DESCRIPTION AND HISTORICAL BACKGROUND

SITE DESCRIPTION AND HISTORICAL BACKGROUND

This Appendix is reproduced from the 2021 HMP prepared by Eric Martin and Associates, with updates including photographs added where relevant.

SITE DESCRIPTION

GENERAL

The natural site slopes to the north east and was reasonably open woodland. The house has been located across the site along the contours and been benched in with a retaining wall and steep bank to the rear (south west) and sloping ground back to natural ground at the front (north east). The site has been landscaped with trees, particularly around the site boundary, an orchard (relatively recent and only remnants remain) and a reasonably open lawn to the rear (quite concealed) and front.

The house is of Georgian Revival design with some fine art deco details. The two-storey brick house has a terracotta tiled roof. Other structures include four metal garden sheds to the rear (south-west) of the site.

The site is well defined block which is fenced and serviced by two entrances (Rhodes Place and Forster Crescent) with decorative metal gates. The neighbouring site to the north-east is currently vacant, with the initial construction of foundations for the now discontinued Russian Embassy evident.

LANDSCAPE

GENERALLY

The Casey House landscape presents as an enclosed, well vegetated site with lines of pines around three sides and various mixed broadleaf deciduous and coniferous feature trees. A particular distinction of the site is the number of retained indigenous woodland trees found through the grounds.

There are two vehicular entries to the site – a traditional one from State Circle past the South African Embassy (along Rhodes Place) and another, introduced later, from Forster Crescent. The Commonwealth Club is behind the site to the west. Recent hedging has been introduced along Forster Crescent and the western boundary (*Photinia glabra*) and along most of the south-eastern boundary *Cupressocyparis leylandii*). A section of the western boundary has also been screen-planted by the Commonwealth Club.

Casey House lies centrally within the site and, despite a certain informality offered by the retained woodland trees, there are clear signs of formal – even symmetrical – site planning that compliments the neo-Georgian planning of the house. A long access drive, defined by a random stone retaining wall, passes by the south-western house elevation where there is a central entry court. Bitumen paving has extended over earlier layout (evident under the bitumen) within the entry court.

The north-eastern elevation is characterised by a long, grassed terrace (extending well beyond the northern end of the house) from where the lower grounds are accessed via a central brick stairway of very fine detailing. The brickwork is of a high standard and extends and compliments the finely detailed design and sound construction of the house. The revetment between the grassed terrace and the lower grounds is of a rubble masonry construction with some parts showing signs of disintegration – it was probably intended to be planted out. A white-painted timber flagpole is located along the front house axis within the upper terrace.

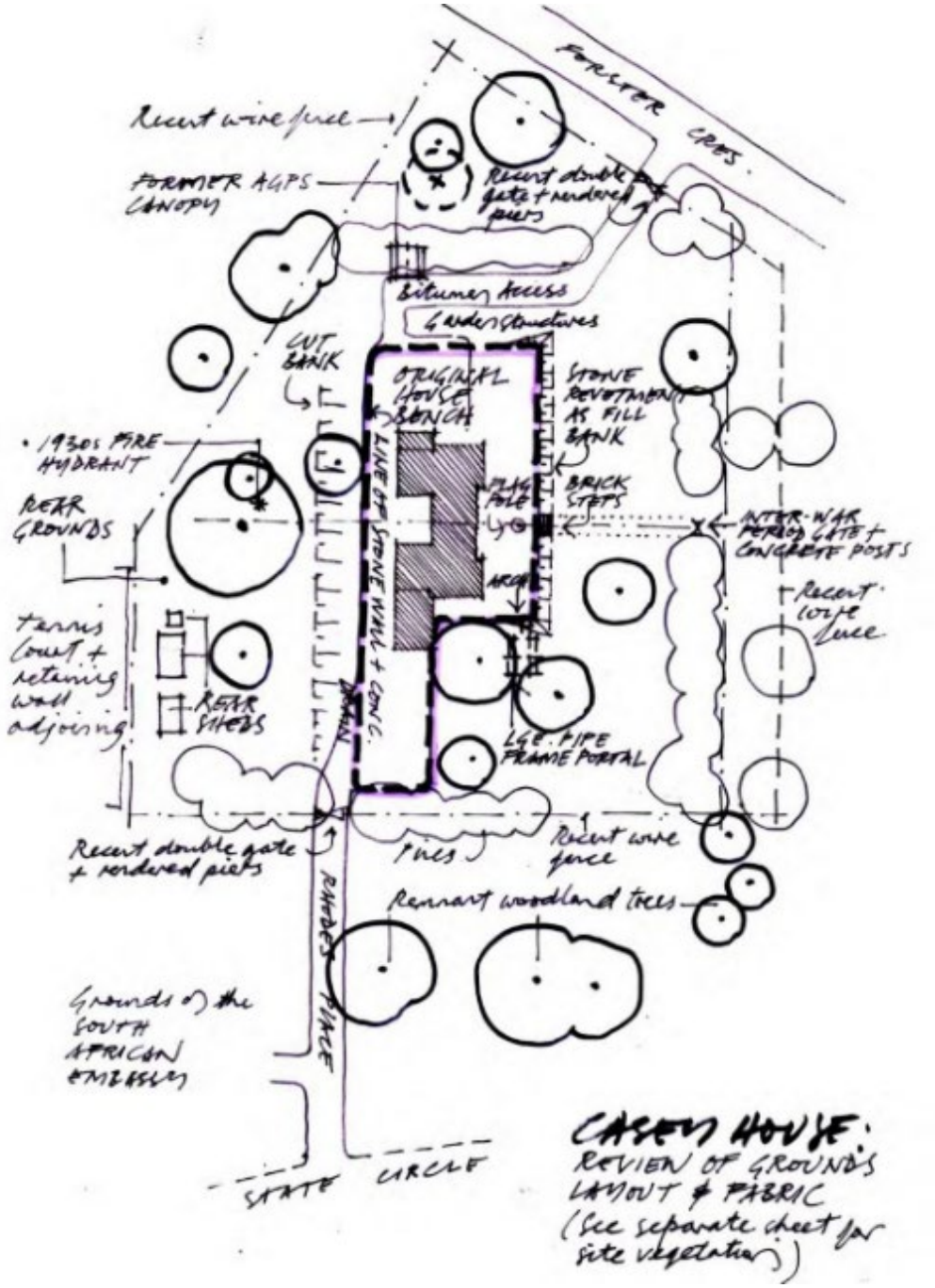


FIGURE C-1 REVIEW OF GROUNDS LAYOUT AND FABRIC (G BRITTON 2019)

Both the longitudinal axis and front axis of the building appear to be consciously located in relation to local landmarks and features with the former axis linking Black Mountain to the north-west and Capital Hill to the south-east. A large Yellow Box (*Eucalyptus melliodora*) behind the house provides a picturesque backdrop and terminus for the front house axis while there are views through the line of pines to the north-east of Mount Ainslie and its foothills.

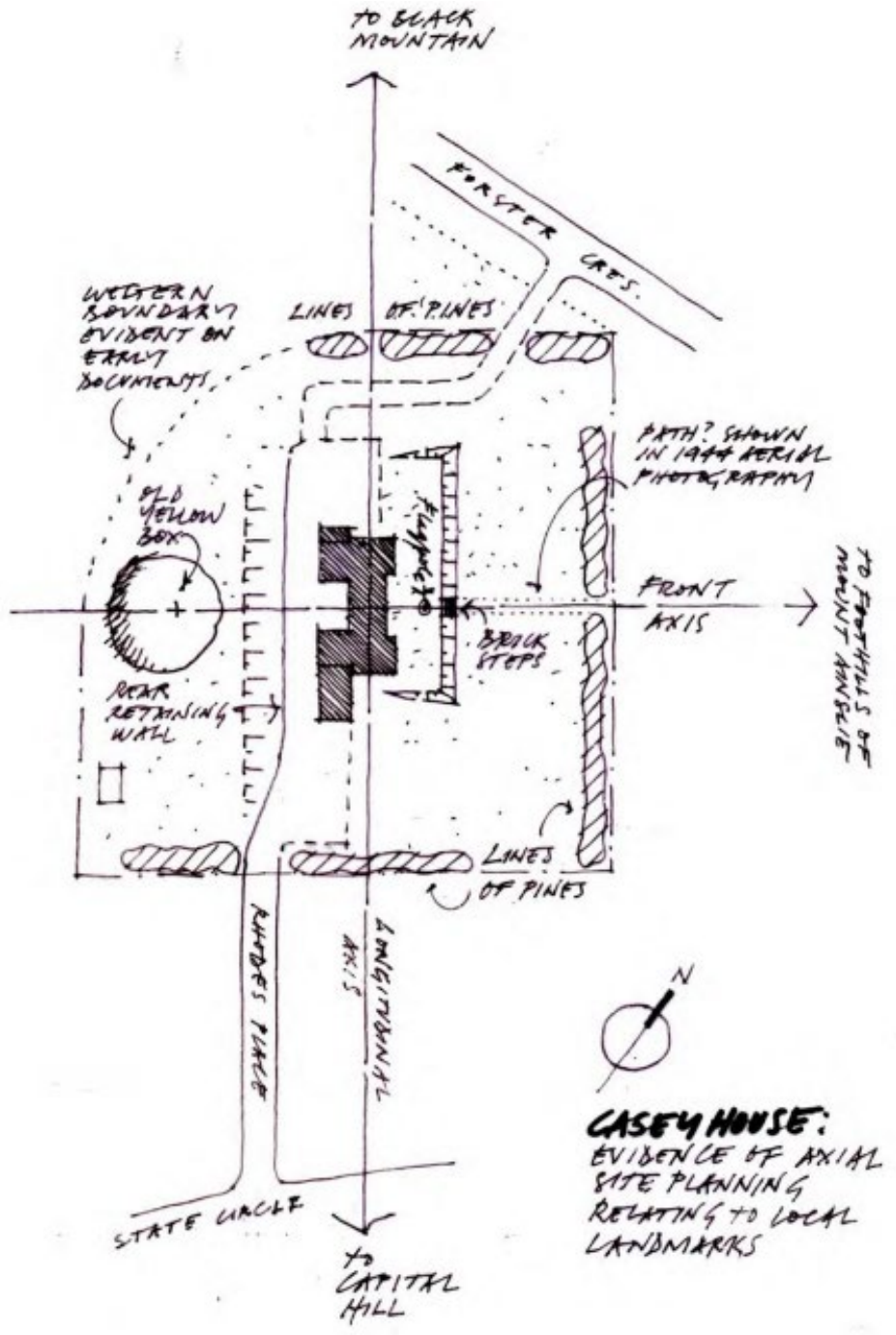


FIGURE C-2 EVIDENCE OF AXIAL SITE PLANNING (G BRITTON 2019)

In 2019, initial construction work for a new a diplomatic embassy has cleared most of the intervening vegetation so that, presently, more of the Mount Ainslie landforms are visible than in 2015. This work was discontinued and the proposed embassy site is currently vacant, with some initial construction works and extensive weed growth visible.



FIGURE C-3 VIEW FROM THE EASTERN CORNER OF THE SITE WITH THE RECENT EMBASSY WALL TO THE RIGHT (G BRITTON 2019)

REMNANT WOODLAND TREES

Remnant indigenous woodland trees are represented by Yellow Box and Blakely's Red Gum (*Eucalyptus blakelyi*) which alliance extends through the existing open space to the east and south of the site and across State Circle towards Parliament House. Within a grassy triangular area near the northern boundary at Forster Crescent both of these species are present though the red gum has died. However, to its side is a flourishing Kurrajong (*Brachychiton populneus*). Seedlings and saplings of the two main locally indigenous Eucalypt species were noted around the periphery of the grounds, with some now competing closely with the pines around the boundaries. While there is some regeneration of both species of woodland Eucalypts, some of the older trees are in serious decline or already dead – particularly those to the east of the house.

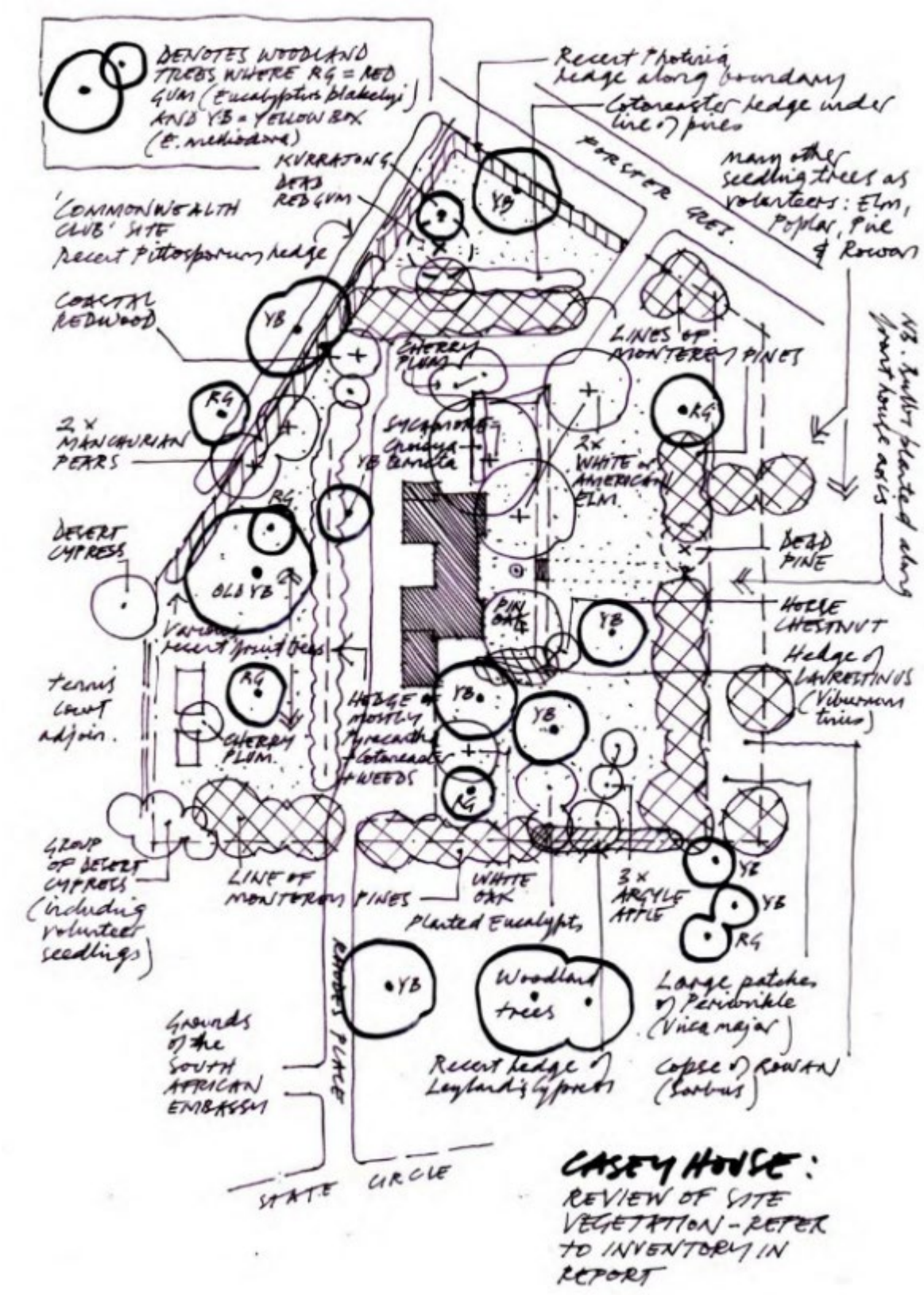


FIGURE C-4 REVIEW OF SITE VEGETATION (G BRITTON 2019)

OTHER PLANTINGS

Three of the site boundaries are defined by lines of mature Monterey Pine (Pinus radiata) with the central front spaces dominated by mature plantings of Pinoak (*Quercus palustris*), White Elm (*Ulmus americana*) and Sycamore (*Platanus occidentalis*). Both elms are noticeably affected by leaf-eating pests such that there is greatly reduced shade even in February. Plantings of White Oak (*Quercus alba*), a young Horse Chestnut (Aesculus hippocastanum), Manchurian Pear (*Pyrus ussuriensis*) and Cherry Plum (*Prunus cerasifera Nigra*) consolidate the deciduous species. A solitary, maturing Coast Redwood (*Sequoia sempervirens*) near the western boundary adds to the site's coniferous selection. The rear boundary is partly defined by the tennis court wall and fencing of the Commonwealth Club though there are also sporadic occurrences – some likely opportunistic - of Desert Cypress (*Cupressus arizonica*).

A long hedge of mainly Pyracantha sp. separates the long entry spine precinct from the elevated rear grounds. Throughout the hedge there are various weedy species such Cotoneaster sp., Lonicera japonica, Prunus sp. and seedlings of Cupressus arizonica. Behind the hedge, in the grassy space up to the rear boundary with the Commonwealth Club, are numerous recently planted fruit trees including quince (*Cydonia oblonga*) and olive (*Olea* cv.) along with the two mature Manchurian Pear trees (*Pyrus ussuriensis*) and a Cherry Plum (*Prunus cerasifera Nigra*) between the rear sheds. Close to the very large Yellow Box on the main house axis is an early fire hydrant with "C of A" (Commonwealth of Australia) clearly evident.

At the front terrace of Casey House there are two further hedges. That to the north, of Mexican Orange Blossom (*Choisya ternata*), separates the front terrace from the northern service area and car park. Another, much shorter, hedge of Laurestinus (*Viburnum tinus*) provides enclosure to the southern end of the main terrace. The latter hedge also has a path through it with a metal arch.

Within the front grounds and to the northern end of the front terrace flowering bulbs – Naked Ladies or Jersey Lily (*Amaryllis belladonna*) - were apparent in early February. Other bulbs such as jonquil (*Narcissus jonquilla*) had been planted about 2000 along the line of the front axis and within the front grounds.



FIGURE C-5 VIEW ACROSS THE FRONT GROUNDS LOOKING SOUTH-EAST (ERM 2024)

OTHER GROUNDS ELEMENTS

The front axis of the house passes through the white timber flagpole within the front terrace and the formal brick steps before reaching an inter-war catalogue-type metal gate between period concrete posts. The gate ensemble is understood to have been installed in 1996 by Bill Mayo, a former tenant of Casey House.[8]

Both the main entry at Rhodes Place and the later entry from Forster Crescent pass through relatively recent gate ensembles each comprising double metal frame and mesh gate leaves hinged from rendered and painted piers with light surmounts.

Where there is fencing – mainly to the boundary with the Commonwealth Club and along Forster Crescent – it is a metal post and light wire mesh type. The original extent of vehicular access remains. This extended from Rhodes Place and proceeded along the western elevation of the house to an extended paved area to the north of the house. The later addition to the

[8] Pers. Comm. Current Crown Lessee, 30 January, 2015

site access off Forster Crescent is also readily apparent further to the north. All of this vehicular access has since been linked through a consistent bitumen pavement throughout.

VIEWS

Key views are principally those probably evident from the initial build. They include the entry vista to the house from Rhodes Place along with the sequential arrival views up to the front entry court; panoramas and views from the house out to the east across Canberra to Mount Ainslie and its foothills; and expansive views from the front grounds back to the house within its generous grounds setting bookmark20. Additionally, there views from Forster Crescent and the later side entry to the northern end of the house and its broad front open space. Occasionally there are glimpses of other local landmarks from the site such as Black Mountain.



FIGURE C-6 VIEW OF THE NORTHERN END OF THE HOUSE WITH THE LARGE SYCAMORE CENTRE FOREGROUND (ERM 2024)

THE HOUSE

Casey House is a two storey brick residence with Marseilles pattern terra cotta tiled hipped roof with a slightly lower pitch towards the eaves.

The brickwork is an unusual size 230mm x 110mm x 53mm and laid with raked bed joint and flush filled perpends. Brickwork has some recessed sections such as beside entrances to south and east. A projecting plinth exists at the base of the wall below floor level. Other details include projecting bricks and other motifs.

The windows are timber framed double hung with two light sashes. All include a sand finished concrete sill.

The eaves include a timber fascia, quadrant gutter and a coved render detail that extends from fascia down to a projecting brick course. Downpipes are rectangular and one rainwater head on west end is finely detailed.

A single-storey garage has been provided to the east end by altering the original service area. This alteration was in 1984, which includes a panel lift door and a concrete ramp as it is at the floor level of the house. A concrete ramp beside the garage provides access to the back door of the house.

Doors vary and include the one to the verandah infill is timber framed glass with six glazed lights; the door near garage is timber framed with glazing at top and a timber panel at base; the north door is glazed with a chevron pattern; whilst other doors are solid with a chevron pattern in the timber.

The flyscreens are timber framed with chevron pattern.

Entrances have finely detailed stairs, surrounds, slightly recessed brick sections, projecting bricks, details with some with textured bricks and the verandah has metal balustrades.

The former garage at the west end has been infilled with timber panelling and timber framed windows.

The west end former garage has a balcony over with masonry balustrade. Chimneys remain for all fireplaces.

HISTORICAL BACKGROUND

Note: *The information in this section is largely drawn from the 2021 HMP by Eric Martin and Associates. Supplementary information has been added where necessary to further inform the analysis of potential tangible Aboriginal cultural heritage values. This means that two types of referencing systems are used in this section; in text and footnotes*.

ABORIGINAL LAND

Casey House is located on the traditional lands of the Ngunnawal and Ngambri people who have inhabited this area for at least 25,000 years.[9] Their descendants continue to live in Canberra and the surrounding region. Historical and archaeological evidence suggests that the Canberra region was an area traversed by several socio-linguistic groups and a place for meetings and ceremonies. This concept is today firmly held by the living descendants of the indigenous groups and contributes to foundation of their current cultural history and beliefs.

Archaeological investigations in the ACT have revealed a Pleistocene antiquity of Indigenous occupation in the Southern Highlands of Eastern Australia, centring on the Murrumbidgee River and tributaries. Excavations at Birrigai rocks shelter in Tidbinbilla Nature Reserve have produced evidence for relatively discrete phases of occupation of the shelter dating to c.21,000 BP.[10] A first phase of occupation beginning in c. 21,000 BP was of low intensity use of the site which was maintained through to c. 3,000 BP when occupational intensity increases dramatically. This increase in Indigenous occupation is reflected in many other places in the southern highlands. Around c.100 BP the evidence for occupation, charcoal from fires and artefact density decreases. This may be associated with what has been interpreted to be a rapid Aboriginal depopulation of the Limestone Plains following European settlement possibly associated with a smallpox epidemic in 1830 influenza, and a measles epidemic in the 1860s.[11]

SUMMARY OF ABORIGINAL OCCUPATION OF THE CANBERRA REGION

Archaeological evidence suggests that Aboriginal people had occupied all of Australia's environmental zones by 31,000 years before present (BP) (Flood 1995). Ethnographic information relating to the Aboriginal occupation of the Canberra region has been obtained from historical documentation written by early European settlers and government officials during the mid to late 18th century (Barwick 1984).

Australian Aboriginal people occupied land according to a system of spatial organisation and land occupancy (Clark 1990). Individual groups were intimately familiar with their own geographical regions and the seasonal availability of resources within it. Tribal boundaries were often defined through linguistic associations, social relations, and spiritual links to the land. These boundaries were most likely fluid, changing position over time. If this was the case, then tribal boundaries recorded by European people at, or after, the point of contact can only be considered as current to that period and were probably quite different prior to European observation. To make things more ambiguous, the few European accounts of Aboriginal groups

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

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

[11] Flood J, The Moth Hunters. AIAS Press, Canberra, 1980; Navin Officer, Gungahlin Drive Extension, ACT – Cultural Heritage Assessment. Report prepared by Navin Officer Heritage Consultants Pty Ltd for W P Brown & Partners for the ACT Department of Urban Services, 2002; Butlin N Our Original Aggression: Aboriginal Populations of Southeastern Australia 1788-1850. Allen & Unwin. Sydney, 1983.

in the broad study region are limited in detail, were often confused regarding Aboriginal group names, and provide varying interpretations of territorial boundaries (Flood 1980).

In general, early settlers recorded very little of their observations, particularly about the Aboriginal people they encountered (Flood 1980). The best recorded observations come from the journals of early explorers, government surveyors and authors of travel books. By the early 1840s, Currie, Bennet, Lhotsky, Backhouse, and George August Robinson had each recorded small amounts of detail regarding the Aboriginal people within a broad region surrounding Canberra. These records are not detailed and by the 1880s, when more serious ethnographers came into the region, the consequences of European settlement had already greatly altered the traditional Aboriginal way of life (Flood 1980).

Aboriginal people have been visiting the Canberra region for at least 21,000 years, as evidenced through the archaeological recordings of hundreds of sites associated with Aboriginal culture in the Canberra region. The vast majority of these represent campsites, many of which have been destroyed by the development of Canberra's city and suburbs. As far as can be ascertained, the Aboriginal groups living permanently in the Canberra region spoke different, but related languages (all most likely associated with the dominant Ngarigo) (Cooke 1988; Flood 1980). Aboriginal people in the broader Canberra district are associated collectively within the Ngunawal boundaries. These people are thought to have lived in small, highly mobile, kin-based groups. Individual groups came together regularly to participate in trade, marriage and ceremonial gatherings. An early ethnographic account from Bennett (1834) records their diet as including flying squirrel, kangaroo, wallaby, wombat, koala, possum, emu, duck, swan, snake, goanna, platypus, ant eggs, insects, fish, mussels, yabbies, plant tubers, berries and seeds.

Currently, four Aboriginal groups are representative of the Australian Capital Territory region. These groups are:

- Buru Ngunawal Aboriginal Corporation;
- King Brown Tribal Group;
- Mirrabee; and
- Ngarigu Currawong Clan.

EARLY SETTLEMENT OF THE AREA

European colonisation of the area that became Canberra commenced in the third decade of the nineteenth century following the first explorations reaching the Molonglo and the Murrumbidgee Rivers which passed by the current West Block area in the early 1820s.

Charles Throsby, Naval Surgeon, property owner and explorer, was the first European to reach the Molonglo and Murrumbidgee Rivers. Prompted by a strong desire to find the Murrumbidgee, which he thought, would flow south and link the inland to the sea, Throsby and his nephew, Charles Throsby Smith, had made attempts to find it the previous year. Their attempts had failed but finally Throsby, accompanied by Joseph Wild former convict and bushman along with an Aboriginal guide, reached the river in the vicinity of Pine Island. He

must have been disappointed to find that the river flowed to the north and not to the sea. Throsby had made an overnight camp in the very near vicinity of the West Block grounds.

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

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

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

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

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

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

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

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

The rush for land in the area known as the Limestone Plains (named after the limestone outcrops bordering the Molonglo River) was fed during the 1820s by the arrival of some 6,500

free immigrants to NSW, the majority of whom wanted to head out of the confines of Sydney and on to the land. It was these free immigrants who held the favour of the colonial government and had the best chance of acquiring land over the growing numbers of native born and emancipists.

Land regulations at the time were specifically designed to suit those of higher socio-economic circumstances, or at least the standing and the means to obtain loans. Part of their aim was to create specific landed gentry of wealth and power to be served by a labouring class. And so much of the prime grazing land of the Limestone Plains was quickly tied up into large holdings leaving the less productive tracts to those of lesser wealth. Campbell was one of the largest, with his extensive lands managed from the comparative lavishness of Duntroon. The area now within the Parliamentary Triangle was part of the extensive Duntroon holdings. Casey House is located on land owned by William Klenzendoriffe bookmark24.

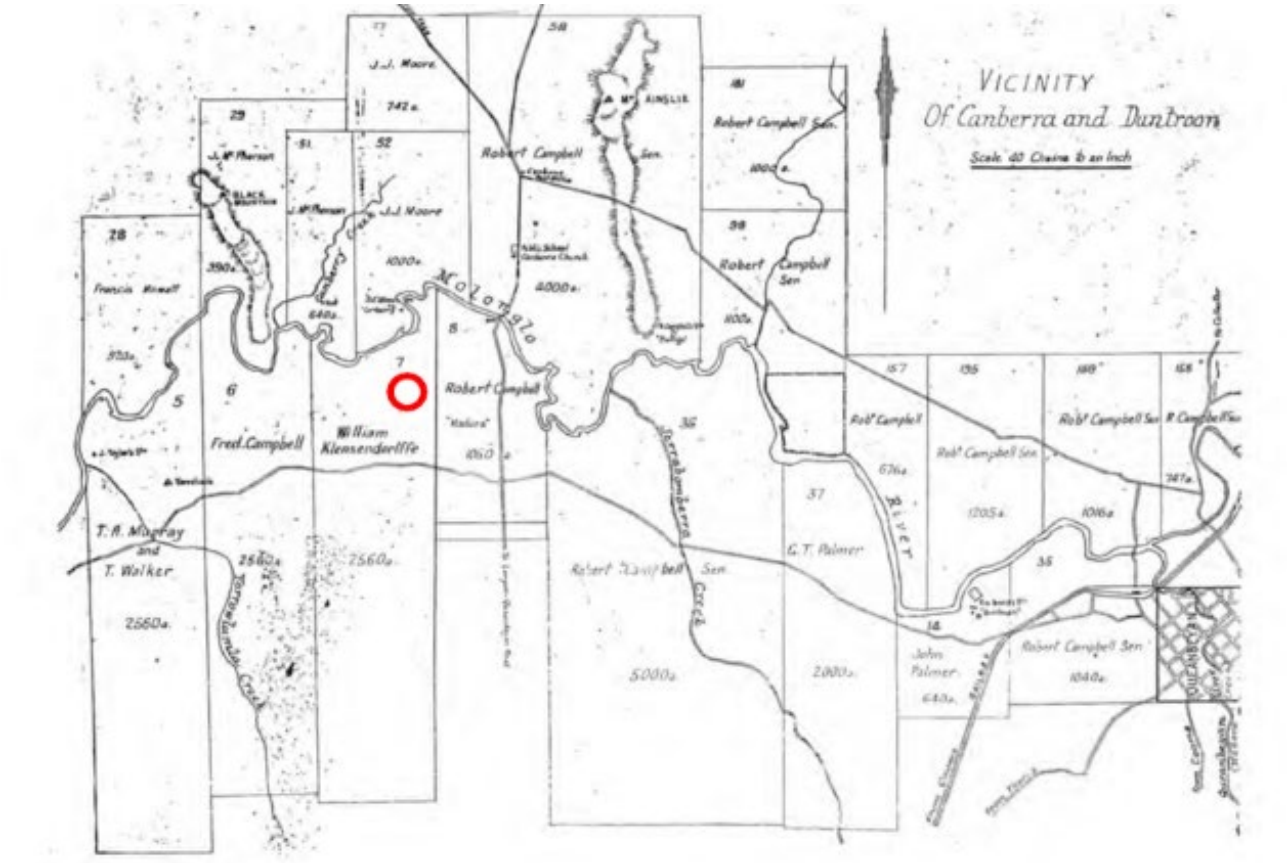


FIGURE C-7 1837 ORIGINAL LAND GRANTS ALONG THE MOLONGLO RIVER (L GILLESPIE, CANBERRA 1820-1913, AGPS CANBERRA 1991, P21)



FIGURE C-8 1915 FEDERAL TERRITORY FEATURE MAP, SECTION 6 (NLA.MAP-VN1658523-SL-V)

Federation of the Australian colonies in 1901 began a long process to establish the national capital. One of the first steps was to compulsorily acquire under legislation the free-hold grazing lands. The land around the Canberra area including Casey House and the adjacent Parliamentary Triangle was formally acquired in 1911 and the international competition for the design of the new city finalised in 1912.[12]

A HOUSE FOR THE RESIDENT MINISTER[13]

During the 1930s, as Government Administration became more focused in Canberra the requirement increased for a Minister of Government to be resident in Canberra.

As well as a supply of Government housing for Government employees, a number of "official residences" had been built in Canberra. Some, such as the comparatively grand two storey residence with conservatory proposed for the Speaker (see Federal Capital Commission drawings dated 1926) were proposed but never constructed.

Official residences were among the first buildings erected in the Federal Capital. During 1912 - 1913 six permanent residences were designed by the Commonwealth Architect, John Smith Murdoch, and constructed at the newly opened Royal Military College, Duntroon. Also in 1913, Murdoch designed "the Residency", the official residence of the Administrator of the Federal

[12] Parliament House Vista Area Conservation Management Plan, Exposure Draft Volume 1 November 2008, http://www.nationalcapital.gov.au/downloads/planning_and_urban_design/Heritage/Parliament_House_Vista_Heritage_Mana gement_Plan_Volume1_.pdf

[13] Australian Construction Services, Casey House Conservation Plan, April 1994, p2

Capital Territory, David Millar, now extended and used by the ANU. Again, in 1926, Murdoch designed the Director's residence at Mt Stromlo Observatory.

In 1926 renovations and extensions, designed by Murdoch, were made to Government House, Yarralumla, and the Prime Minister's residence was erected at Deakin to the design of the successful entrants in the FCAC competition, Oakley and Parkes.

In 1929 the architectural expression for the official residence and indeed for the new "permanent" Government buildings of Canberra began to succumb to a new influence, that of Art Deco. W. Hayward Morris designed the Australian Institute of Anatomy, one of the finest examples of the Australian adoption of the Art Deco style, and the residence for the Director, which is a simple two storey residence with Art Deco influence in the architectural detail.

TRANSFER OF THE PUBLIC SERVICE TO CANBERRA[14]

When confidence in Australia's future began to return following the Great Depression, momentum increased for the transfer of a second wave of the Public Service to Canberra. This was to be short circuited by the event of the Second World War but for a few years a new burst of activity was sustained.

When the Scullin Government took the decision in 1931 to transfer the Patent Office there was great opposition from public servants and the legal profession, unwilling to forego the urban comforts of Melbourne for the remote plains of the Monaro. The viability of Canberra, then a town of 7000 people, was seriously called into question. However the level of expenditure and commitment already sustained by both Government and private enterprise in the development of Canberra had closed off the option of abandonment. Armed with arguments to support this position, the Lyons Government, which defeated Labour in 1932, overcame all opposition and the Patent Office led the second wave of Public Service transfers to Canberra. In June 1932 the staff of seventy was moved into temporary accommodation in the vacant wings of the Acton Hotel.

SHORTAGES OF HOUSES IN CANBERRA[15]

As with the first transfer of the Public Service in the 1920s, infrastructure and housing were required to support the families of public servants. Canberra was considered different from other cities in that most of its residents were Government employees obliged to come to Canberra because of their employment. Most were not disposed to purchase or build their own homes and felt it to be the obligation of Government to provide adequate accommodation.

Very quickly the Government fell behind the demand it created. The waiting list for housing became so long that many public servants were unable to bring their families with them when transferring to Canberra. Many of the existing submissions still lacked adequate roads, water and sewerage services.

[14] Ibid, p2-3

[15] Ibid p3-4

In June 1938, in the House of Representatives, Members, speaking to the Supply Bill, quoted a waiting list tor Government housing in Canberra of 310 families, with a building rate for the Government of 50 houses per year. Added to this situation, there were two Departments of about 500 or more employees still planned to be transferred to Canberra.

Heavy criticism had been directed at the Government in the daily news during this period in the Canberra Times. Workers' housing at the Causeway was referred to as slums and a blot on the garden city concept of Canberra. It was said in Parliament that

> *"the Government should therefore set an example to others by erecting in Canberra decent cottages which workmen can afford to occupy, instead of compelling them to live in slums such as there are at Molonglo and the Causeway."*

It was also claimed in the House of Representatives that

> *"During the last three or four years hundreds of homes have been built in Tasmania under the Homes Act, with money found by the Government. Although a somewhat similar scheme is in operation in Canberra, only 127 people have availed themselves of it, clearly indicating that the Government does not encourage home building."*

It was clear that Government employees, whether for Government Departments or Parliament, in need of four or six roomed cottages were not getting the Government assistance required.

It was against this background of economic hardship that the Government decided to build what then must have appeared in sharp contrast a fourteen roomed "mansion" for the Treasurer.

CANBERRA'S DEVELOPMENT IN THE 1930S – THE "MODUS OPERANDI"

The decision taken by the Government to build the Treasurer's mansion was not taken with the full knowledge and consent of the Parliament.

The building was financed from the Federal Capital Territory architectural and engineering Budget. It was withdrawn from the Estimates because in June 1937 it became uncertain as to whether to proceed.

During the Depression large building works were virtually unknown in Canberra. The Parliamentary Standing Committee for Public Works, applying to works involving expenditure of £25,000, had been suspended (approximately from 1931-1937).

In the mid-thirties, Canberra was faced with a difficult task in lifting itself from the doldrums of the Depression and getting development moving again. Under such pressure a series of violations of the Griffin Plan were proposed. Some were averted, others occurred. It became common in official circles to regard the gazetted plan as a tiresome anachronism which deserved only nominal respect.

Until 1939 Canberra was administered by the Advisory Council, a body comprising the permanent heads of the Departments of Health, Home Affairs, Works and Railways and Attorney-General's plus three elected members. Supporters of the Griffin Plan were not

impressed by the Advisory Council and lobbied for the appointment of a committee of architectural and planning experts.

These matters were raised in Parliament and are recorded in Hansard. The Member for Bass Mr Barnard stated:

> *"It is admitted that the plan for the development for Canberra has not been strictly observed. The latest instance of departure from the plan is the erection of the high school building in the area reserved for the university. I cite this to show that things are not altogether right, and I know that other members are not satisfied with all that is being done. Canberra will be a beautiful city if the plan is adhered to."*

and again:

> *"The Act of 1925 was definitely intended to ensure not only the development of Canberra along certain lines, but also that this Parliament would control that development. Today the press of Australia is criticising this Government because of its "hush-hush" Action...Whatever argument there may be in favour of a "hush-hush" action in regard to defence matters, surely there is no excuse for it in relation to the development of the national capital."*

Finally in an effort to provide expert direction, the newly constituted National Capital Planning and Development Committee, replacing the Advisory Council, met for the first time in 1939. However, it was, in reality, more of the same. It comprised three ex-officio members, the Chairman of the Parliamentary Standing Committee on Public Works, the Chairman of the Advisory Council, and a senior officer of the Department of the Interior. Of the four other members three had to be authorities on town planning, architecture or engineering. This body did not provide strong leadership or support for the Griffin Plan.

Strong direction for the development of Canberra was to await the post war Menzies era, the Holford recommendations and the empowerment of a new authority, the National Capital Development Commission, under the leadership of (Sir) John Overall.

Thus it was at a time of faltering leadership in the direction of the development of Canberra that the first permanent Government buildings were built - the first National Library on Kings Avenue, the Patent Office and the Administration Building. At the same time, the residence for the Resident Minister was conceived and developed. It was also at a time when some in high places perceived that "all was not right", and so the residence became a focus for criticism and controversy.

THE CASEY'S FIRST RESIDENCE IN CANBERRA[16]

One of the first politicians to choose to take up residency in Canberra in 1932 was the Member for Corio in the newly elected Lyons Government, Richard Gardiner Casey.

The Caseys had returned from London where Richard Casey had since 1924 successfully carried out a special diplomatic appointment by the then Prime Minister, Stanley Bruce, to

[16] Ibid, p 5-7

facilitate close communication between London and Melbourne (the then Federal Capital). As a politician Casey wished to add more than his success in Foreign Affairs to his bow. He sought to gain expertise in the area of public finance and the location of the Department of the Treasury in Canberra was a major factor in his decision to live in Canberra.

Maie Casey describes the Casey's early days in Canberra:

> *"Except in hotels there was little accommodation round Canberra for Ministers and Members. Most lived in their electorates and shuttled each week during the parliamentary sessions to and from such continental distances as Perth and Brisbane and Adelaide. They travelled in trains whose gauges varied from State to State so that passengers were tipped out, usually by night, into other carriages of appropriate width.*
>
> *Duntroon, an area that had been built up into a training college for military cadets round the original station homestead of the Campbell family, was now deserted. The Scullin government had removed the trainees to a suburb of Sydney.*
>
> *We were given the choice of empty houses there - high honest houses that looked across the stretch of paddocks and the river Molonglo to the scattered city of Canberra, sheltered from the west by mountain ranges that rose high enough to catch the snows of winter. The wide valley of Canberra was itself eighteen hundred feet above sea level.*
>
> *We tidied up one of the five houses that had been designed for officers and moved in with our two children and later my nephew Patrick Ryan. It was a charming house and become more so when lawns grew around it again, one to receive the snowy petals of flowers from an old plum tree. A swimming pool and a log stable we built ourselves. In time we even had an emu to live with us amongst the ponies, eating their food while they ate hers, and making the occasional rumbling noise of a distant drum. She chose us of her own free will and her name was Emily though I always felt she was a male.*
>
> *Once again I furnished a dwelling. It was considered austere: Its wooden furniture made by Frederick Ward was simple and distinguished; the dining room chairs came via Tufton Street from Thonet in Czecho-Slovakia; they were the first steel-tubing chairs of their kind in Australia.*
>
> *Lady Gowrie, wife of the Governor-General a dear and able woman, murmured, "The Casey's house will be alright when Maie gets her own things around her".*

The house of which Maie Casey wrote is one of a group together with the Commandant's House which was designed by former Commonwealth architect and architect for the provisional Parliament House, John Smith Murdoch. The Commandant's House was designed for the then Commandant, Brigadier-General Bridges. Bridges died as the result of sniper fire received at Gallipoli during a daily visit to the line in the company of Colonel White and the young Lieutenant Casey.

In 1937, the return of the Royal Military College from its exile in Sydney was the result of the coincidence of the needs to refurbish the Australian Defence Forces, again facing the possibility of war, and Government Action on the development of Canberra. The Royal Australian Navy set

up the naval communications centre, Harman, on the Queanbeyan road. The Royal Australian Air Force commenced a three year program to establish a permanent squadron In Canberra.

Together, the arrival of the Public Service, Including the service establishments, and the expansion of private enterprise stimulated real growth in Canberra. The population increased to 10,400 by 1938. Pressure on the Government to provide support facilities reached a peak - especially for health facilities, education facilities, hostel accommodation and housing.

THE TREASURER SELECTS A SITE[17]

The decision that the Military return to Duntroon meant that Casey, who was by then treasurer, and other tenants of the Duntroon houses had to find other accommodation. The first attempt involved a proposal which may have been based on independent finance. Casey, together with a selected group of neighbours, including another tenant of Duntroon C.L.A. Abbott MHR, proposed to build an exclusive group of houses on the slopes of Mt Ainslie, behind the War Memorial. Mr Abbott may even have been the prime mover of this proposal, as he appears to have done most of the "leg work".

Correspondence between Mr Abbott and the Property and Survey Branch of the Department of the Interior began early in 1936. Intra-departmental correspondence records Mr. Abbott's progress. The first site selected, Site A, was refused because it was within the area reserved for tree planting as a backdrop to the War Memorial. Site B was then selected by Mr Abbott, in preference to site C, for its "rural surroundings" although its greater elevation made the supply of services more difficult and costly. The correspondence included the information that "Mr Daley inspected the site and sees no objection to the site being deemed residential land."

Investigation Into the feasibility of this subdivision continued between March and September 1936. It was later criticised along with the general criticism of the "Treasurer's mansion" for its cost to Government. The subdivision did not proceed, perhaps through loss of interest caused by the difficulty and cost of providing services to the block. It may even have been either that Casey, being offered an official house, withdrew, or that the Government withdrew, and as a private proposition it was no longer adequately supported.

However, a "Proposed Residence Canberra" was designed for Block 3, Section 78, Ainslie. The blueprint, though unsigned, is attributed to the Principal Designing Architect and initialled C. W. S.C. and dated 10.9.36.

Casey's second attempt at selecting a site for his house was also not successful. By this time it was a site for the official house for the Resident Minister and the area selected by Casey was on the Acton Peninsula within the zone allocated in the Griffin Plan for the hospital.

The architect for the hospital, Leighton Irwin, concurred with the suitability of the site for a hospital.

[17] Ibid p7-8

"Taken as a whole the site is, for hospital purposes, a magnificent one. It is moreover, the location provided as a hospital reserve on the City Plan. The provision of which shows a full appreciation of the needs of such on institution."

Casey amended his choice to an area between Acton House and Thurbon's cottage, away from the location of the hospital building but still within the hospital zone. This time he was not supported in his choice by CS Daley, then Assistant Secretary, Civic Administration, who wrote several letters to the Secretary of the Department of the Interior in defence of the Griffin Plan.

In October 1936, the Assistant Secretary of the Works and Services Branch, PA Gourgaud, in intra-departmental correspondence refers to two designs for the house tor the Resident Minister, one "preferred by Mr. Casey" and one prepared by the Department. The design referred to in this correspondence "as prepared by the Department" was for a site at Acton. It is unclear whether this is the hospital site or the final site selected at Darwin Avenue which was then referred to as Acton (not Yarralumla). If for the hospital site, the design may also be the blueprint cited previously as a "Proposed Residence Canberra", or it may be another design for which there appears to be no record. Estimates were given for both designs referred to by PA Gourgaud with Mr Casey's plan being £22 dearer. Mr Casey's plan is no longer attached to the file so there is no way of knowing as to which plan is referred.

The Chief Architect of the Department of Works, E. Henderson, submitted final sketch plans for the official residence in January 1937. These sketches were based on the site selected in Darwin Avenue. The site is described by the Surveyor-General, A. Percival, as being of 2 173 acres...

"...within a locality, which on the plan of Canberra, is set aside for a large city Domain. Within the Domain is located a site for a future residence for the Prime Minister."

Percival also stated

"The Treasurer has inspected the site and concurs with the selection mode".

THE TREASURER'S MANSION[18]

When in 1937, the Royal Military College returned to Duntroon, Casey was forced into residence at the Hotel Canberra. The family moved to Edrington, Maie Casey's inherited family home in Victoria which she shared with her brother until his death in 1956. Cabinet decided that as the Government's de facto resident Minister in Canberra, Casey should have the use of a Government Residence. It is an interesting question as to how the concept developed for a house for the Resident Minister and why Cabinet decided to finance it. Cabinet meetings, when Parliament was not sitting, were sporadic and poorly attended, with Ministers living in different cities at vast distances. The building was ostensibly built so that a Government Minister was permanently at residence in Canberra.

How much influence did Casey himself exert? He was already the "de facto" resident Minister. Given inherited financial means from both their families, the Casey's could afford to build their

[18] Ibid p8-10

own house, but they did not like Canberra and neither was Canberra generally held desirable for investment in housing. A possible source of further Information on this question would be Casey's Diaries held at the Victorian Branch of Australian Archives.

In political terms the timing of the decision to build the Resident Minister's house could scarcely have been worse. Recovery from the Depression was scarcely underway and the memory of its hardships felt throughout Australia had not even begun to dim. Weighed against the long waiting list for cottages for public servants, forced to come to Canberra, was the perceived extravagance of Government funding for a fourteen roomed mansion·. This was for one family and a family regarded as of the wealthy and privileged sector of society.

On 2 June 1938, Senator Brown asked the question in the Senate:

> *"Can the Minister give the Senate the fullest information concerning the residence to be erected for the Treasurer, the estimated cost, and also the amount, if any, which the Treasurer proposes to contribute towards its cost?"*

Senator A J. McLaughlan replied:

> *"If it is proposed to erect any official residence for a Minister in Canberra, the fullest opportunity will be given to honourable senators and to members of the House of Representatives to discuss such a proposal".*

By this stage the construction of the house was already well underway and this exchange certainly reveals a less than accurate statement of affairs on the part of the Government.

Information had previously been given in the House of Representatives, in April, when the Minister for the Interior replied to questions concerning the contract price for the erection of the house and the method of finance from the Architectural and Engineering Votes. Speaking in the House of Representatives in June 1938, the member for Bass. Mr Lance Barnard, held the contention that:

> *"…Instead of deciding to build an expensive house for the Treasurer, without consulting Parliament and obtaining money in the orthodox way, thus apprising members of what was proposed, the Government should have utilised this money in the erection of houses for some of the people on the long waiting list."·*

In Parliament, the cost of the house was expressed in terms of the contract sum, £6,332, with additional extras such as drains and paths at £175. Round figures were mentioned of £7000 and, somewhat exaggeratedly, £70,000 with the inclusion of other services, roads etc., required for a block located in a new subdivision. Again, at the end of June, speaking to the Supply Bill, Mr. Barnard argued:

> *"Twenty two houses of considerable size in Canberra were empty at the end of December last. If the Treasurer did not want to build a home for himself with his own money, he could have rented one of the larger empty residences, instead of putting the country to the expense of providing him with an outsize house that, at a later stage will lie idle because there are not many men, not even Ministers of the Crown, who are able to pay £6 or £7 a week rent for a house of that size...*

The Canberra Times editorials also ran hot, throughout 1938 on the issues of the housing shortage and the extravagance of the Treasurer's house.

During the course of the construction of the building, it appears that Cabinet discussions were reopened and continued. At first it was suggested that, because The Lodge was too small for Prime Minister Lyons's large family the opportunity should be taken to build a new Prime Minister's Residence and to give the Treasurer The Lodge. Nothing came of this suggestion. Then the idea of flats which would house a number of Ministers as well as the Treasurer was raised. Neither was this idea put into effect, but it showed the need for an increasing number of Ministers to reside in Canberra.

At last the house was completed and the Caseys moved in September 1938. They were to stay less than one year, for after the death of Lyons, Robert Menzies became Prime Minister and transferred Casey to the portfolio of Supply and Development. The Caseys returned to Melbourne.

THE HOUSE DESIGN

DESIGN AND CONSTRUCTION

The design for the house of the Resident Minister is attributed to the Chief Architect, Works and Services Branch of the Department of the Interior, Edwin Henderson. His signature is on the approved sketch plans and his formal letter accompanied them to the Director General of Works, MW Mehaffey. As formally requested by Casey correspondence between the Caseys and Henderson, in relation to the house, was direct. Henderson was a British architect who came to Australia in 1910 and worked in the office of John Reid and Sons in Sydney. After eighteen months he joined the Commonwealth Department of Works and Railways in Melbourne, where JS Murdoch was Chief Architect. After two years he was appointed Supervising Architect in NSW and was made responsible for design. He succeeded Murdoch as Chief Architect tor the Commonwealth In 1929.

As Chief Architect he is largely associated with the 1930s architecture of numerous suburban and country town Commonwealth Bank Branch buildings throughout Australia. Many talented architects worked for the Department under Henderson e.g. Charles Whitely, John Orwin, Ian Moir, Sam Lipsom etc.

The restrained formality of the house tor the Resident Minister, it's symmetry in planning and facade treatment, selection of materials and colour are features which ascribe the design to the Georgian Revival style. Overlaid on this basic style is a palette of Art Deco architectural detailing. This combination of Georgian Revival and Art Deco is unusual as Art Deco detail was more usually fashionable in domestic architecture of Moderne style.

THE INFLUENCE OF “ART DECO”

Henderson was greatly influenced by Art Deco design. He was fond of the style and used it in the architectural details of many of his buildings. In 1925 the Exposition des Arts Decoratifs in Paris gave rise to the Art Deco movement which spread internationally and spawned such dazzling examples as the Chrysler Building in New York. Buildings were enriched with

iconography drawn from such diverse sources as industry, North American Indian Art and Egypt old forms.

Art Deco enrichment was widely applied to industrial buildings e.g., the Hoover building in Britain; buildings for leisure and tourism such as "Picture Palaces" and hotels; and commercial office buildings. The basic building forms were often symmetrical, but this was by no means always the case. In Canberra in the 1930s Art Deco enrichment was applied to public buildings which were designed on Beaux-Arts principles. Canberra's finest examples are the War Memorial by Emil Soderstein in collaboration with John Crust, essentially designed in 1928, but not completed until 1941, and the Australian Institute of Anatomy completed in 1930 by W Hayward Morris, with motifs developed from Australian flora and fauna.

The Department of Works, under E Henderson, was responsible for two of Canberra's five schools in Art Deco style, Ainslie Primary and Canberra High School. Henderson also used Art Deco enrichment in the expression of the first permanent buildings in the Parliamentary area, the National Library (since demolished) and the Patent Office, former neighbours in Kings Avenue. In the Patent Office the style is restrained to achieve the dignified character sought for permanent national buildings. The Patent Office was designed by Henderson between 1936 and 1938. Casey was the Treasurer who promised the funding. This was referred to by Menzies at the Laying of the Foundation Stones in 1939.

GEORGIAN REVIVAL

Henderson does not appear to have been particularly interested in Georgian Revival. However, during the inter-war period, Georgian Revival was the most popular style for houses for the wealthy. These were mostly architect designed, and particularly favoured in the Melbourne suburbs of Toorak, South Yarra, Hawthorn, Armidale and Kew.

The style was characterised by symmetry in the arrangement of doors, windows and balconies and by simple hip or single ridge gable roofs. Architectural detailing was restrained and classical, typically with quoins to accentuate corners and entrances, or with porticos or portes cochere. Occasionally elements of the Mediterranean or Moderne styles were introduced for variety of expression, but the end result was always suitably restrained.

During this period, Art Deco ornament was sometimes seen as the decorative overlay to the streamlined Moderne style. Casey House is unusual overlay to the streamlined Moderne style. Casey House is unusual in its application of Art Deco to Georgian Revival. With Georgian Revival, walls were typically of brick – red, cream or salmon – or rendered. Roofs were concrete tiles, slate or terracotta. Windows were painted cream or off-white and shutters were apple green, cream or buff.

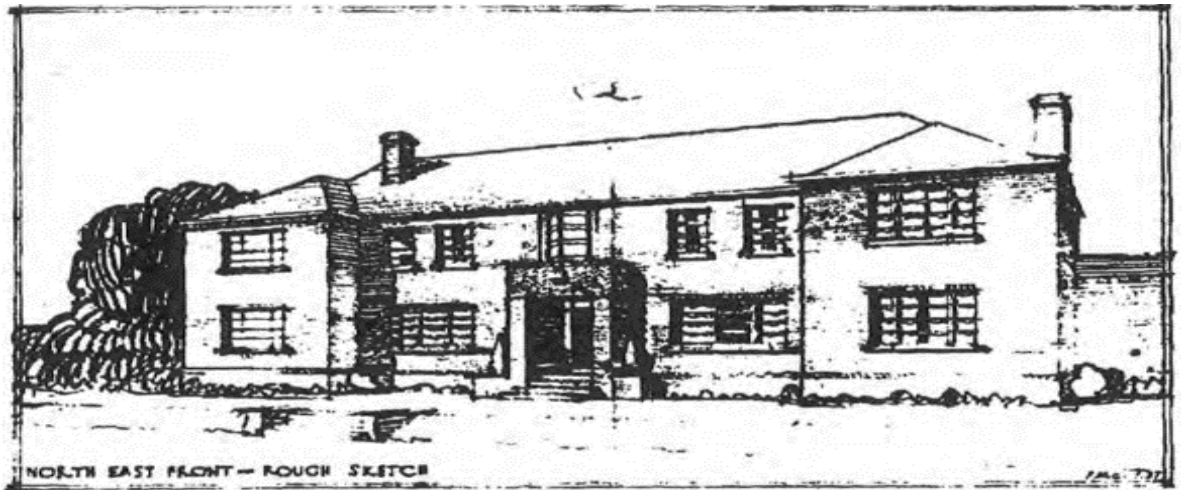


FIGURE C-9 ROUGH SKETCH – NORTH-EAST FRONT

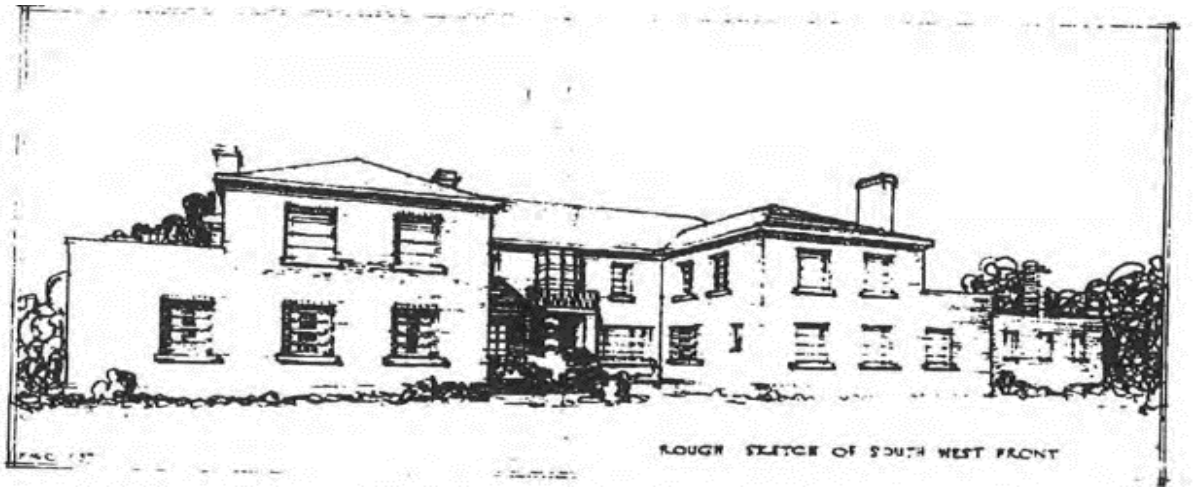


FIGURE C-10 ROUGH SKETCH – SOUTH-WEST FRONT

A selection of the plans of Casey House is included here.

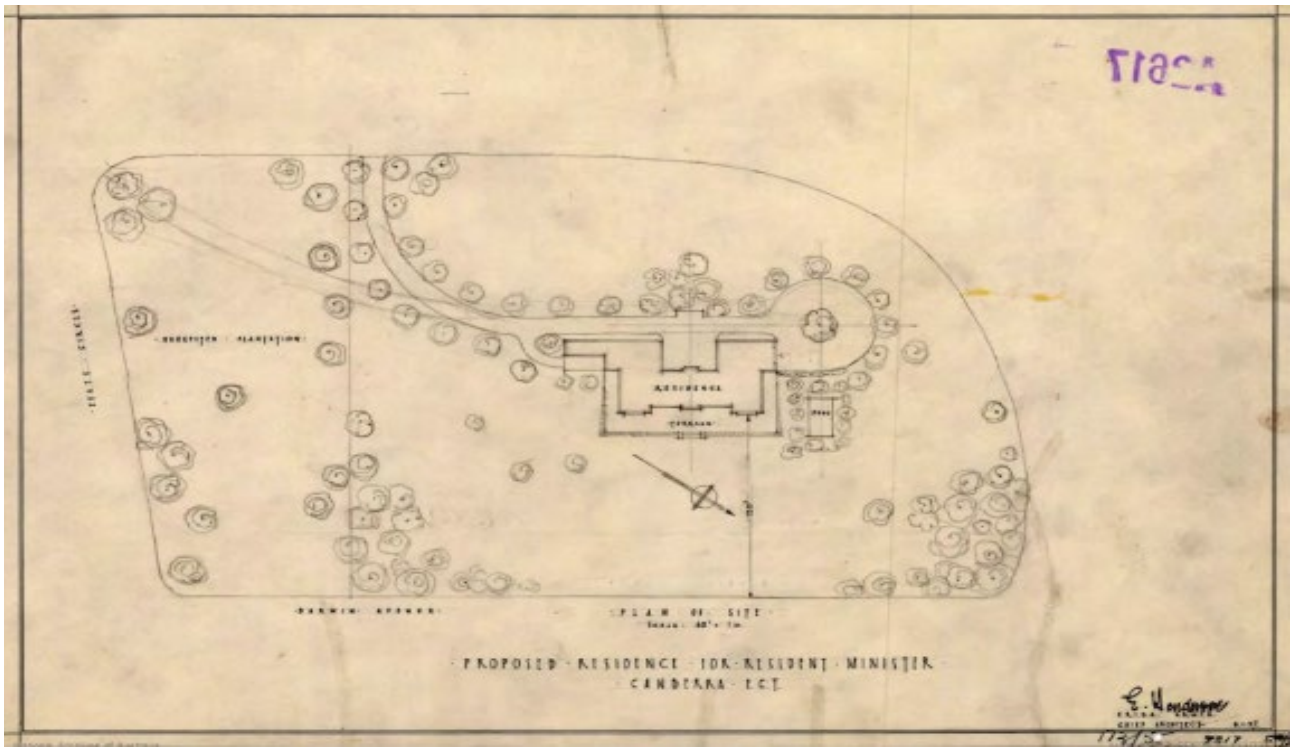


FIGURE C-11 PLAN OF SITE (DRAWING NO 7217, DATED 6.1.37) (NATIONAL ARCHIVES OF AUSTRALIA, NAA BARCODE 7799383)

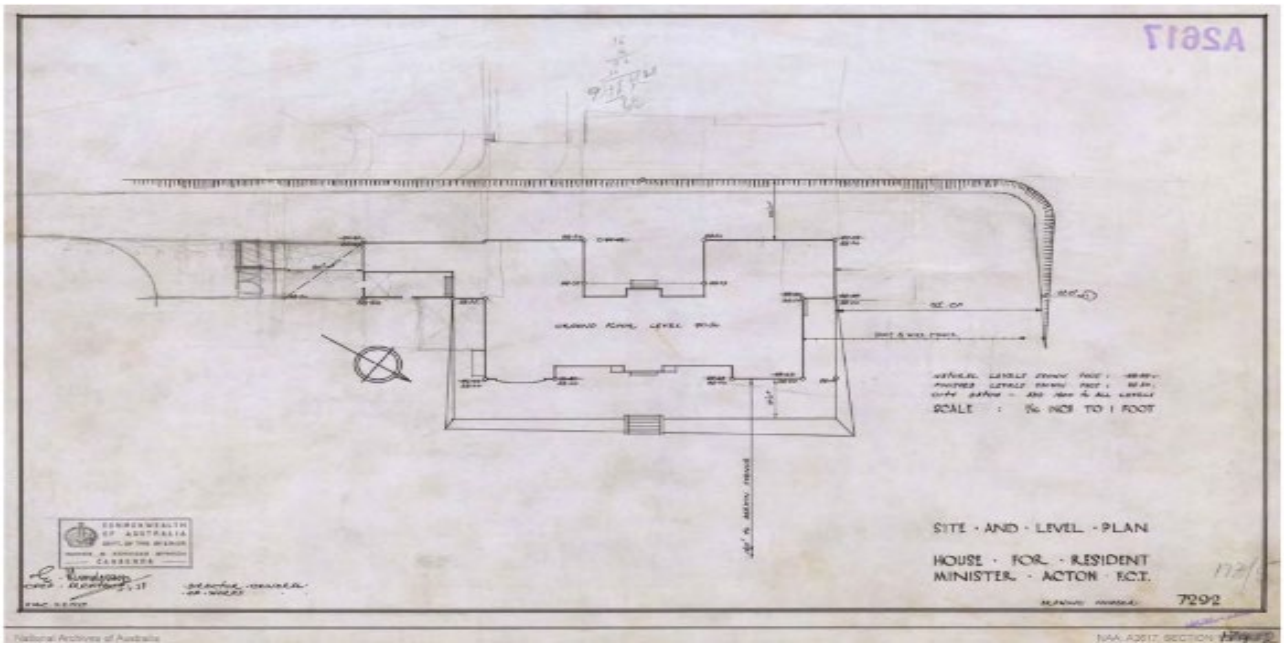


FIGURE C-12 SITE AND LEVEL PLAN (DRAWING NO 7292, DATED 11.3.37) (NATIONAL ARCHIVES OF AUSTRALIA, NAA BARCODE 7799380)

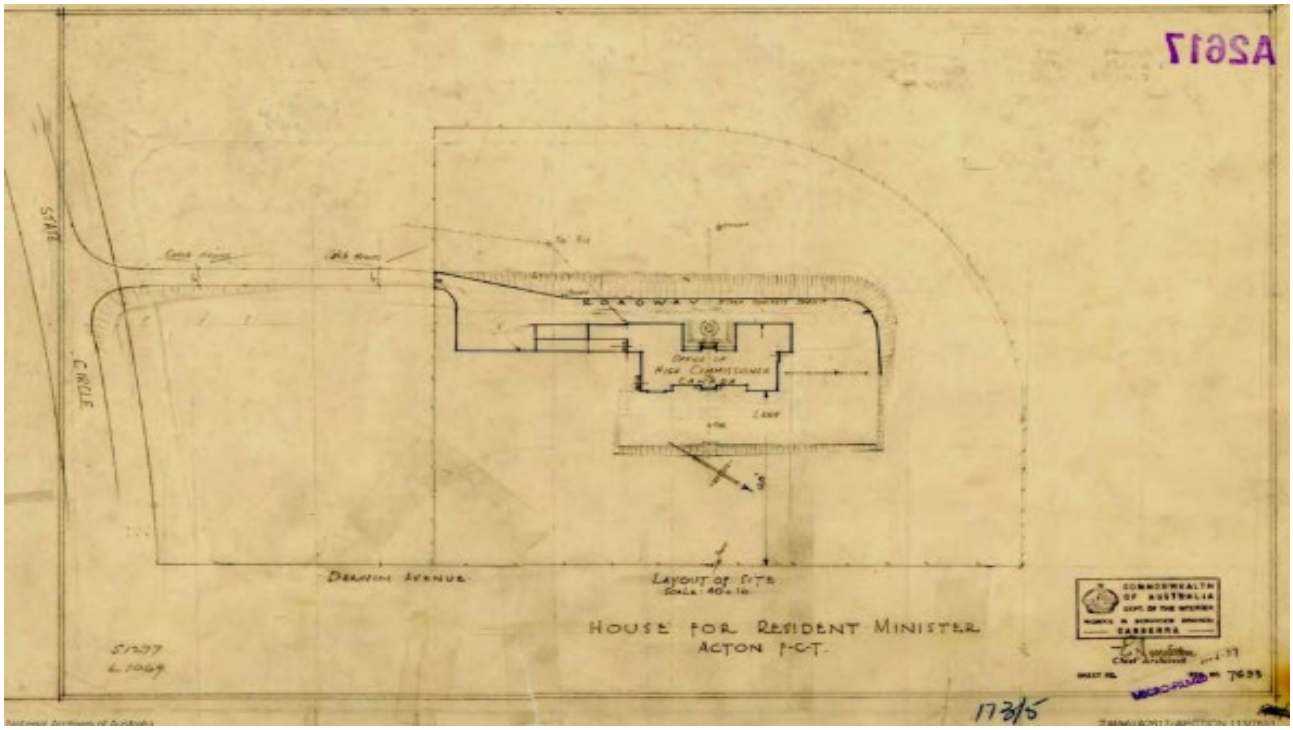


FIGURE C-13 LAYOUT OF SITE (REG NO 7693, DATED 11.6.37) (NATIONAL ARCHIVES OF AUSTRALIA, NAA BARCODE 7799375)

BELOW FIGURES REMOVED FOR PUBLIC DISPLAY

FIGURE C-14 FOUNDATION PLAN (DRAWING NO 7663, DATED 8.2.38) (NATIONAL ARCHIVES OF AUSTRALIA, NAA BARCODE 7799363)

FIGURE C-15 GROUND FLOOR PLAN (DRAWING NO 7664, DATED 8.2.38) (NATIONAL ARCHIVES OF AUSTRALIA, NAA BARCODE 7799361)

FIGURE C-16 FIRST FLOOR PLAN (DRAWING NO 7665, DATED 8.2.38) (NATIONAL ARCHIVES OF AUSTRALIA, NAA BARCODE 7799360)

FIGURE C-17 LONGITUDINAL SECTION ISSUE 1 (DRAWING NO 7666, DATED 8.2.38) (NATIONAL ARCHIVES OF AUSTRALIA, NAA BARCODE 7799359)

FIGURE C-18 ELEVATIONS ISSUE 1 (DRAWING NO 7667, DATED 8.2.38) (NATIONAL ARCHIVES OF AUSTRALIA, NAA BARCODE 7799358)

FIGURE C-19 SOUTH-WEST ELEVATION ISSUE 1 (DRAWING NO 7668, DATED 8.2.38) (NATIONAL ARCHIVES OF AUSTRALIA, NAA BARCODE 7799357)

FIGURE C-20 SOUTH-WEST ELEVATION ISSUE 1 (DRAWING NO 7669, DATED 8.2.38) (NATIONAL ARCHIVES OF AUSTRALIA, NAA BARCODE 7799356)

FIGURE C-21 HALF INCH DETAIL SW FRONT (DRAWING NO 8546, DATED 24.2.38) (NATIONAL ARCHIVES OF AUSTRALIA, NAA BARCODE 7799354)

FIGURE C-22 HALF INCH DETAIL NE FRONT (DRAWING NO 8547, DATE UNREADABLE BUT ASSUME 24.2.38 AS FOR PREVIOUS PLAN) (NATIONAL ARCHIVES OF AUSTRALIA, NAA BARCODE 7799353)

FIGURE C-23 DETAIL OF ALCOVE IN STUDY (REG NO 8699, DATED 11.9.38 OR 11.4.38) (NATIONAL ARCHIVES OF AUSTRALIA, NAA BARCODE 7799333)

FIGURE C-24 DETAIL OF KITCHEN (REG NO 8635, DATED 22.3.38) (NATIONAL ARCHIVES OF AUSTRALIA, NAA BARCODE 7799335)

FIGURE C-25 PANTRY CUPBOARDS (REG NO 8634, DATED 22.3.38) (NATIONAL ARCHIVES OF AUSTRALIA, NAA BARCODE 7799336)

FIGURE C-26 DETAIL OF REAR HALL, STAIRS ETC (REG NO 8548, DATED 24.2.38) (NATIONAL ARCHIVES OF AUSTRALIA, NAA BARCODE 7799352)

FIGURE C-27 MAIN STAIRCASE (REG NO 8549, DATED 24.2.38) (NATIONAL ARCHIVES OF AUSTRALIA, NAA BARCODE 7799351)

FIGURE C-28 STAIR DETAILS (REG NO 8620, DATED 21.3.38) (NATIONAL ARCHIVES OF AUSTRALIA, NAA BARCODE 7799338)

FIGURE C-29 STAIR DETAILS (REG NO 8621, DATED 21.3.38) (NATIONAL ARCHIVES OF AUSTRALIA, NAA BARCODE 7799337)

FIGURE C-30 WARDROBE DETAILS (REG NO 8606, DATED 10.3.38) (NATIONAL ARCHIVES OF AUSTRALIA, NAA BARCODE 7799339)

FIGURE C-31 DETAILS OF DOORS (REG NO 8621, DATED 24.2.38) (NATIONAL ARCHIVES OF AUSTRALIA, NAA BARCODE 7799350)

FIGURE C-32 DETAILS OF SIDELIGHTS AND FULL SIZE DETAILS (REG NO 8551, DATED 24.2.38) (NATIONAL ARCHIVES OF AUSTRALIA, NAA BARCODE 7799349)

FIGURE C-33 DETAILS OF DOORS (REG NO 8552, DATED 24.2.38) (NATIONAL ARCHIVES OF AUSTRALIA, NAA BARCODE 7799348)

FIGURE C-34 DETAIL OF WINDOWS AND FLY WIRE DOORS (REG NO 8553, DATED 24.3.38) (NATIONAL ARCHIVES OF AUSTRALIA, NAA BARCODE 7799347)

FIGURE C-35 DETAIL OF BOX FRAME WINDOWS (REG NO 8555, DATED 24.2.38) (NATIONAL ARCHIVES OF AUSTRALIA, NAA BARCODE 7799345)

FIGURE C-36 DETAILS OF CASEMENT WINDOWS (REG NO 8591, DATED 8.3.38) (NATIONAL ARCHIVES OF AUSTRALIA, NAA BARCODE 7799341)

FIGURE C-37 HALF INCH DETAILS OF FIREPLACE SHEET 1 (REG NO 7413, DATED 7.3.38) (NATIONAL ARCHIVES OF AUSTRALIA, NAA BARCODE 7799368)

FIGURE C-38 HALF INCH DETAILS OF FIREPLACE SHEET 1 (REG NO 7414, DATED 7.3.38) (NATIONAL ARCHIVES OF AUSTRALIA, NAA BARCODE 7799367)

FIGURE C-39 AMENDED DETAIL OF DRAWING ROOM FIREPLACE – AMENDED (REG NO 8785, DATED 3.5.38) (NATIONAL ARCHIVES OF AUSTRALIA, NAA BARCODE 7799332)

FIGURE C-40 PROPOSED DOOR TO SOUTH-WEST FRONT (REG NO 8599, DATED 9.3.38) (NATIONAL ARCHIVES OF AUSTRALIA, NAA BARCODE 7799340)

FIGURE C-41 DETAIL OF FIBROUS PLASTER CORNICES (REG NO 8638, DATED 22.3.38) (NATIONAL ARCHIVES OF AUSTRALIA, NAA BARCODE 7799334)

FIGURE C-42 DETAILS FIBRO CEILINGS (REG NO 8803, DATED 5.5.38) (NATIONAL ARCHIVES OF AUSTRALIA, NAA BARCODE 7799331)

FIGURE C-43 DETAIL OF FLUTING TO PIERS IN HALL (REG NO 8920, UNDATED AND UNSIGNED) (NATIONAL ARCHIVES OF AUSTRALIA, NAA BARCODE 7799329)

FIGURE C-44 DETAIL OF WROUGHT IRON RAILING FOR VERANDAH, SOUTH-WEST PORCH (DRAWING NO 9003, UNDATED) (NATIONAL ARCHIVES OF AUSTRALIA, NAA BARCODE 7799328)

FIGURE C-45 DETAIL OF WROUGHT IRON RAILING VERANDAH AT NORTH-EAST FRONT (DRAWING NO 9022, UNDATED) (NATIONAL ARCHIVES OF AUSTRALIA, NAA BARCODE 7799327)

FIGURE C-46 DETAIL OF WROUGHT IRON CRESTING FOR NORTH-EAST FRONT PORCH (DRAWING NO 9023, UNDATED) (NATIONAL ARCHIVES OF AUSTRALIA, NAA BARCODE 7799326)

FIGURE C-47 SPRING BALANCE THREE LIGHT WINDOWS (REG NO 8560, DATED 28.2.38) (NATIONAL ARCHIVES OF AUSTRALIA, NAA BARCODE 7799344)

FIGURE C-48 DETAIL OF PANTRY WINDOW (REG NO 8561, DATED 28.2.38) (NATIONAL ARCHIVES OF AUSTRALIA, NAA BARCODE 7799343)

FIGURE C-49 LOUVRED WINDOWS TO CLOAK ROOM AND LARDER, AND ALSO TO WATER CLOSET IN LAUNDRY BLOCK (REG NO 8590, DATED 8.3.38) (NATIONAL ARCHIVES OF AUSTRALIA, NAA BARCODE 7799374)

FIGURE C-50 RAINWATER HEADS (FULL SIZE) (REG NO 8908, DATED 30.5.38) (NATIONAL ARCHIVES OF AUSTRALIA, NAA BARCODE 7799330)

FIGURE C-51 PAVING TO VERANDAH AND PORCHES (REG NO 9135, UNDATED) (NATIONAL ARCHIVES OF AUSTRALIA, NAA BARCODE 7799374)

FIGURE C-52 PROPOSED OUTBUILDINGS (REG NO 9413, UNDATED) (NATIONAL ARCHIVES OF AUSTRALIA, NAA BARCODE 7799378)

MAIE CASEY'S INFLUENCE

The final sketch plans, signed by Henderson and dates 8.1.37, were little changed following submission to the Caseys, except in small details. That the Caseys and Henderson communicated before the completion of the sketch plans is indicated in the formal letter from the Department which accompanied their submission to Casey for approval. However, no written correspondence between the Caseys and the architect during the period has been sighted. Their subsequent level of interest in the house makes prior influence seem certain.

Following the receipt of tenders a list of changes was agreed with the Caseys and negotiated with the successful tenderer to achieve cost savings.

There has been no indication in the documentation sighted as to whether the formal restrained Georgian Revival Style was chosen because it was thought to be appropriate for an official residence or because it was the preference of the Caseys. Henderson probably would have had no difficulty in pleasing Maie Casey with the added interest of Art Deco treatments in the detail. Maie Casey's preference in interior design was very modern and she was also interested in art. She was a painter of recognised talent.

Quoting from "The HOM", dated 1st February 1940, Maie Casey is described as *"attractive and easy mannered, she is interested in many of those cultural activities which form the background of social life in any community. Interior decoration and painting are her two chief interests – she paints herself, and her city flat and her homes in Canberra and Berwick reflect her discrimination in furniture."*

Following Cabinet's decision on 16 December 1937 to proceed with the construction of the house the Minister for Interior requested the Departmental Secretary that the Chief Architect communicate directly with Casey in matters regarding the house, as *"Mr Casey has written to me and asked that the Chief Architect should communicate with him in respect to this matter and that Mr Casey should be advised of any contemplated alteration to the existing plans."*

Maie Casey's handwritten letters to Mr Henderson reveal the influence which she had upon the character of the house. A letter is quoted below as an example of the close interest taken by the Caseys and a measure of their insistence on detail.

> *10. 2. 38.*
>
> *Dear Mr. Henderson*
>
> *Just a line to say that I have been looking over the plans of the house and it seems that in the case of the fireplaces it is better to make the hearth straight rather than curved - as it gives more space. Thus... (illustrated) ... rather than ... (illustrated) ...*
>
> *I think we discussed this once before but the plans I have show up the curve. Also I think we agreed that the two sides of the verandah off the nursery downstairs should not be enclosed in any way.*

We think the paint of the outside doors and windows should be dead white as this looks so nice against brick. Could you please see that the only trees that are taken down on the site are the two rather mangy ones where the building is actually to be. There are some nice trees in the area and it would be awful if some were taken down in error. I will get McEwans in Melbourne to send another list of the door handles. We will be in Canberra fairly soon and look forward to seeing the foundations rising.

Sincerely Maie Casey

Maie Casey's request not to enclose the nursery verandah refers to the glazing of the north side which Henderson intended for symmetry with the study windows at the opposite end of the front facade. He makes no objection in his reply. Henderson's reply to this letter is also quoted as on example of his promptness and formality in dealing with the Caseys.

16th February, 1938. Dear Mrs. Casey.

Receipt is acknowledged of your letter dated 10th February, 1938, and in reply I have to advise that attention is being given to the various Items mentioned -

Fireplace

Nursery verandah

Painting - Outside doors and windows

Trees - Non-removal

Approval of funds for the erection of the residence has now been received and Mr. Perry, the contractor, is expected to sign the contract within a day or so.

Yours sincerely (E. HENDERSON)

Chief Architect

Maie Casey selected all the hardware for the house. it is interesting that the cheaper hardware selected for the Maids' areas and the service areas remains in more pristine condition today and although more "cottagey" is more interesting for its compatibility with the Art Deco character of the general detail. The glass knobs for the wardrobes of the Master bedroom and the nickel plated knobs used throughout the main interiors are more classical in character.

In communication with Henderson on the selection of hardware, Mrs. Casey writes "we can't quite decide from the plans whether the front door is solid or glass- but Mr. Casey would much prefer solid and to be painted white like the outside woodwork". Henderson must have put up a good case for the glazing of the front door and side lights, to let more light into the hall, for they remain glazed. (In his reply he writes: "This was done to give plenty of light and to retain the view. I would like to discuss this point further before altering same").

The approach to the entrance seems not to have been satisfactorily resolved. Perhaps the desire to retain a pleasant hall from the point of view of the occupants dally use resulted in the relocation of the entrance to the southern facade. This is suggested in the detailing of the porch and forma/layout of planting beds in the courtyard. The southern porch is not given the importance of the northern porch and the entrance door is the same as for the side entrance from the garage. The result is not convincing. The design fails to provide a really satisfactory sense of approach to the entrance of what is a fairly grand house.

Maie Casey chose, and possibly supplied, the wallpapers which were used in the three bedrooms. Wall paper had been deleted as a cost saving and remained deleted from the study and day nursery. She also chose the tiles tor the bathrooms and fireplace surrounds and the colour scheme for the house. The tiles were supplied by Brooks, Robinson, Melbourne. They were 4x4 No. SVM. 1075 English Dull Mottle Arm Gold or No.CX. 907 English Dull Mottle Primrose, with matching round edge return tiles.

Dated 19th August 1938, the recorded colour scheme and wall paper for the Minister's Residence is as follows:

STUDY

Ceilings and walls. Wesco. No 117. Picture rail to match walls.

Other woodwork oiled and polished.

DRAWING ROOM, DINING ROOM AND CORRIDOR

Ceilings and walls. Wesco No 119. Picture rail to match walls.

Other woodwork oiled and polished.

DAY NURSERY

Ceiling white. Walls papered. All woodwork white.

KITCHEN, PANTRY AND LARDER

Ceilings primrose, walls primrose Windows doors and architraves red. Face of cupboards primrose Skirtings oiled and wax polished.

MAIDS SITTING ROOM

Ceiling and walls. Westco No 119 Doors, windows and mantle. Red.

Picture rail to match walls. Skirting to match walls.

STAIRS

Oiled and wax polished.

NO. 1 BEDROOM.

Papered (blue) ceilings and woodwork white.

NO. 2 BEDROOM

Papered (Ivory) ceiling white woodwork white

NO. 3 BEDROOM

Papered (yellow) ceiling and woodwork white.

ALL BATHROOMS AND CLOAKROOM

Ceilings cream.

Walls and woodwork cream. (match tiles) Other walls and ceilings. Wesco No. 119. Other woodwork. Ivory as selected.

EXTERNAL

Under eaves. Light cream.

Sills natural. Gutter and fascia. White. Woodwork white. Downpipes white. Iron work. Verandah white

N.E. and S.W. features light cream.

THE CONSTRUCTION

Tenders were called for the construction in June 1937. A local builder, JW Perry of Kingston was the lowest tenderer and the sum he tendered was £6,736, including PC items for electric light, £450 and heating, £385. The highest tender was received from Mawson of Braddon, FCT for £8,080.

Henderson recommended that Mr JW Perry's tender of £6,756 be accepted, but that the contractor be advised, before signing the contract that it is intended to make adjustments on the Schedule of Rates to the extent of £369.

The contractor was advised of his success by telephone and persuaded of the urgency of the program. He got away to an immediate start but had to be called off while matters of cost and politics were further debated. Cabinet made the decision to proceed In December 1937 and when Henderson wrote to Maie Casey in February 1938 the signing of the contract was expected within a couple of days.

The contract sum had been reduced by savings amounting to £424. Essential services of water supply, electricity mains and drives and paths were estimated at £695. Henderson submitted approval for funds of £7,027.

As previously stated, work was stopped more than once during construction when Cabinet reopened the debate on the need for the house.

In the completion report, dated 20. 4. 39, the completed cost is stated as £6,572-5-10. This would exclude the sum for essential services.

In February 1940 the Advisory Council was refused information on the final cost of the residence. It was considered a matter for Parliament and outside the interest of the Advisory Council.



FIGURE C-53 "Mrs Casey's bedroom commands one of the finest views from the house, and its furnishings are a symphony in green and white. The curtains are most unusual in design. Flanders poppies are held in bunches by a hand outlined in delicate black tracing on the green and white background."



FIGURE C-54 "Taking the dogs for a walk, Pat Ryan, a nephew of Mrs Casey, and his dog Robin; Mrs RG Casey with Adolf, her eight-year old dachshund; Donn Casey, with Lisa and Jane Casey, with Johanna. Lisa and Johanna are two new dachshund puppies, of whom Adolf is the proud father."



FIGURE C-55 "The house of the Federal Treasurer at Canberra was completed in late September. Mr and Mrs RG Casey are its first occupants. Until the gardens and lawns are established, the exterior is bare, except for the lovely trees which frame it. Its position gives a lovely view of the Canberra mountains and hills from out the front windows which are design to show off the views to the best advantage."

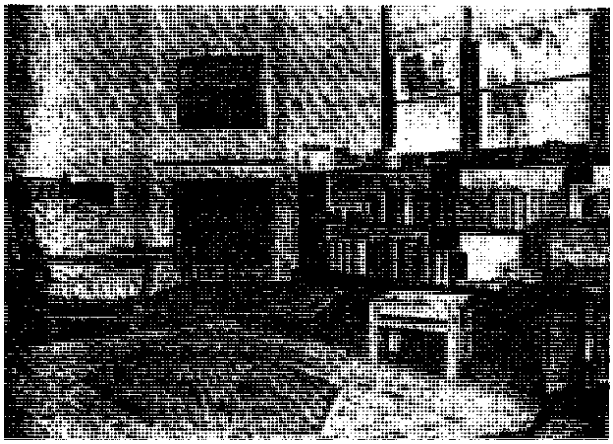


FIGURE C-56 "Booklined, with easy, comfortable chairs and a fireplace that promises warmth on a cold winter's evening, the study at the Federal Treasurer's home is one of the most intimate and successful of the room. On one large table are the current magazines of many countries and of varying interest, political, fictional, and artistic. Once again, wherever one looks, the windows mirror the gum trees and the mountains while on the walls are some of the paintings which Mrs Casey has collected from many parts of the world, and which provide one of her greatest joys."

COMPLETION

On 7.9.38 Maie Casey wrote to Henderson that "... *I am working towards beginning to get into the house on 22nd Sept… It won't matter if there are still a few workmen about, as anyway an electrician will be needed to fit the light fittings. I hope, by the way, that they have put cream electric light switches on the cream walls and not brown, as that wouldn't look nice.*"

Casey wrote a very nice thank you letter to the Minister the Hon. John McEwan, which is copied below. A little later he had occasion to write another letter, also copied below.

THE CASEYS

Casey House was built for Richard Gardiner Casey and his family, when Casey was Treasurer for the Lyons Government.

RG Casey, 1890-1976, was born in Brisbane, educated at Melbourne Grammar School, University of Melbourne and Trinity College, Cambridge from which he graduated with a Bachelor of Arts.

He served In the AIF in the First World War, reached the rank of Major and was several times decorated including the Distinguished Service Order.

Returning to Australia, he worked in his father's company as a mining engineer until he joined the public service and was appointed liaison officer for the Bruce Government in London in 1924.

He became the Member tor Corio in 1931, Federal Treasurer in 1935 and Minister for Supply and Development in 1939.

His diplomatic career resumed in 1940 with his appointment as Minister Plenipotentiary to Washington. He served In the British War Cabinet as Minister for State on the Middle East. Casey was appointed Governor of Bengal from 1944-46.

Returning to Australia and political life, he became M.H.R tor Latrobe in 1949 and Minister for External Affairs from 1951-1960. (He was also the Minister responsible for the CSIRO).

In 1960 he resigned from politics to become the first life peer created outside the United Kingdom, Lord Casey of Berwick. He was Governor General of Australia from 1965-69. His final distinction was the award of Knight of the Garter.

Casey and his wife, Maie, daughter, Jane, and son, Donn, took up residency in the house for the Resident Minister on 25 September 1938. Neither, in their own published writings, nor in Casey's biography by WL Hudson, is there anything of note about their life in occupancy. Photographs were taken for newspapers and magazines, and some scant information can be found from this source.

Since 1934 Maie Casey had shared inheritance of the Ryan family home, Edrington at Berwick on the outskirts of Melbourne with her brother. By 1938 the Caseys had both learnt to fly and so had door-to-door transport from Canberra to Edrington. Casey used Edrington for entertaining the eminent.

In September 1938 Casey was Treasurer in the Lyons Government. It was a very important time in his political career. He had been in Parliament for six years, was popular with Lyons and, in spite of the threat of Robert Menzies, who was then Attorney-General, nourished his own ambition for the Prime Ministership. His opportunity came in 1939, when Lyons died in office. However, Casey declared his support for the return of Bruce as Prime Minister and so killed his own chances. Robert Menzies became Prime Minister and took the portfolio of Treasurer. Casey was appointed the Minister for Supply and Development and returned to Melbourne.

It has since been named Casey House in acknowledgment of the great influence of the Caseys upon it.

THE CANADIAN HIGH COMMISSION

Casey House was offered to the newly appointed Canadian High Commissioner Mr CJ Burchell, as a residence. He declined that particular offer but agreed to use the building as the offices of the Canadian High Commission.

The Canadian High Commission moved in 1941 and stayed until 1973. The functional distribution of rooms seems to have been quite adaptable to the requirements of the Canadians. The formal rooms at ground level and also the master bedroom and second bedroom, upstairs, were used for the office functions of the High Commission.

Some members of staff from the 1950s period, who married Australians, have remained living in Canberra. Mrs. Ebba Marrington was a secretary stenographer of Canadian birth who lived at Casey House during the 1950s. Accommodation in Canberra was hard to obtain. Most single Government employees resided in Government Hostels. The Canadian High Commission could offer the added attraction of live in accommodation for a small number of staff. She recalls that the area was quite isolated and merged into the bush. There were plenty of snakes.

During the period of occupancy by the High Commission the entrance was from the bitumen car parking area on the south side. The reception area, security and clerical staff were located in the former dining room to the right of the entrance corridor and hall. The High Commissioner's office was to the left. In the former lounge room and beyond in the former study were located the offices of the first and third secretaries. The garage was used for office cars.

Upstairs, the Library was located in the former master bedroom with the newspaper room in the former dressing room. The communications area with Canadian staff including the stenographer secretaries (who lived in) was also upstairs in the second bedroom and nursery. The living quarters comprised the portion of the house originally occupied as maid’s bedrooms upstairs and as kitchen maid’s sitting room and day nursery on the ground floor.

In 1955 the Canadian Minister for Trade and Commerce, the Hon. CD Howe, during a visit to Canberra, offered to the Australian Government the gift of a flagpole. Before the 1950s, Australia, like Canada, had flown the British Red Ensign. For Australia the Red Ensign was modified by the constellation of the Southern Cross. The Canadian gift was to commemorate the change to the blue Australian flag. The organisation of the transportation of the flagpole

was undertaken from the High Commission in Canberra. Considerable technical problems had to be overcome before the 128 feet pole could be brought safely across the Pacific by sea and overland from Sydney to Canberra. The pole was made from a single spar of Douglas fir logged in the forests of British Colombia. The former staff involved remember that transportation from Sydney had to be re-routed because of the existence of curved tunnels on the route selected. The presentation ceremony took place on November 20, 1957.



FIGURE C-57 IN 1957, CANBERRA ENJOYED A VISIT FROM THE CANADIAN PRIME MINISTER MR JOHN DIEPENBAKER. THE PHOTOGRAPH SHOWS THE PRIME MINISTER AND HIS WIFE (CENTRAL COUPLE SEATED) WITH THE CANADIAN HIGH COMMISSIONER MR TERRANCE MCDERMOT, AND HIS WIFE AND THE STAFF AND WIVES OF THE HIGH COMMISSION (CMP P45A)

AUSTRALIAN HERITAGE COMMISSION

In December 1978 Casey House became the headquarters of the Australian Heritage Commission. The Commission's occupancy of Casey House continued for a period of over ten years, until August 1989. During that time staff numbers grew from 15 to 50, and the Commission was forced to find larger accommodation.

The 1970s and 80s were important years for the growth of the conservation movement In Australia. During the early 1980s milestone issues such as the conservation of the Franklin River became major political and national issues for the first time.

Although Casey House was not the first home of the Australian Heritage Commission, its association with the formative years of the Commission is very strong.

During the late 1970s and 80s Australians became more aware of conservation and of the concept of the National Estate. Forest conservation became a major issue involving the resources of the Commission with the listing of forest areas of the wet tropics, the east coast temperate and sub-tropical areas of New South Wales and Western Australia in the Register of the National Estate.

As well as the natural environment, the Commission maintains listings in the Register of the National Estate of Australia's cultural environment. The 1970s and 80s saw many confrontations between conservationists and developers in all major cities throughout Australia as awareness grew of the need to protect our cultural heritage.

For the first year, the Commission shared Casey House with the National Estates Grants Program. After that Casey House was solely occupied by the Commission, which undertook many functional rearrangements as staff increased and the duties of the Commission expanded.

The original laundry, boiler room and service courtyard were demolished by the Commission to make way for the construction of a large tile storage room.

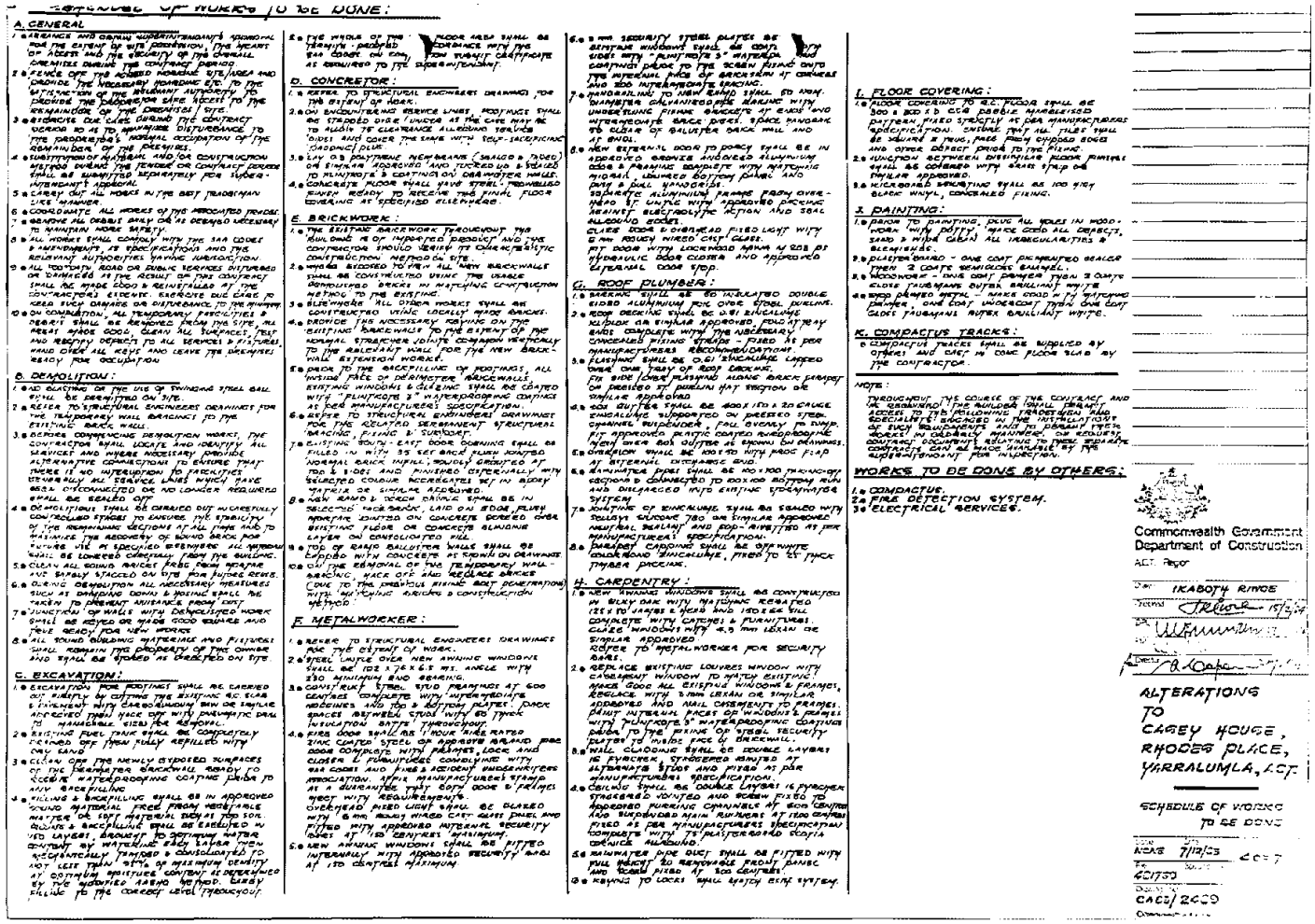
Ultimately, with the expansion of the Commission, accommodation linked to the house was added for the library. This was removed by the Commission when it vacated. Other modifications to the building itself were minor, e.g., strip heaters were replaced by low level fan heaters.

Externally, the western carpark was built.

BELOW FIGURES REMOVED FOR PUBLIC DISPLAY

FIGURE C-58 ALTERATIONS TO CASEY HOUSE (CONSERVATION PLAN 1994)

FIGURE C-59 ALTERATIONS TO CASEY HOUSE (CONSERVATION PLAN 1994)



SCHEDULE OF WORKS TO BE DONE:

A. GENERAL

1. a ARRANGE AND OBTAIN SUPERINTENDENT'S APPROVAL FOR THE EXTENT OF SITE OCCUPATION, THE MEANS OF ACCESS AND THE SECURITY OF THE OVERALL PREMISES DURING THE CONTRACT PERIOD
2. a FENCE OFF THE AGREED WORKING SITE/AREA AND ERECT THE NECESSARY HOARDING ETC TO THE SATISFACTION OF THE RELEVANT AUTHORITY TO PROVIDE THE CONTRACTOR SAFE ACCESS TO THE REMAINDER OF THE OPERATIONAL SITE.
3. a EFFECTIVE DUST CONTROL DURING THE CONTRACT PERIOD SO AS TO MINIMISE DISTURBANCE TO THE CONTRACTOR'S NORMAL OCCUPATION OF THE REMAINDER OF THE PREMISES.
4. a SUBSTITUTION OF MATERIAL AND/OR CONSTRUCTION METHOD DURING THE TENDER OR CONTRACT PERIOD SHALL BE SUBMITTED SEPARATELY FOR SUPERINTENDENT'S APPROVAL
5. a CARRY OUT ALL WORKS IN THE BEST TRADESMAN LIKE MANNER
6. a CO-ORDINATE ALL WORKS OF THE ASSOCIATED TRADES.
7. a REMOVE ALL DEBRIS DAILY OR AS OFTEN AS NECESSARY TO MAINTAIN WORK SAFETY.
8. a ALL WORKS SHALL COMPLY WITH THE SAA CODES & AMENDMENTS, AS SPECIFICATIONS AND THE RELEVANT AUTHORITIES HAVING JURISDICTION
9. a ALL FOOTPATH, ROAD OR PUBLIC SERVICES DISTURBED OR DAMAGED AS THE RESULT OF THIS CONTRACT SHALL BE MADE GOOD & REINSTATED AT THE CONTRACTORS EXPENSE. EXCAVATE DUE CARE TO AVOID SUCH DAMAGE OR DISTURBANCE TO THE MINIMUM
10. a ON COMPLETION, ALL TEMPORARILY DISCONNECTED SERVICES & DEBRIS SHALL BE REMOVED FROM THE SITE, ALL MADE GOOD, CLEAN ALL SURFACES, TEST AND RECTIFY DEFECTS TO ALL SERVICES & FIXTURES, HAND OVER ALL KEYS AND LEAVE THE PREMISES READY FOR OCCUPATION

B. DEMOLITION:

1. a NO BLASTING OR THE USE OF EXPLOSIVE STEEL BALL TO BE PERMITTED ON SITE.
2. a REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR THE TEMPORARY WALL BRACINGS TO THE EXISTING BRICK WALLS.
3. a BEFORE COMMENCING DEMOLITION WORKS, THE CONTRACTOR SHALL LOCATE AND IDENTIFY ALL SERVICES AND WHERE NECESSARY PROVIDE ALTERNATIVE CONNECTIONS TO ENSURE THAT THERE IS NO INTERRUPTION TO FACILITIES GENERALLY. ALL SERVICE LINES WHICH HAVE BEEN DISCONNECTED OR NO LONGER REQUIRED SHALL BE SEALED OFF.
4. a DEMOLITIONS SHALL BE CARRIED OUT IN CAREFULLY CONTROLLED STAGES TO ENSURE THE STABILITY OF THE REMAINING SECTIONS AT ALL TIMES AND TO MAXIMISE THE RECOVERY OF SOUND BRICK FOR FUTURE USE IN SPECIFIED BRICKWORK. ALL RUBBISH SHALL BE LOWERED CAREFULLY FROM THE BUILDING.
5. b CLEAN ALL SOUND BRICKS FREE FROM MORTAR AND NEATLY STACKED ON SITE FOR FUTURE REUSE.
6. a DURING DEMOLITION ALL NECESSARY MEASURES SUCH AS DAMPENING DOWN & BOXING SHALL BE TAKEN TO PREVENT NUISANCE FROM DUST
7. a JUNCTION OF WALLS WITH DEMOLISHED WORK SHALL BE RAKED OR MADE GOOD SQUARE AND TRUE READY FOR NEW WORKS
8. a ALL SOUND BUILDING MATERIALS AND FIXTURES SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL BE STORED AS DIRECTED ON SITE.

C. EXCAVATION:

1. a EXCAVATION FOR FOOTINGS SHALL BE CARRIED OUT NEATLY BY CUTTING THE EXISTING EC CLAY & PAVEMENT WITH CARBORUNDUM SAW OR LANCE AND REMOVED THEN HACK OFF WITH PNEUMATIC DRILL TO MANUAL RESULTS AS REQUIRED.
2. a EXISTING FUEL TANK SHALL BE COMPLETELY CLEANED OFF THEN FULLY REFILLED WITH DRY SAND
3. a CLEAN OFF THE NEWLY EXPOSED SURFACES OF THE FOUNDATION BRICKWALL READY TO RECEIVE WATERPROOFING COATING PRIOR TO ANY BACKFILLING
4. a FILLING & BACKFILLING SHALL BE IN APPROVED SOUND MATERIAL FREE FROM VEGETABLE MATTER OR TOPSOIL MATERIAL SUCH AS SOIL. FILLING & BACKFILLING SHALL BE EXECUTED IN 150 LAYERS, BROUGHT TO OPTIMUM WATER CONTENT BY WATERING EACH LAYER THEN MECHANICALLY TAMPED & CONSOLIDATED TO NOT LESS THAN 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT AS DETERMINED BY THE MODIFIED AASHO METHOD. EARTH FILLING TO THE CORRECT LEVEL THROUGHOUT.
5. a THE WHOLE OF THE TERMITE - PROOFED SUB FLOOR AREA SHALL BE TREATED BY A SPECIALIST FIRM IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS AND A CERTIFICATE AS REQUIRED TO THE SUPERINTENDENT.

D. CONCRETOR:

1. a REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR THE EXTENT OF WORK.
2. a ON ENCOUNTERING SERVICE LINES, POSITIONS SHALL BE STAKED OUT (UNDER AS THE CASE MAY BE TO ALLOW FOR CLEARANCE ALLOWING FOR USE OF 'DIGS' AND COVER THE SHAFE WITH 'SELF-SACRIFICING' CONCRETE) CLOSE.
3. a LAY 0.3 POLYTHENE NEW BRANK (SARLON & TOPEX) OR SIMILAR APPROVED AND TURNED UP & SEALED TO MINIMUM 150 CONTINUOUS DAMPROOFS WHERE PART & DUAL HANDICAPS.
4. a CONCRETE FLOOR SHALL HAVE STEEL TROWELLED FINISH READY TO RECEIVE THE FINAL FLOOR COVERING AS SPECIFIED ELSEWHERE.

E. BRICKWORK:

1. a THE EXISTING BRICKWORK THROUGHOUT THE BUILDING IS OF IMPORTED QUALITY AND THE CONTRACTOR SHOULD VERIFY ITS CHARACTERISTIC CONSTRUCTION METHOD ON SITE.
2. a WHERE ACCESS TO THE IN ALL NEW BRICKWALLS SHALL BE CONSTRUCTED USING THE USABLE SALVAGED BRICKS IN MATCHING CONSTRUCTION METHOD TO THE EXISTING.
3. a ELSEWHERE ALL OTHER WORKS SHALL BE CONSTRUCTED USING LOCALLY MADE BRICKS.
4. a PROVIDE THE NECESSARY KEYING ON THE EXISTING BRICKWALLS TO THE EXTENT OF THE NORMAL STRETCHER JOINTS COMMON VERTICALLY TO THE RELEVANT WALL FOR THE NEW BRICKWALL EXTENSION WORKS.
5. a PACK TO THE UNDERSIDE OF FOOTINGS, ALL INSIDE FACE OF DRAINSTER BRICKWALLS EXISTING WINDOWS & GLAZING SHALL BE COATED WITH "FLINTCOTE 3" WATERPROOFING COATINGS AS PER MANUFACTURERS SPECIFICATION.
6. a REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR THE REQUIRED PERMANENT STRUCTURAL 'BRACING', 'FIXING' & 'SUPPORT'.
7. a EXISTING SOUTH - EAST DOOR OPENING SHALL BE FILLED IN WITH 33 SET BRICK SLOPE JOINTED HORIZONTALLY EACH INSTALL, WHICH IS KEYED AT TOP & SIDES AND FINISHED EXTERNALLY WITH SELECTED COLOUR INCORPORATES WF IN BODY MATRIX OR SIMILAR APPROVED.
8. a NEW ROAD & DOOR OPENING SHALL BE IN SELECTED FACE BRICK, LAID ON EDGE, FLUSH MORTAR JOINTED ON CONCRETE BORDER OVER REINFORCED CONCRETE SLAB OR CONCRETE BLINDING LAYER ON CONSOLIDATED FILL
9. a TOP OF RAKED BALUSTER WALLS SHALL BE CAPPED WITH CONCRETE AS SHOWN ON DRAWINGS
10. a ON THE REMOVAL OF THE TEA ROOMS PARTY WALL BRACING, HACK OFF AND REPLACE BRICKS CLOSE TO THE PREVIOUS BRICK BOX DOMETRATION WITH MATCHING BRICKS & CONSTRUCTION METHOD

F. METALWORKER:

1. a REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR THE EXTENT OF WORK.
2. a STEEL LINTOL OVER NEW BRICK WINDOWS SHALL BE 152 x 76 x 6.5 MT. ANGLE WITH 230 MINIMUM END BEARING.
3. a CONSTRUCT STEEL STUD PARTITIONS AT 600 CENTRES COMPLETE WITH INTERMEDIATE NOGGINGS AND TOP & BOTTOM PLATES. DOOR SPACES BETWEEN STUDS WITH 90 TIMBER LINTOLS OVER.
4. a FIRE DOOR SHALL BE 1 HOUR FIRE RATED SINK CENTRE STEEL OF APPROVED BRAND. FIRE DOOR COMPLETE WITH PANIC BAR, LOCK AND CLOSER & FURNITURES COMPLYING WITH SAA CODES AND FIRE & ACCIDENT UNDERWRITERS ASSOCIATION. THEIR MANUFACTURERS STAMP AS A DURABLE PLATE EACH DOOR & DETAILS MEET WITH REQUIREMENTS.
5. a OVERHEAD FIXED LIGHT SHALL BE GLAZED WITH 6 mm REINFORCED CAST GLASS PANEL AND FITTED WITH APPROVED INTERNAL SECURITY GRILLE AT 150 CENTRES MAXIMUM.
6. a NEW ANNEXE WINDOWS SHALL BE FITTED INTERNALLY WITH APPROVED SECURITY GRILL AT 150 CENTRES MAXIMUM.
6. a 3 mm SECURITY STEEL PLATES BE AS PER WINDOWS SHALL BE CUT TO SUIT WITH 3 mm MITRE JOINTED CORNERS PRIOR TO THE SCREW FIXING ONTO THE INTERNAL FACE OF BRICKWORK AT CORNERS AND TOP AND INTERMEDIATE BRACING.
7. a HANDRAILING TO NEW RAMP SHALL BE 40 NOM. DIAMETER GALVANISED PIPE RAILING WITH UNDERSLUNG FIXING BRACKETS AT EACH END INTERMEDIATE BRACKETS AT EACH END INTERMEDIATE BRACKETS AT EACH 1200 CENTRES AND 100 DIAMETER BACK PLATES AT BOTTOM OF RAMP TO CLEAR OF BALUSTER BACK PLATES AND AT END.
8. a NEW EXTERNAL DOOR TO PORCH SHALL BE IN APPROVED ANODISED ALUMINIUM COLOUR & FRAMING SEMI-CLEAR WITH MATCHING MIDRAIL, LOUVRED BOTTOM PANEL AND PART & DUAL HANDICAPS.
SUBMITTED ALUMINIUM FRAMES FROM OVERHEAD TO CLOSE WITH APPROVED SPECIFIC WEATHER, ELECTROLYTIC ACTION AND SEAL ALL SOUND EDGES.
GLASS DOOR & OVERHEAD FIXED LIGHT WITH 6 mm ROUGH WIRED CAST GLASS.
PIT DOOR WITH LOCKWOOD ARMA 41 228 BY HYDRAULIC DOOR CLOSER AND APPROVED OVERHEAD DOOR STOP.

G. ROOF PLUMBER:

1. a SHEET ROOF SHALL BE 26 INSULATED DOUBLE FIXED ALUMINIUM ROOF OVER STEEL PURLINS.
2. a ROOF DECKING SHALL BE 0.81 SINGALUME KLIPLOK OR SIMILAR APPROVED FOLD AT ENDS AND COMPLETE WITH THE NECESSARY CONCEALED FIXING STRIPS - FIXED AS PER MANUFACTURERS RECOMMENDATIONS.
3. a FLASHING SHALL BE 0.81 SINGALUME LAPPED OVER ONE TRAY OF ROOF DECKING.
FIX SIDE LOWER FLASHING ALONG BRICK PARAPET OR PROFILED AT PURLIN HAT SECTION OR SIMILAR APPROVED
4. a 600 GUTTER SHALL BE 400 x 150 x 2.0 GAUGE SINGALUME SUPPORTED ON PROFILED STEEL CHANNEL RUN HANGER, FALL EVENLY TO DWP. FIT APPROVED PLASTIC COATED RUBBER/PVC NEW OVER 600 GUTTER AS SHOWN ON DRAWINGS.
5. a OVERFLOW SHALL BE 100 x 50 WITH PROT FLAP AT EXTERNAL ENTRANCE AND
6. a DOWNPIPE PIPES SHALL BE 100 x 100 TRIONOGY SECTION & CONNECTED TO 100 x 100 BOTTOM RUN AND DISCHARGED INTO EXISTING STORMWATER SYSTEM
7. a JOINTING OF SINGALUME SHALL BE SEALED WITH SOUDAN 780 OR SIMILAR APPROVED NEUTRAL SEALANT AND POP-RIVETED AT 300 MANUFACTURERS SPECIFICATION.
8. a VALLEY CAPPING SHALL BE OFF WHITE COLORBOND SINGALUME, FIXED TO 25 THICK TIMBER PACKING.

H. CARPENTRY:

1. a NEW ARCHED WINDOWS SHALL BE CONSTRUCTED IN SILKY OAK WITH MATCHING REBATED 125 x 70 JAMBS & HEAD AND 150 x 65 SILL COMPLETE WITH CATCHES & FURNITURES. GLASS WINDOWS WITH 4.5 mm LEXAN OR SIMILAR APPROVED
REFER TO METALWORKER FOR SECURITY BARS.
2. a REPLACE EXISTING LOUVRES WINDOW WITH CASEMENT WINDOW TO MATCH EXISTING. MAKE GOOD ALL EXISTING WINDOWS & FRAMES. REGLACE WITH 5 mm LEXAN OR SIMILAR APPROVED AND NAIL CASEMENTS TO FRAMES. PAINT INTERNAL FACES OF WINDOWS & FRAMES WITH POLYMATE'S WATER PROOFING COATING PRIOR TO THE FIXING OF STEEL SECURITY PLATES TO INSIDE FACE OF BRICKWALL.
3. a WALL CLADDING SHALL BE DOUBLE LAYERS OF FYCHEM, STAGGERED JOINTED AT ALTERNATE STUDS AND FIXED AS PER MANUFACTURERS SPECIFICATION.
4. a CEILING SHALL BE SINGLE LAYERS OF FYCHEM STAGGERED JOINTED AND SCREW FIXED TO APPROVED NURKING CHANNELS AT 600 CENTRES AND SUSPENDED FROM RUNNERS AT 1200 CENTRES FIXED AS PER MANUFACTURERS SPECIFICATION COMPLETE WITH 75 PLASTERBOARD CORNICE ALL AROUND.
5. a RAINWATER PIPE DUCT SHALL BE FITTED WITH FULL LENGTH 10 REMOVABLE FRONT PANEL AND SCREW FIXED AT 300 CENTRES.
6. a KEYING TO LOCKS SHALL MATCH EXISTING SYSTEM.

I. FLOOR COVERING:

1. a FLOOR COVERING TO RE-FLOOR SHALL BE 300 x 300 x 2 DSA PEBBLE MARBLESIZED PATTERN FIXED STRICTLY AS PER MANUFACTURERS SPECIFICATION. ENSURE THAT ALL TILES SHALL BE SQUARE & TRUE, FREE FROM CHIPPED EDGES AND OTHER DEFECT PRIOR TO THE FIXING.
2. a JUNCTION BETWEEN DISSIMILAR FLOOR FINISHES SHALL BE COVERED WITH BRASS STRIP OR SIMILAR APPROVED.
3. a SKIRTING SKIRTING SHALL BE 100 HIGH BLACK VINYL, CONCEALED FIXING.

J. PAINTING:

1. a PRIOR TO PAINTING, PRIME ALL KNOTS IN WOODWORK WITH PUTTY, MAKE GOOD ALL DEFECTS, SAND & WIPE CLEAN ALL IRREGULARITIES & BLEMISHES.
2. b PLASTERBOARD - ONE COAT PIGMENTED SEALER THEN 2 COATS SEMI-GLOSS ENAMEL.
3. b WOODWORK - ONE COAT PRIMER THEN 2 COATS GLOSS POLYURETHANE OUTER BRILLIANT WHITE
4. b WOOD PRIMED METAL - MAKE GOOD W/ PUTTY WHERE REQUIRED ONE COAT UNDERCOAT THEN ONE COAT GLOSS POLYURETHANE OUTER BRILLIANT WHITE.

K. COMPACTUS TRACKS:

1. a COMPACTUS TRACKS SHALL BE SUPPLIED BY OTHERS AND CAST IN CONC FLOOR SLAB BY THE CONTRACTOR.

NOTE:
THROUGHOUT THE COURSE OF THE CONTRACT AND AS DESIGNATED THE BUILDER SHALL PROMPTLY ACCESS TO THE FOLLOWING TRADESMEN AND SPECIALISTS ENGAGED IN THE INSTALLATION OF SUCH REQUIREMENTS AND TO PERMIT THEIR WORKS IN CLEARLY MANNER. OR ELSEWHERE CONTRACT DOCUMENT RELATING TO THESE SEPARATE CONTRACTS CAN BE MADE AVAILABLE BY THE SUPERINTENDENT FOR INSPECTION.

WORKS TO BE DONE BY OTHERS:

1. a COMPACTUS.
2. a FIRE DETECTION SYSTEM.
3. a ELECTRICAL SERVICES.

Commonwealth Government
Department of Construction
A.C.T. Region

Drawn IKABOTH RHODE
Checked JR Rhode 15/5/84
Date W.E. Hammill
Approved J.A. Cope

ALTERATIONS TO CASEY HOUSE, RHODES PLACE, YARRALUMLA, A.C.T.

SCHEDULE OF WORKS TO BE DONE

Date MAY 7/12/83 2007
File 42/1750
Drawing No. CACS/2409

FIGURE C-60 ALTERATIONS TO CASEY HOUSE (CONSERVATION PLAN 1994)

POST-1989

After the Australian Heritage Commission left Casey House in August 1989 it was used temporarily as government offices and left vacant for seven years. The Australian Society of Environmental Education's Bill Mayo occupied the house from 1997-1998 and had Mr Phil Spring as a live-in caretaker.

On 31 July 1998 the lease was assigned to the current Crown Lessee for private use as offices. The Crown Lessee is managing the ongoing care and maintenance of the house.

In 2008 NCA implemented Amendment 66 to the National Capital Plan titled "Diplomatic Mission Yarralumla" which changed the classification of the Blocks 2 and 3 Section 44 to the north and east of Casey House to Diplomatic Missions (intended for the Russian Embassy). This resulted in some rerouting of services from the new diplomatic mission site and across the Casey House site. Water supply was taken close to the embankment along the north east side of the house and the sewer along the north-east boundary. The work was designed by Brown Engineers and constructed by Huon Contractors.

POST-2016

The only change since 2016 has been the enclosure of the shelter with the garden sheds to create the fourth shed.

The maintenance work undertaken in 2016 was completed satisfactorily and the building is in good condition.

The introduction of the Embassy of the Russian Federation to the north and east impacted (this has been discontinued) on the setting and has probably affected a number of trees on the site, a number of which are not in the best condition.

EDWIN HUBERT HENDERSON, CHIEF COMMONWEALTH ARCHITECT, C1886[19]-1939

Edwin Henderson was Chief Commonwealth Architect and supervised the design and construction of Casey House. He was born in England and came to Australia unknown but quickly gained recognition as a distinguished architect when he joined the Commonwealth Public Service.[20] After designing the Melbourne General Post Office Henderson went to Sydney in 1918 as Supervising Architect. He transferred to Canberra in 1928 where he became Chief Government Architect,[21] a position he held till his death on 12 July 1938. Henderson was held

[19] Various newspaper articles reported Henderson as aged 53, meaning he would have been born in 1886; the Electoral Roll states that he was 54 at the time of his death.

[20] Found Hanged in Garage, Chief Federal Architect", The Courier Mail, Brisbane ,Tuesday 13 June 1939, http://trove.nla.gov.au/ndp/del/article/40825894?searchTerm=Edwin Hubert henderson&searchLimits=

[21] "Designed New Sydney PO – Man Found Hanged at Canberra", Examiner, Launceston,, Tuesday 13 June 1939 http://trove.nla.gov.au/ndp/del/article/52313760?searchTerm=Edwin Hubert henderson&searchLimits=

in high regard for his ability and his principles[22] and designed all major Commonwealth Bank extensions and principal federal works including the GPO Sydney and alterations and additions to Yarralumla, Government House, Canberra for the reception of the Duke and Duchess of Kent.

The following obituary was printed in the Canberra Times on his death:[23]

> *"The late Mr Henderson was a man of extraordinary talent. Mr C A Hoy, Assistant Director of Works, said last night that he first met Mr Henderson when he went to Sydney in 1918, as a supervisor. Mr Henderson left Sydney to come to Canberra as principal supervising architect, gradually working his way up until he became chief architect. In that capacity he was responsible for the designing of many public buildings. Preparatory to designing the Commonwealth Bank at Sydney, Mr Henderson made a special trip overseas to study bank architecture, and a couple of years ago he went to Great Britain to study broadcasting building; at the time of his death he was working on a design for a building for the Australian Broadcasting Commission.*
>
> *A number of Canberra buildings that he designed included the high school at Ainslie, the high school at Acton (Canberra High School) and the National Library".*

Just prior to his death Henderson had supervised the preparation of plans for the new GPO Building in Sydney and was responsible for letting the contract for its construction - extensions and tenders for which were subsequently subject to investigation by a Royal Commission.[24] Henderson was worried about the implications of this commission though it is reported that his association with the matter was so slight that it was not even proposed to summon him before the Commission.[25]

Before his death Henderson had suffered from depression "for some time" and took his own life.[26] The inquest into his death concluded that he had "hanged himself while of extreme mental tension caused by eyesight trouble [it is reported that he had lost the sight in one eye and feared blindness] and official worries".[27]

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[22] "Architect's Death -Tributes from Colleagues – Notable Career", The Argus, Melbourne, Tuesday 13 June 1939, p9, http://trove.nla.gov.au/ndp/del/page/599869?zoomLevel=3&searchTerm=Edwin Hubert henderson&searchLimits=

[23] "Mr Henderson – Sudden Death Yesterday- Chief Commonwealth Architect", Canberra Times, Tuesday, 13 June 1939. http://www.canberrahistoryweb.com/obituariesh1.htm

[24] "Death of Chief Commonwealth Architect", The Wingham Chronicle and Manning River Observer, Tuesday 13 June 1939, http://trove.nla.gov.au/ndp/del/article/167883799?searchTerm=Edwin Hubert henderson&searchLimits=

[25] "Found Dead in Garage – Federal Architect", The Argus, Melbourne, Tuesday 13 June 1939 http://trove.nla.gov.au/ndp/del/article/12138409?searchTerm=Edwin Hubert henderson&searchLimits=

[26] Ibid

[27] Ibid

In a note provided to the inquest on 12 June 1939 Henderson stated that he had committed no crime though he had been indiscreet. He added he feared publicity and being made a scapegoat.[28]

Henderson's letter which was unaddressed and unsigned was reproduced as follows in the Melbourne paper The Argus, Friday 16 June 1939.[29]

> *It is strange that the only large contract that I have ever been asked to recommend should lead to the trouble I believe to be coming. I know that I have committed no crime, but even my indiscretions seem to be insurmountable. Any interviews of the parties concerned have always been made for me. They have nearly all been of a social nature, and, being a simple and trusting soul, I never saw the danger in which I was undoubtedly being led.*
>
> *In other words, I fear publicity and being made a scapegoat. Some people, knowing me as they do, have been terribly unkind. The present enquiry is causing me untold worry. As a gentleman who had faithfully served the Commonwealth for 27 years, and been deeply concerned with the design of the building, it breaks my heart to think that small indiscretions of mine should have led me into this unfortunate imagined position through sheer lack of thought and too much talking.*
>
> *Regarding my recommendation for terra cotta, I swear that it was my earnest belief that this material was the best medium of expressing the design which I so carefully designed, and I have never wavered or been influenced by any outside body, but I still feel that there are others who have been closely associated with me will believe me to be clear right through, just as they know my weaknesses.*
>
> *At the height of my career, I cannot bear even my shortcomings to be ventilated. I earnestly desire it to be believed that no person or firm has approached me in any way, either in this or any other instance. From the monetary point of view, I have never been bribed in my life. These few lines indicate my true feelings, my thoughtless actions, which I will try as near as possible to outline and judge."*

There were nearly 200 mourners from junior officials to heads of departments from Canberra and interstate[30] for the funeral held at the Methodist Church Forrest[31]. Henderson was buried in the Methodist Section of Woden Cemetery on 14 June 1939.[32]

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[28] "Henderson's Death", Western Herald, Bourke, NSW Friday 16 June 1939, http://trove.nla.gov.au/ndp/del/article/142548045?searchTerm=Edwin Hubert henderson&searchLimits=

[29] "Why Architect Worried – Letter at Inquest", The Argus, Melbourne, Friday 16 June 1939, http://trove.nla.gov.au/ndp/del/article/12139556?searchTerm=Edwin Hubert henderson&searchLimits=

[30] "Funeral of Mr EH Henderson", The Sydney Morning Herald, Thursday 15 June 1939, http://trove.nla.gov.au/ndp/del/article/17614533?searchTerm=Edwin Hubert henderson&searchLimits=

[31] "Mr Henderson Buried. Large Cortege at Funeral", Canberra Times, Thursday 15 June 1939, http://trove.nla.gov.au/ndp/del/article/2489732?searchTerm=Edwin Hubert henderson&searchLimits=

[32] Manuka, Mugga Mugga, Mugga Way, Mugga Quarry, Red Hill and Molonglo Electoral Roll 1935, p111, http://hiddencanberra.webs.com/1935%20Electoral%20Rolls/1935%20Manuka%20&%20Mugga%20Electoral%20Roll%202.pdf accessed 23 February 2015.

Henderson’s death was reported in over 40 newspaper articles in regional and capital city papers in all states of Australia (except the Northern Territory). Although there had been some controversy over the appropriateness of constructing such a grand house for the Resident Minister completed almost 10 months earlier, there is no indication in any of these articles that Casey House contributed specifically to the state of mind of Edwin Henderson at the time of his death.

APPENDIX D CULTURAL HERITAGE VALUES ASSESSMENT

CULTURAL HERITAGE VALUES ASSESSMENT

ABORIGINAL HERITAGE ASSESSMENT

METHODOLOGY

The preparation of the Aboriginal cultural heritage assessment has involved the following tasks:

- background research of existing archaeological reports, online databases and library references;
- targeted archival research including records held at the National Archives of Australia, Canberra and District Historical Society, the National Trust ACT, and historical aerial photography held by the ACT Department of Sustainable Development;
- preparation of an archaeological site prediction model;
- site walkover;
- preparation of written summaries of site inspection and research results;
- assessment of potential tangible cultural heritage values against the criteria set out in the CHL and the Heritage Act 2004; and
- preparation of a statement of management recommendations for Casey House and Garden.

A draft of this plan was provided to the ACT Representative Aboriginal Organisations (RAOs) prior to finalisation for review and comment, however none were received.

SUMMARY OF ASSESSMENT AND KEY FINDINGS

DESCRIPTION

The aim of this section is to identify and assess any Aboriginal cultural heritage values (and potential impacts to these values), through the use of appropriate archaeological procedures. The area around Casey House and Garden has been heavily disturbed through building and landscaping activities and it is unlikely that any Aboriginal cultural heritage material exists here. However, to produce a desk-top archaeological evaluation process was followed. For a background to past Aboriginal use of the region see Appendix C.

The assessment has sought to identify any potential tangible Aboriginal heritage values for Casey House and Garden and, if required, suggest suitable mitigation approaches as approved by the ACT Heritage Council.

SITE ASSESSMENT

Geology, Landscape and Soils

The base geology and landscape values are assessed as part of the construction of a landscape. The assessment considers the natural range (diversity) of geological (bedrock), geomorphological (landform) and soil features, assemblages, systems and processes present within Casey House and Garden and the surrounding area.

In general, the local landscape is low lying and slightly undulating. Lake Burley Griffin (previously the Molonglo River) is to the north of the site.

In general, soils across the study area are thin. Several of the geological rock types have the potential to provide raw materials for stone artefact manufacture. There are no significant

Alluvial soils occur adjacent to the margins and on the flood plain of Molonglo River, with pockets of alluvial soil and sand interspersed throughout. The remainder of the local area contains aeolian soils derived from the Molonglo River and fine silts associated with bedrock breakdown. The natural soils are orangey red in colour and are moderately compact in nature.

Geology across the study area is predominantly silt, clay, sand and gravel from the Quaternary Period (recent geological period from 2.5 million years ago to the present) (Best et al 1963). However, three older and different geological formations occur within the general region. These include:

- Undifferentiated Silurian (from the period 450 to 410 million years ago) sediments and volcanics;
- Silurian, Fairburn group, calcareous shale, limestone, sandstone, tuff, porphyry (a reddish-purple rock) and altered acid lavas (occurring near the Molonglo River only); and
- Devonian Lower (from the period 410 to 360 million years ago), Ainslie Volcanics, rhyolite, dacite, tuff, quartz and porphyry. Canberra Geological Sheet (Third edition 1978. 1:250,000 Geological Series Sheet SI 55-16; Best et al 1963).

In general, soils across the study area are thin. Several of the geological rock types have the potential to provide raw materials for stone artefact manufacture. There are no significant landscape features within the Casey House and Garden property, due to the extensive modifications to create the manicured garden context. The pre-colonisation vegetation of the study area was most likely woodlands with interspersed native grasslands. Since colonial settlement, surface ground layers and the associated flora within the study area have been substantially altered with various varieties of native and introduced trees, shrubs and grasslands dominating.

There are several remnant trees from the White Box-Yellow Box–Blakely's Red Gum Grassy Woodland within the grounds of the Casey House and Garden property.

Hydrology

Water resources are dominated by Lake Burley Griffin (previously the Molonglo River). This river (now dammed to form Lake Burley Griffin) was located approximately 700 metres north

of Casey House and Garden. The ground surface gradient is gentle, at generally less than 10% slope towards the lake.

Implications for Past Aboriginal Groups

The location of the study area is within a wider region of undulating plains and low level hills. Within this setting, there are several landscape elements that would have acted as a focus for Aboriginal subsistence activities. For example, a permanent water source (Molonglo River) is within relatively close proximity to Casey House and Garden. The river would have attracted local native fauna in to the region, which would have been hunted by Aboriginal people. Eucalypt trees for bark and wood removal to produce a range of items including canoes, shelter material, shields, digging sticks and boomerangs would also have been easily accessible. Casey House and Garden's landscape position could have provided a suitable location for Aboriginal subsistence activities such as camping, food gathering and tool making.

Local Archaeological Context

Information and details of local Aboriginal site locations and prior Aboriginal heritage reports previously accessed by ERM from the ACT Heritage Unit for other projects in the general area of Casey House and Garden have been reviewed. This information has informed review and analysis of local Aboriginal sites and site patterning. This information is restricted and details are not included in this report, as required by the ACT Heritage Unit.

Previous Archaeological Studies

Due to the urban nature of the study area, the ACT Heritage Unit has no Aboriginal archaeological site recordings in close vicinity to Casey House and Garden. However, several heritage studies have been undertaken in the broader study region that attest to Aboriginal occupation of the general area. Five previously conducted heritage studies from approximately seven kilometres south-east of Casey House and Garden provide insights into the local archaeological context due to their coverage of an open flat landscape setting and close association with the Molonglo River. These studies include: Barber (1991); Navin (1993); Navin Officer (1994); Saunders (1994); and Saunders (2004). These studies identified a mix of isolated artefacts and artefact scatters largely comprising silcrete, quartz, and quartzite.

Known Local Archaeological Sites

A search of ACT Heritage's GIS database for Aboriginal sites provided an indication of Aboriginal site patterning along one section of the Molonglo River. The information has been drawn principally from previous local Aboriginal heritage surveys.

The results show clustering of Aboriginal sites adjacent to the Molonglo River. The pattern of recorded sites is dictated by the location of previous survey work, however several other observations can be made:

- most Aboriginal sites are located within 500 metres of a permanent water source;
- most sites are positioned on flat or slightly undulating landforms – these appear generally to be water course margins, which may flood periodically and contain soft alluvial soils;

- some sites occur on the crest or immediate slopes of low level rises, associated with natural outcropping of bedrock;
- some small tributaries (minor water courses) have a clustering of sites; and
- all registered sites are related to stone artefacts and are composed predominantly of quartz, quartzite, silcrete and chert.

Predictive Modelling for Aboriginal Sites

The knowledge gained from examining the regions landforms, geology, archaeological patterns, and prior archaeological reports has enabled a set of parameters to be established to predict the location of unrecorded Aboriginal sites within the general region of Casey House and Garden. The background results suggest that:

- Aboriginal sites are most likely to be stone artefact sites (artefact scatters or isolated finds);
- stone artefact sites are most likely to occur within close proximity to larger water courses;
- stone artefact sites may be located on relatively flat or slightly sloped ground at distances of 500 metres away from a water source, although these tend to be small in stone artefact densities;
- surface expressions of artefacts are most likely to be found on raised level or gently sloping ground associated with the Molonglo River;
- obvious local landscape features, such as elevated areas, could provide a suitable camping position and view point across the region, and are therefore likely to hold Aboriginal cultural material;
- Potential Archaeological Deposits have been identified in the region and it is possible, although unlikely, that areas of sub-surface archaeological deposits (with or without surface expression of cultural material) may be present in the study area; and
- human burials are rare, and would most likely be in the alluvial 'slope wash' soils that make up the lower regions or terraces of the Molonglo river and are highly unlikely to be present within the Casey House and Gardens property.

Aboriginal Stakeholder Consultation

A draft of this plan was provided to the ACT Representative Aboriginal Organisations (RAOs) prior to finalisation for review and comment, however none were received.

Survey Methodology

The Aboriginal cultural heritage survey involved a site inspection. Based upon the Aboriginal heritage site predictive statement, known Aboriginal site patterning, and existing disturbances across the study area, it was decided that the site walk over would encompass a pedestrian survey methodology over the grounds of Casey House and Garden defined by the property boundary.

The methodology involved pedestrian transects across the grounds of Casey House and Garden, with a particular focus on any exposed areas of ground. In areas where limited ground exposure existed, an assessment of archaeological potential was undertaken. Areas of ground

exposure were limited and sporadic, with ground visibility recorded at between 0% and 2%. The survey was completed within one hour.

Gap Analysis

Mature trees, shrubs, footpaths, paved areas including the driveway, garden beds, mowed grass areas and Casey House itself obscured ground surface visibility over most parts of the grounds. The consistently low ground visibility limited the effectiveness of identifying surface archaeological features within the study area.

Item Assessment

No Aboriginal cultural heritage sites or areas of archaeological potential were located during the site walk over. The construction of Casey House and landscaping for the grounds and adjacent road infrastructure has resulted in extensive surface and sub-surface disturbance of the site. Casey House and Garden is located in an urbanised context comprising landscaped street verges, roads, footpaths, paved areas, established gardens, lawns and other infrastructure.

As detailed in Appendix C, Casey House and Garden contains several remnant trees from the White Box-Yellow Box–Blakely's Red Gum Grassy Woodland, which is a listed Critically Endangered Threatened Ecological Community under the EPBC Act.

The results of the site walk over, coupled with an understanding of regional Aboriginal site patterning and local site-specific ground disturbances, suggested that there is low potential for the grounds of Casey House to hold Aboriginal archaeological material or places of potential archaeological deposit. The disturbed nature of the grounds of Case House suggest that it would be highly unlikely for any material Aboriginal cultural heritage to be located through archaeological excavation.

The archaeological potential is based upon three measures:

- the statistical likelihood of finding a site (based upon a background understanding i.e., predictive modelling);
- the condition of any area (the condition of the natural materials within a study area); and
- the integrity of any sites (how much a study area has been disturbed since it was created).

A basic ranking system can be applied - high, moderate, low or no potential. These rankings can be used to provide management guidance for the future use of the property. The entire study area would be classified as having low Aboriginal archaeological potential.

ERM's previous consultation with the ACT RAOs for another property within 2km of Casey House and Garden noted that the general area was traversed by several different Aboriginal groups to gather at Capital Hill for meetings, with some groups travelling great distances from the southern NSW coast to meet in this location. Casey House and Garden has potential cultural significance to the Aboriginal communities in the ACT region as part of the historic use and cultural focus on Capital Hill and its surrounds. No comment was received from the ACT RAOs to confirm this is the case.

Archaeological Potential

The investigation has found that the grounds of Casey House have been disturbed through past building and landscaping activities. Accordingly, it is considered that the property has low Aboriginal archaeological potential.

Criteria Assessment

An assessment of the potential Aboriginal heritage values of Casey House and Garden against the CHL criteria is provided in Table 5-1 and against the ACT Heritage Register Criteria is provided in TABLE 5-2. Refer to Appendix I for the Significance Ranking guide.

HISTORIC HERITAGE ASSESSMENT

OFFICIAL VALUES

The official CHL citation for Casey House and Garden is provided at Appendix B. The official summary statement of significance from the CHL is:

Casey House is associated with political controversy, the development of Government Administration in Canberra, the need to have at least one Government minister resident in the National Capital, housing shortages in Canberra in the 1930s and 40s and the economic hardships following the Depression. (Criterion A.4) (Australian Historic Themes: 3.18 Financing Australia; 7.4 Administering Australia; 4.1 Planning urban settlements; 4.1.4 Creating capital cities)

Casey House & Garden is significant for its historic associations with Richard Gardiner Casey, Treasurer with the Lyons Government, Resident Minister in Canberra, the first Commonwealth minister to have an official residence in Canberra and later, Lord Casey, Governor-General of Australia. (Criterion H.1) (Australian Historic Themes: 7.6 Administering Australia)

Casey House & Garden is associated with the Chief Architect of the Department of Works, E Henderson, who respected the Griffin Plan in locating the house within an area designated for official residences. (Criterion H1) (Australian Historic Theme: 4.1 Planning urban settlements)

Casey House is important as the headquarters of the Canadian High Commission for over thirty years and as the focus of the administration of Canadian-Australian relationships during that time. (Criterion A4) (Australian Historic Themes: 8.5 Forming associations; 3.15 Developing economic links outside Australia; 7.1 Governing Australia as a province of the British Empire)

Casey House, as the Headquarters of the Australian Heritage Commission from 1978-1989, has associations with the growing awareness and concern with environmental and heritage matters felt by the Australian Government and society in the 1970s and 80s. (Criterion A.4) (Australian Historic Themes: 7.6 Administering Australia; 7.6.10 Conserving Australia's fragile environments; 7.6.12 Conserving Australia's heritage)

Architecturally, the house is unusual in Canberra for its Art Deco details in an otherwise Georgian Revival design. Through its Art Deco detailing Casey House is linked with the early group of 'permanent' Government buildings in Canberra favouring this style. The requirements and aesthetics of Richard Gardiner Casey and his wife, Maie, influenced the design and

construction of the residence. Maie Casey was responsible for the original interior design schemes and details. The garden as a setting for the house was a significant component of all housing for officials at the time. (Criterion D2) (Australian Historic Theme: 8.10.4 Designing and building fine buildings; 8.12 Living in and around Australian homes)

Casey House is significant as one of the few buildings located on Perth Avenue, one of the roads radiating from State Circle named after state capitals and generally orientated in the direction of the capital. (Criterion D2) (Australian Historic Theme: 4.1.4 Creating capital cities).

Review of Archival Material and Reconciliation with Physical Evidence for the Grounds of Casey House.

Note: The analysis presented in this section is taken directly from the Eric Martin and Associated 2021 HMP.

ARCHIVAL CORRESPONDENCE

During the process of finalising the documentation for Casey House there was an exchange of correspondence between Maie Casey and the Chief Architect Edwin Henderson on various details. One of these subjects referred to the Caseys' desire to see that as many of the existing indigenous trees were retained as possible. A letter of 10 February 1938 records Maie Casey's request "… please see that the only trees that are taken down on the site are the two rather mangy ones where the building is actually to be. There are some nice trees in the area and it would be awful if some were taken down in error". A succinct reply within a week signed by Henderson acknowledges the request by noting "trees – non-removal."

This helpful correspondence indicates Maie (and, presumably, Richard) Casey's concern for the retention of the remnant woodland and explains why so much of it remains throughout the Casey House grounds and around its periphery. Apart from their apparent interest in the trees from an aesthetic perspective it is likely that the retention of the trees was well appreciated as an effective means by which the new house would have had some immediate screening for privacy and some sense of immediate establishment in an otherwise exposed landscape setting.

A newspaper article of 1939 provides two photographs of the newly completed Casey House. One shows Maie Casey with children and pet dogs descending the existing axial flight of brick stairs from the front terrace to the front grounds. The other is a view of the front (north-eastern) elevation of the house showing the steps and embankment separating the front terrace and front grounds along with various retained Eucalypts, one of which is the large Yellow Box behind the house. The caption for the latter photograph reads "Until the gardens and lawns are established, the exterior is bare, except for the lovely trees which frame it. Its position gives a lovely view of the Canberra mountains and hills from all of the front windows, which are designed to show the views to the best advantage." The caption hints at the careful siting and orientation of the house to address Mount Ainslie and its foothills. The importance of the front house axis is evident by the placement of the house in relation to the large old Yellow Box behind as well as that of the front steps and flagpole – the latter always being intended by

Henderson. Further evidence of the importance of the axial site planning is found in the 1986 site photos from the AHC period.

ARCHIVAL PLANS

1937 SITE PLAN (PROPOSED HOUSE FOR RESIDENT MINISTER)

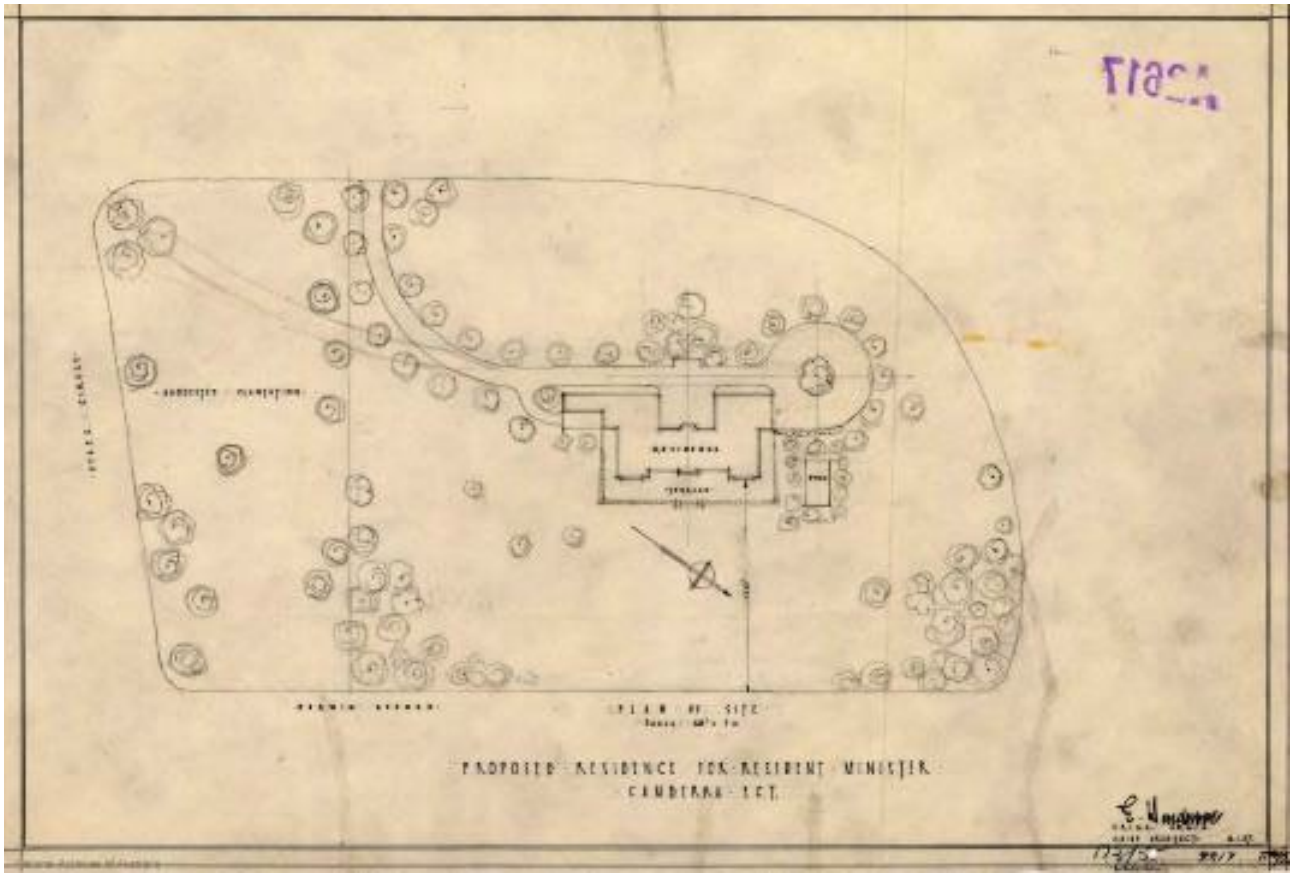


FIGURE D-1 PROPOSED HOUSE FOR RESIDENT MINISTER, 1937 (NATIONAL ARCHIVES OF AUSTRALIA, NAA BARCODE 7799383)

Signed by Edwin Henderson on 8 January, 1937 this plan represents the earliest known design for the site off State Circle. It is helpful as a means of understanding the original intentions for the siting of the house as well as the thinking behind the arrangement of the layout around the house.

A long service access behind the house is shown – much as is the case presently – though the sightline to the north-west terminates in a feature tree placed centrally within a circular drive loop. This longitudinal line is developed further with a central house axis extending from the central tree (Yellow Box) behind the house through both porches then across the elevated front terrace with a centrally placed set of steps within an embankment leading to the front grounds: most of which was actually executed and remains evident today. An alcove (though not built) is also shown along this axis in what is now the line of the stone retaining wall opposite the rear house entry. This clever inflexion would have served to give a broader sense

of space to the main entry court while continuing to emphasise the main house axis. Proposed plantings behind the inset would have help define the spatial limits of the entry court and provide colour and interest when leaving the house. Understandably, in the inevitable search to cut costs associated with the project these, otherwise highly desirable, design subtleties would have been among the first to be jettisoned.

To the northern side of the house a proposed swimming pool enclosed by (shrub) plantings is shown – perhaps a provocative thing at the time given the political and economic context – in line with the proposed feature tree within the northern drive loop. Unsurprisingly, the pool was never built.

A further observation that can be productively made from this early scheme is that the initial entry drive was from the rear boundary (a difficult choice given the steep gradients involved) then modified on the plan to a gentler southern alignment more consistent with the existing one. The initial entry drive is shown with an avenue of trees that continues across the longitudinal axis and around the drive loop indicating a desire to define and enclose the immediate developed site area. Adjacent State Circle the grounds are shown as having a "Suggested Plantation" indicating a desire to further screen the grounds from the more public areas to the south. The western boundary of the site is shown with a broad arc rather than an orthogonal layout.

Another notable feature of this plan is Henderson's intention to see flanking plantations in the lower grounds (eastern and northern corners) that frame the front elevation. These would have provided an impressive composition for the main house elevation as well as a frame for panoramas of the distant hills from the upper windows of the house.

The plan's depicted alignment of the house in relation to the north point accurately reflects its actual position within the site in relation to the site slope and orientation.

1937 SITE PLAN (HOUSE FOR RESIDENT MINISTER)

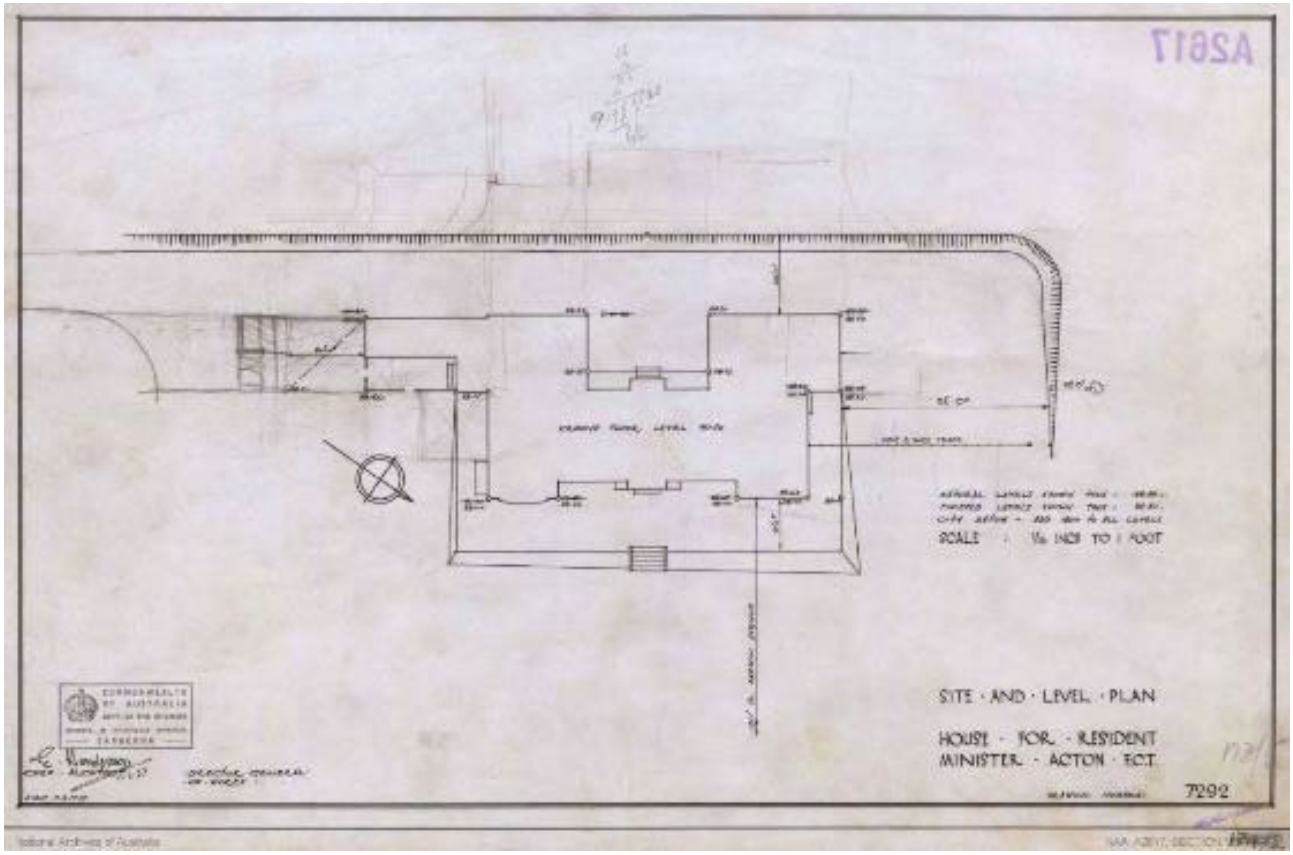


FIGURE D-2 HOUSE FOR RESIDENT MINISTER, 1937 (NATIONAL ARCHIVES OF AUSTRALIA, NAA BARCODE 7799380)

Drawn in February 1937 and signed by Edwin Henderson in March that year, this plan is a further development of the previous one and shows key grounds features in more detail. It confirms the basic axial site planning with the long access drive along the 'rear' elevation of the house and the frontal axis dividing the symmetrical ground plan of the house that is reinforced by a sequence of steps at the house entries and the front terrace. This important informative site arrangement survives.

The rear access drive is shown here defined by an embankment and with the earlier alcove or recess removed. The embankment is shown extending to the north well past the house and returning to the east. This space defines a more orthogonal service area compared with the earlier rounded space. Apart from the rear embankment being reinforced by the stone retaining wall, this much of the design was actually built. It is interesting to note too that this plan has faint pencil marks indicating a persistent idea to extend access beyond the rear wall – possibly to provide access from the main entry court up to the grassed area to south-west.

The front embankment is shown relatively close to the house and defining a narrow terrace that only extends the length of the house. The actual built terrace projects past the house to the north-west and extends slightly further to the north-east away from the house.

1937 SITE PLAN (HOUSE FOR RESIDENT MINISTER)

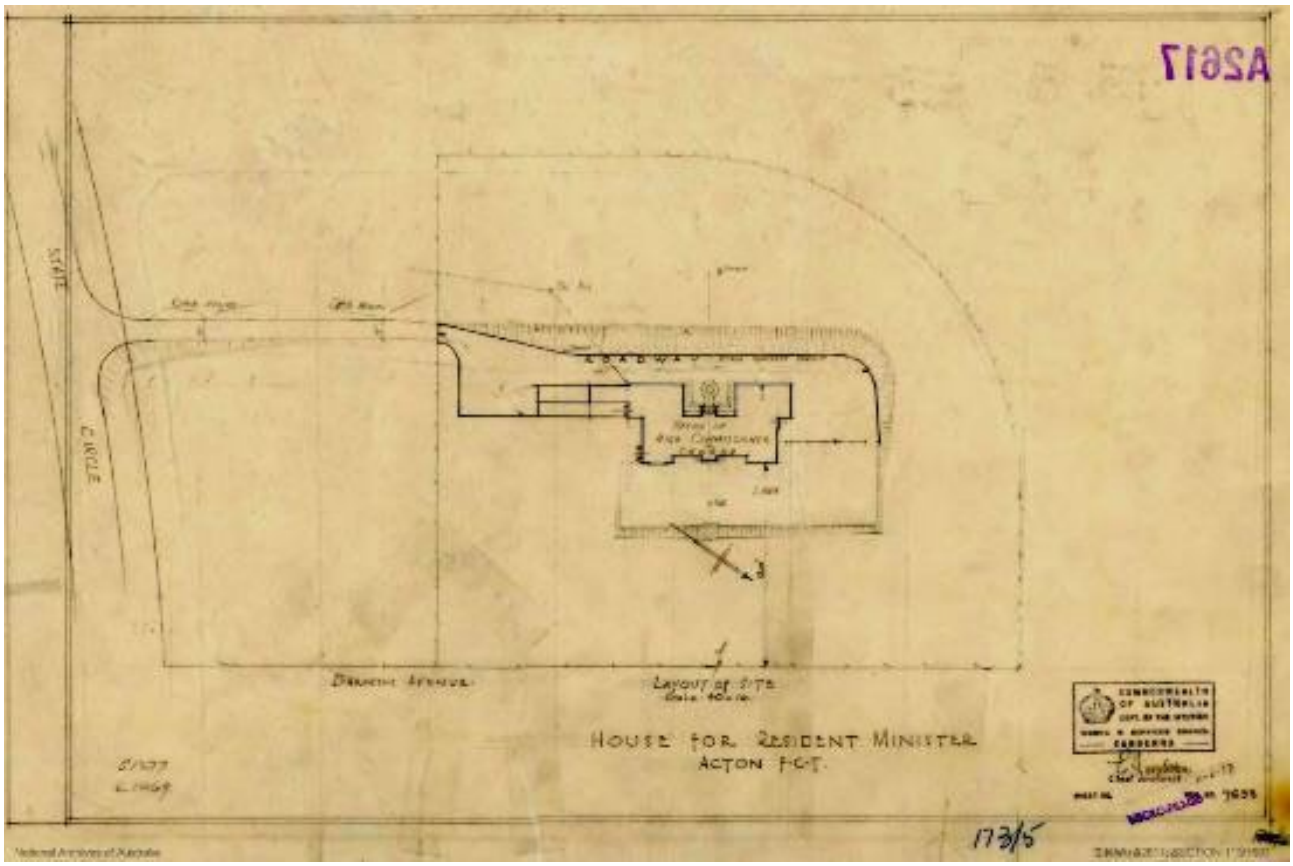


FIGURE D-3 HOUSE FOR RESIDENT MINISTER, 1937 (NATIONAL ARCHIVES OF AUSTRALIA, NAA BARCODE 7799375)

A final plan signed by Henderson on 11 June, 1937 most accurately reflects the layout that was actually built in relation to its connection to State Circle, the entry arrangement, the broad embankment to the south-west, the symmetrical house plan, the extension of the front terrace to the north, the placement of the house within the allotment and its basic axial planning. However the front terrace is shown in this plan to project further away from the house than is actually the case. Yet it shows the earlier intention to have a broad, generous terrace beyond the house. (Perhaps the extent of the terrace shown here was intended as a form of spatial compensation for the loss of the earlier idea to extend the main entry court further to the west?)

A number of further details are shown on the plan with implications for surviving site features. Following the axis through the house to the elevated rear grounds a note indicates the position of a "hydrant" that is close to the position of the Yellow Box shown on the first site plan. Another note along the line of the rear access drive describes a "9 inch concrete drain" at the foot of the embankment. Both of these features survive though the embankment is now terminated by the stone retaining wall.

Other noteworthy grounds elements documented on this plan include the arcing western boundary as shown on the original plan (and echoing the curved northern service area edge), a gate along the front axis at the fenced north-eastern boundary and a flagpole on the front terrace also in line with the main house axis. Although this plan has a later note written on it indicating its subsequent use by the "Office of [the] High Commissioner of Canada" and a flagpole was actually installed by the Canadians in the designated location (though not till 1957), it is assumed from this plan that it was always the intention of the Department of the Interior to install a flagpole here.

Another interesting detail shown on this plan is the rear entry courtyard layout where a small circular feature is drawn along with, presumably, peripheral paths leading to the steps. None of this layout is now apparent on site though, assuming it was built, evidence may remain under the existing bitumen.

ARCHIVAL PHOTOGRAPHY

Note: *To manage copyright, the images referenced here are not preproduced in this plan. The key observations for the aerial images are noted.*

1944 AERIAL PHOTOGRAPHY

Source: NSW Dept. of Lands, 16 Dec. 1944, Map 658/Canberra Run 2/No. 12871

The 1944 aerial photography of Canberra provides a useful record of the status of the grounds of Casey House at an early stage of the Canadian High Commission tenancy. The image indicates the original access off State Circle and the long access and service areas along the western and southern sides of the house. Its light-toned appearance suggests it had not been sealed at this stage.

Enclosing lines of plantings are already evident along the northern and eastern site boundaries. At this stage, the southern site boundary appears not to have been similarly planted – perhaps because the photography shows a relatively dense cover of retained woodland trees between the site and State Circle that may have sufficed to provide sufficient privacy.

Of note, and allowing for some distortion inherent in a slightly oblique aerial photograph, is a light-toned line extending along the front axis of the house down to the north-eastern boundary. The obvious implication of this is that a (gravel?) path had been built along the front house axis and, assuming the gate shown in the last of the 1937 plans had been installed, may have linked the front house porch with a gated boundary access. Also along this axial path, a symmetrical pair of trees is evident – possibly just beyond the brick steps leading to the front grounds.

The majority of the site appears to be open with most tree canopies likely to represent those woodland trees deliberately retained by Edwin Henderson at the request of Maie Casey and many of which still remain. One of these is the broad canopy of the large Yellow Box on the slope behind the house. Consistent with the first and third of the 1937 plans, the western site boundary appears to be defined as a broad arc reinforced by retained trees.

On the basis of the advanced state of growth of the peripheral trees by 1944 it is assumed that these must have been planted at an early stage of the site's development (and, therefore, during the Casey period) rather than at an early stage of the Canadian High Commission's tenancy (from 1941). Likewise, the two symmetrical trees planted along the front axial path may have also been from the earliest period of occupancy.

1955 AERIAL PHOTOGRAPHY

Source: Eric Martin and Associates Archives

The 1955 aerial photography advances what is shown of the site establishment such that two generations of peripheral pine plantations are now clearly evident. Those along the northern and north-eastern boundaries have bulked up noticeably while that along the southern boundary forms a thinner line suggesting it was planted in the late 1940s or very early 1950s. This latter line of planting was understandably introduced to reinforce screening from the State Circle side to compensate for the visible attrition of woodland trees and, perhaps, in anticipation for the eventual widening of State Circle.

Unfortunately the available copy of the 1939 photograph of the front axis published in the Sydney Morning herald is not clear enough to verify whether these trees had been planted by this date.

This image also confirms the form of the western site boundary as a broad arc; a long faint line behind the house suggesting either the beginnings of the current hedge or some other form of bank planting; and a formalised front axis extending from the house into the front grounds that is reinforced with symmetrically placed trees.

To the immediate north and east of the house broad, dark tones appear suggesting substantial tree canopies in these areas.

1963 AERIAL PHOTOGRAPHY

Source: http://nla.gov.au/nla.map-vn4328835-s7- sd-cd

Despite the lack of clarity in the enlargement of this archival (almost oblique) image, it is still possible to make out clear lines of peripheral pines as well as other tree canopies in relation to the house. To the immediate north of the house, two broad tree canopies are apparent with these being largely consistent with those noticed in the 1955 photography. A further dark tone is apparent to the north of these such that all three appear to accord with the positions of the existing two White Elms and the Sycamore.

Retracing these canopies back to the 1955 photography shows that the three trees may have been planted by this time however a further link back to the 1944 is most uncertain. Although there appear to be some suggestion of tree canopies to the north of the house in the 1944 photography, these may have been retained Eucalypts that later succumbed to attrition from the earthworks associated with the house benching – exactly this situation being well documented in the case of the nearby Prime Minister's Lodge. It would be unwise, therefore, to deduce that these large deciduous trees were early plantings from the Canadian High

Commission period but they do seem to have become established by the 1955 photography and confirmed in the 1963 photography – perhaps planted as conscious replacements for earlier woodland trees in these locations.

The strong contrast between tree canopies and grass within the Casey House grounds helps establish that the existing Pinoak may have been planted by 1963 but possibly not the White Oak. There also appears to be some surviving planting at the foot of the front terrace embankment and the front grounds with a lateral track worn between them parallel to the house elevation. At least one of the trees near the middle of the front grounds may be the existing remnant Yellow Box while the 1939 SMH photograph of the grounds showed another Eucalypt in this area that has since been removed.

Any suggestion of a path from the house along its main axis is now difficult to discern in this imagery though a relatively bright line is visible in front of the house suggesting a path has been constructed along its north-eastern elevation.

Forster Crescent, now evident here, has been formally built sometime between 1958 and 1963 although no obvious entry connection to Casey House is apparent in 1963. An informal track is visible circumscribing the western boundary of the site.

1972 AERIAL PHOTOGRAPHY

Source: NAA A7973, INT1218/11 19.5.1972

The Casey House site is in the lower centre part of this oblique aerial frame and is easily distinguished by the orthogonal lines of dark pines enclosing the site. By 1972 the South African Embassy is a neighbour to the south of the site and the Commonwealth Club has been built to the west.

A large tree canopy – probably the Sycamore - is shown to partly conceal the house and a distinct break in the southern line of pines is apparent suggesting either a failure within the earlier boundary plantings or they were removed for some other reason. From this image it is still uncertain whether an entry from Forster Crescent had been installed by 1972. Spacious areas beyond the site are shown – especially to the east – with some remnant woodland trees.

1986 PHOTOGRAPHY

Source: Australian Heritage Database

A series of colour photographs of the grounds were taken during the period of occupancy of the Australian Heritage Commission and notable among these is evidence of a small group of mature Lombardy Poplars (*Populus nigra var. Italica*) along the front house axis.

The size and maturity of the trees in the photographs strongly suggest that they were planted during the earliest period of site establishment – either for the Caseys or early in the Canadian High Commission period. One of the images shows a leaning poplar in the process of being removed. Since then all of the poplars have been removed.

The presence of the poplars indicates a design concern to frame the front house axis and introduce a sense of grandeur to the grounds with such tall and imposing trees. A downside to

using this species is that they often begin to senesce after about 40 to 50 years. The two large plantations of poplars (planted in the 1970s?) outside the National Library illustrate this where many have recently had to be cut back for safety reasons. Charles Weston had also used a copse of poplars behind The Lodge as part of his 1926 scheme for the grounds. The trees had an important role as a backdrop to views of The Lodge when entering from the main gates. However all of these trees have now long since gone.

REVIEW OF EVIDENCE FROM SITE PHASES

PRE-DEVELOPMENT LANDSCAPE

A distinguishing feature of the Casey House grounds is the presence of representatives (Yellow Box, Blakely's Red Gum and Kurrajong) of the locally indigenous woodland that predates the development of the grounds. These woodland remnants form a continuum of those from within and around the adjacent State Circle.

The historical importance of these trees has been emphasised by JE Gray in his account of the planning of the area during the late 1910s and early 1920s. In 1923 the Federal Capital Advisory Committee adopted a landscape Action with respect to the area within State Circle. The essence of this Action was to ensure that the indigenous woodland trees of Capital Hill were retained. Not only was the existing woodland vegetation to be retained, the adjacent areas - especially where disturbed by construction works such as roads and cuttings - were to be revegetated similarly. A key advocate for the retention of this vegetation was TCG Weston who had responsibility for the planning and establishment of Canberra's formative landscape.

With the 1980s obliteration of much of the former woodland vegetation across Capital Hill for the construction of the permanent Parliament House, the remnants within and surrounding the Casey House site assume even greater importance. The woodland trees have value for the following reasons:

- as a remnant of the pre-Canberra landscape across the Capital Hill area (and now largely lost to the hill itself since the 1980s);
- as being part of the continuum of woodland trees at State Circle for which a conservation Action was given in 1923 and for which strong support was demonstrated by key people responsible for the early city planning of Canberra, such as WB Griffin, TCG Weston, JTH Goodwin and Sir John Butters; and

as having been specifically retained by the Caseys as part of their concept for the setting and development of the house precinct.

CASEY PERIOD (1938-1939)

Apart from the crucial instruction to retain the woodland trees throughout the grounds, key landscape elements forming an integral part of Edwin Henderson's site design and surviving from the initial construction period include:

- the basic house benching that has left a long, broad terrace across the front of the house and an associated stone revetment and its central and integral flight of brick steps;

- the level area behind the house used as an access drive (house bench);
- the rear entry courtyard between the two rear house wings (house bench);
- the flanking level areas to the north and south of the house used as service areas and car parking (house bench);
- the cut embankment behind the house as a consequence of the house benching;
- the stone walling and associated concrete drain to the west of the house;
- the 1930s fire hydrant; and
- the State Circle entry.

Possible evidence (gravelled surface?) of a formed axial pathway may remain under the grass to the north-east of the house and earlier layout under the present rear courtyard bitumen surface.

Archival aerial photography suggests that some initial pine plantings and other symmetrical feature trees may have been planted at this early stage of the site's history though, of these, only sporadic pines along the northern and north-eastern boundaries remain. The 1986 site photographs of the former Australian Heritage Commission strongly infer that some Lombardy Poplars (now removed) were also planted during the early establishment period of the grounds. These plantings appear to define and accentuate the main house axis within the front grounds.

CANADIAN HIGH COMMISSION PERIOD (1941-1973)

Most of the substantial plantings remaining within the Casey House grounds appear to have been from the three-decade Canadian High Commission period from the early 1940s to the early 1970s. The archival record suggests a progressive planting of the large deciduous trees during the Canadian High Commission occupancy rather than a planned introduction of plantings at any one time. A basic chronology appears to have the White Elms (Ulmus americana) and Sycamore (Platanus occidentalis) as early plantings (possibly late 1940s) followed by the Pinoak (*Quercus palustris*) (late 1950s) then the White Oak (*Quercus alba*) (likely late 1960s/ early1970s).

If there was ever a concerted effort to plant out the grounds with specifically Canadian flora, then few species seem to have survived – in Canberra's climate much could have been made of the Canadian maples, alders, birches, *Cercis canadensis* and many others. Those existing species with obvious connections to indigenous Canadian flora include the Pinoak, the two White Elms, the Sycamore and the White Oak – all in close proximity to the house. The lines of Monterey Pines (Pinus radiata) along the southern boundary are also likely to have been planted earlier in this period.

Although the white-painted Douglas Fir flagpole was installed in 1957, it appears to have been an intentional element of Henderson's 1937 plan in this actual location.

AUSTRALIAN HERITAGE COMMISSION PERIOD (1978-1989)

Initial investigation suggests that few substantial changes occurred during this period with respect to the Casey House grounds – apart from the removal of the former poplar plantings

along the front house axis. Another possible exception is the formalisation of the entry and access drive from off Forster Crescent (1970s/1980s?) involving adjustments to the north western stone retaining wall and sealing the northern access.

SINCE 1990

A summary of details and changes since 1990 is provided below.

The site was declared National Land on 2 March 1989. The National Capital Plan shows the land use Action for the site as office. However a comment was made on 9 May 1993 that as the Commonwealth did not intend occupying the site, the land use was to be reviewed (NCA File Folio 6).

In 1993 the Australian American Education Foundation and the Commonwealth Club expressed some interest in the site. However after some negotiation the Australian Society for Environmental Education Inc (ASEA) were granted a lease on 19 August 1997.

On 19 March 1998 NCA Works Approval was granted for new front entry posts and drive, new garage ramp and automatic door, new rear entrance posts and wider drive, and removal of minor items including a wire fence and a recent ramp.

In 1988 ASEA undertook a tender to ascertain interest in the site and identify to whom the lease may be assigned. This tender was undertaken by Peter Blackshaw Real Estate (Andrew Chamberlain) and wide interest was expressed. The final bid by the current Crown Lessee was provisionally accepted.

A suitability check was then undertaken at the request of the Commonwealth Government. The Department of Finance maintained a veto power up until the final signatures/assignment.

On 18 June 1998 a letter from the current Crown Lessee formalised the interest in the assignment of the lease. This was accepted by ASEA on 20 June 1998 and the assignment signed on 31 July 1998.

A Works Approval was submitted on 26 May 2000 for a bore and subsequently approved. The following works were approved by NCA:

- gates at entrances on 7 June 2000;
- a garden shed and greenhouse on 13 June 2000; and
- amendment to the entrance gates on 12 November 2001.

The current Crown Lessee is managing the ongoing care and maintenance of the house.

The only other Works Approval is for work associated with services which was approved on 8 September 2008.

These services were associated with a proposal to accommodate the Russian Embassy on the site to the north and involved the National Capital Authority Amendment No 66 which changed the land use of Blocks 2 and 4 Section 44 Yarralumla from ‘open space’ to ‘diplomatic mission’.

This also included further detailed discussion with the NCA Chief Executive Officer, Gary Rake and NCA officer Craig Egle on the future of Casey House and its continuing use as a small business and family home.

Since 1998 there have been a number of minor changes internally. These are detailed in the history section of the inventory sheet for each room in Appendix A.

There have also been some minor plantings since 1998 including reinforcement of boundary with hedges of various kinds, orchard trees and some feature trees.

Since 1990 there have been numerous small, and often minor, additions and modifications within the grounds. These include the installation of the interwar period gate within the front grounds along the main house axis (mid-1990s) and various building structures, fences, gates, rendered gate piers and plantings since about 2000. The latter include the reinforcement of boundary plantings with hedges of various kinds, orchard trees to the western elevated area and some feature trees.

Since the 2015 HMP, more of the peripheral pine trees have succumbed to senescence – either through reaching their normal life expectancy or hastened by nearby trenching and interference to critical root systems. The latter disturbance is attributed to the installation of services relating to the preliminary construction works for the adjacent new embassy (2024 update: this work has ceased and the site is vacant). There are now about a dozen pines needing to be removed for safety reasons. Additionally, some of the woodland trees at the eastern lower grounds are also in need of removal or monitoring by a qualified arborist. In anticipation of the construction of the new embassy, a hedge of Leyland's Cypress has been planted along the south-eastern boundary for privacy.

Since the 2021 HMP, new service line works on Rhodes Place and entering the property has included trenching within root protection zones. These activities have impacted the health of several *Pinus radiata* trees on the southern and eastern property boundaries. An arborist has advised that all dead trees should be removed for safety reasons.

SITE VEGETATION INVENTORY

Plant species	Common Name	Significance	Comments
THROUGHOUT SITE			
Eucalyptus blakelyi	Blakely's Red Gum	High	Dead trees near Forster Cres. should be removed – all others conserved. A red gum is regenerating next to the large Yellow Box in the rear grounds. Retain all woodland regeneration around the periphery of the grounds – unless obscuring the front axial view.
E. melliodora	Yellow Box	High	All to be conserved (see note above).
SITE BOUNDARIES			
P*inus radiata*	Monterey Pine	High/Moderate	Older trees to the north & east are probably from the late 1930s and have high value while the remainder are later plantings with moderate value. Dead pines noted on the survey sheets should be removed for safety reasons. Pine seedlings should be removed unless they are within the original alignment along the site boundaries.
x Cupressocyparis leylandii	Leyland's Cypress	Low	
Photinia glabra		Low	
Cupressus arizonica	Desert Cypress	Low	This species has a propensity to become a nuisance and at least two seedlings are within the rear hedge above the western retaining wall and should be removed.
Pyrus ussiurensis	Manchurian Pear	Moderate	Should be conserved.
Sorbus sp., Populus sp., *Ulmus americana*	Rowan, poplar and elm	Low	All opportunistic seedlings and saplings within the grounds and along the site boundaries should be removed apart from the copse near the eastern corner.
NORTHERN SITE PRECINCT			
Brachychiton populneus	Kurrajong	High	One tree near a dead red gum – ensure Kurrajong is protected (and conserved long- term) while red gum is removed.
Cotoneaster sp.	Cotoneaster	Low	Hedge near line of pines along former northern boundary.
FRONT GROUNDS			
Platanus occidentalis	Sycamore	Moderate	Large tree on front terrace – conserve.

Plant species	Common Name	Significance	Comments
Prunus cerasifera 'Nigra'	Cherry Plum	Moderate	Two trees north of house (also one tree between the sheds within the rear grounds). All three should be conserved.
Quercus alba	White Oak	Moderate	Near southern car park. Conserve.
Ulmus americana	White or American Elm	Moderate	Conserve. Both trees need arboricultural assessment and action.
Aesculus hippocastanum	Horse Chestnut	Low	Recent addition.
Eucalyptus cinerea	Argyle Apple	Low	3 trees near southern boundary – retention discretionary
Eucalyptus sp.	Gum	Low	2 maturing trees near southern boundary – retention discretionary
Viburnum tinus	Laurestinus	Moderate	Hedge at southern end of front terrace – conserve.
Choisya ternata	Mexican Orange Blossom	Moderate	Hedge at
Amaryllis belladona	Naked Ladies or Jersey Lily	Low	Bulbs planted within the front grounds. Jonquils have also been planted. Conservation recommended.
REAR GROUNDS			
Sequoia sempervirens	Coast Redwood	Moderate	Maturing
Pyracantha sp. (also *Cotoneaster* sp., *Lonicera japonica* and *Cupressus arizonica*)		Moderate (hedge) and Low (others)	Long hedge behind house used for privacy and as a division between grounds precincts – conserve. The hedge also has many other species (mostly weeds) that should be largely removed. Desert Cypress seedlings would be the highest priority from removal.
Cydonia oblonga	Quince and many other fruit trees	Low	Various fruit trees recently planted within the rear grounds – conservation recommended as they interpret what likely would have been planted (an orchard) had the Casey family remained longer.

AUSTRALIAN HISTORIC THEMES

The relevant Australian Historic Themes are:

THEME 4.1.4: CREATING CAPITAL CITIES

Casey House, being one of the few residences for Ministers in the new capital and its association with RG Casey.

THEME 4.6: REMEMBERING SIGNIFICANT PHASES IN THE DEVELOPMENT OF SETTLEMENTS, TOWNS AND CITIES

Casey House was part of the early development of Canberra as the nation's capital and then accommodated the Australian Heritage Commission for most of its formative years.

THEME 8.10.4: DESIGNING AND BUILDING FINE BUILDINGS

Casey House is an exceptional finely designed building by EH Henderson and set within a fine landscape.

CONTRIBUTORY ITEMS

The statement of significance and the values and attributes against each criteria provided in Section 5 define the heritage values of Casey House. There are supplementary details on the landscape in the site vegetation inventory in Appendix C and Appendix D.

Notwithstanding the above comments, all elements contribute to the overall appreciation of the place and it is critical to consider all elements for future conservation of the place.

Any assessment needs to be based on the element's contributions to the integrity and significance of the site and its significance.

CRITERIA ASSESSMENT

A validation assessment of the listed Commonwealth Heritage values of Casey House and Garden against the CHL criteria is provided in Table 5-1 and against the ACT Heritage Register Criteria is provided in Table 5-2. Refer to Appendix I for the Significance Ranking guide.

APPENDIX E NATURAL HERITAGE VALUES ASSESSMENT

NATURAL HERITAGE ASSESSMENT

METHODOLOGY

DESKTOP REVIEW

A two-step process was used to identify the biodiversity values within the site. This included a preliminary desktop investigation and a site inspection by a heritage consultant. A refreshed report using the Protected Matters Search Tool (PMST) was run on 2 July 2024 due to the range of recent updates to protection categories that have occurred under the EPBC Act.

Based on the desktop information and site observations, a likelihood of occurrence review was conducted. The assessment determined the likelihood that threatened and migratory species and ecological communities listed under the EPBC Act and/or ACT *Nature Conservation Act 2014* occur within the site area.

TABLE E-1 DESKTOP INFORMATION SOURCES

Source	Description	Search Criteria
PMST	The PMST is a predictive tool which provides an indication of Matters of National Environmental Significance (MNES) that are known, may, or have potential to occur within a search area.	2 km search area.
Species Profile and Threats Database (SPRAT), Australian Government, DCCEEW	The database is designed to provide information about species and ecological communities listed under the EPBC Act.	Individual species profiles.
ACT *Nature Conservation Act 2014* - Nature Conservation Threatened Native Species List	List of threatened native species protected under the ACT *Nature Conservation Act 2014*.	Cross-check against PMST search results.

PMST searches focused on a 2 km radius from the property as shown at the end of this section. Data from this search was filtered for relevance and a 'likelihood of occurrence' (LoO) assessment for each threatened and migratory species and ecological community listed under the EPBC Act and/or Nature Conservation Act was completed as shown in Table E-1 , using the criteria as shown below in Table E-2 .

TABLE E-2 LIKELIHOOD OF OCCURRENCE ASSESSMENT CRITERIA

Category	Description
Known	• The ecological community / species has been recorded at the site during recent field surveys; or • Database records demonstrate that the ecological community / species has been known to occur at the site within the last 10 year period.
Potential	• The ecological community / species' known distribution includes the site, and suitable habitat is present within the site; or, • Database records demonstrate that the ecological community / species has been known to occur in the site, however has not been recorded within the last 10 years; or • The species is a wide ranging flying species which may 'fly-over' the site, regardless of the habitat types present and has been recorded within 10 km of the site.
Unlikely	• The ecological community / species has/ has not been recorded within 10 km of the site and suitable habitat does not occur within the site; or • The site is not within the TEC / species' known distribution; or • Sufficient field surveys have been conducted to conclude that the species is likely to be absent.

LIMITATIONS

The LoO assessment applies the precautionary method when determining the presence/absence of species within the site area. This method is used when detailed quantitative surveys are unavailable. If the site area occurs within the species known distribution and potential habitat occurs, it is assumed that the species has the potential to occur.

LIKELIHOOD OF OCCURENCE

The results of the LoO assessment for threatened and migratory species and ecological communities listed under the EPBC Act (MNES) is included in Table E-3. The full output of the PMST search is also presented at the end of this section.

TABLE E-3 LIKELIHOOD OF OCCURRENCE REVIEW

Identification		Status		Potential to Occur
Species Name	Common Name	Nature Conservation Act	EPBC Act	
Listed Threatened Ecological Communities				
-	White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland	Critically Endangered	Critically Endangered	Potential – remnant trees are recorded
-	Natural Temperate Grassland of the South Eastern Highlands	Critically Endangered	Critically Endangered	Unlikely due to extent of clearance
Listed Threatened Species				

Identification		Status		Potential to Occur
Swainsona recta	Small Purple-pea, Mountain Swainson-pea, Small Purple Pea	Endangered	Endangered	Unlikely due to extent of clearance
Litoria booroolongensis	Booroolong Frog	-	Endangered	Unlikely due to extent of clearance
Macquaria australasica	Macquarie Perch	-	Endangered	None
Amphibromus fluitans	River Swamp Wallaby-grass, Floating Swamp Wallaby-grass	-	Vulnerable	Unlikely due to extent of clearance
Dodonaea procumbens	Trailing Hop-bush	-	Vulnerable	Unlikely due to extent of clearance
Synemon plana	Golden Sun Moth	Vulnerable	Vulnerable	Unlikely due to extent of clearance
Calidris acuminata	Sharp-tailed Sandpiper	-	Vulnerable	Unlikely due to extent of clearance
Lepidium ginninderrense	Ginninderra Peppercress	Endangered	Vulnerable	Unlikely due to extent of clearance
Pteropus poliocephalus	Grey-headed Flying-fox	Vulnerable	Vulnerable	Potential
Polytelis swainsonii	Superb Parrot	Vulnerable	Vulnerable	Potential
Aphelocephala leucopsis	Southern Whiteface	-	Vulnerable	Unlikely due to extent of clearance
Eucalyptus aggregata	Black Gum	Vulnerable	Vulnerable	None recorded
Delma impar	Striped Legless Lizard, Striped Snake-lizard	Vulnerable	Vulnerable	Unlikely due to extent of clearance
Neophema chrysostoma	Blue-winged Parrot	-	Vulnerable	Potential
Aprasia parapulchella	Pink-tailed Worm-lizard, Pink-tailed Legless Lizard	Vulnerable	Vulnerable	Unlikely due to extent of clearance
Litoria aurea	Green and Golden Bell Frog	Vulnerable	Vulnerable	Unlikely due to extent of clearance
Lepidium aschersonii	Spiny Peppercress	-	Vulnerable	Unlikely due to extent of clearance
Senecio macrocarpus	Large-fruit Fireweed, Large-fruit Groundsel	-	Vulnerable	Unlikely due to extent of clearance
Climacteris picumnus victoriae	Brown Treecreeper (south-eastern)	Vulnerable	Vulnerable	Potential
Falco hypoleucos	Grey Falcon	-	Vulnerable	Potential
Stagonopleura guttata	Diamond Firetail	-	Vulnerable	Potential

Identification		Status		Potential to Occur
Grantiella picta	Painted Honeyeater	Vulnerable	Vulnerable	Potential
Maccullochella peelii	Murray Cod	-	Vulnerable	None
Hirundapus caudacutus	White-throated Needletail	Vulnerable	Vulnerable	Potential
Gallinago hardwickii	Latham's Snipe, Japanese Snipe	-	Vulnerable	Potential
Calyptorhynchus lathami lathami	South-eastern Glossy Black-Cockatoo	Vulnerable	Vulnerable	Potential
Pomaderris pallida	Pale Pomaderris	Vulnerable	Vulnerable	Unlikely due to extent of clearance
Neoastelia spectabilis	Silver Sword Lily	-	Vulnerable	Unlikely due to extent of clearance
Litoria raniformis	Southern Bell Frog, Growling Grass Frog, Green and Golden Frog, Warty Swamp Frog, Golden Bell Frog	Vulnerable	Vulnerable	Unlikely due to extent of clearance
Thesium australe	Austral Toadflax, Toadflax	Vulnerable	Vulnerable	Unlikely due to extent of clearance
Listed Migratory Species				
Pandion haliaetus	Osprey		-	Unlikely
Myiagra cyanoleuca	Satin Flycatcher		-	Unlikely
Calidris acuminata	Sharp-tailed Sandpiper		Vulnerable	Unlikely
Calidris melanotos	Pectoral Sandpiper		-	Unlikely
Rhipidura rufifrons	Rufous Fantail		-	Unlikely
Apus pacificus	Fork-tailed Swift		-	Unlikely
Monarcha melanopsis	Black-faced Monarch		-	Unlikely
Actitis hypoleucos	Common Sandpiper		-	Unlikely
Calidris ferruginea	Curlew Sandpiper		Critically Endangered	Unlikely
Motacilla flava	Yellow Wagtail		-	Unlikely
Hirundapus caudacutus	White-throated Needletail	Vulnerable	Vulnerable	Unlikely
Gallinago hardwickii	Latham's Snipe, Japanese Snipe	-	Vulnerable	Unlikely

ITEM ASSESSMENT

The location and condition of the remnant trees associated with the White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland are recorded in Appendix C. The grounds of Casey House and Garden have been significantly modified through landscaping and residential development and are no longer connected to areas or elements that are important in the course or pattern of Australia's natural history. The relatively small size and urban context of Casey House and Garden also significantly reduces the likelihood that it provides important habitat for protected fauna species.

The ACT Government provides guidance for determining whether areas containing Yellow Box and Blakely's Red Gum trees found in the region form part of the Critically Endangered TEC. These trees, along with the grasses, shrubs and wildflowers beneath them, and the insects, birds and mammals that depend on them, are known as the Box Gum Woodland community. When Box Gum Woodland is of high quality and meets a specific set of criteria, it is considered by the Commonwealth Government to be an endangered ecological community.

The criteria used to analyse whether an area containing these trees is part of the TEC is:

- Yellow Box or Blakely's Red Gum are the dominant trees.
- At least 50 % of the perennial grass cover is made up of native species.
- The patch of woodland is 0.1 ha or larger.
- There are 12 or more native non-grass plants present in the area.

OR

- Yellow Box or Blakely's Red Gum are the dominant trees.
- At least 50 % of the perennial grass cover is made up of native species.
- The patch of woodland is 2 ha or larger.
- There are at least 20 large trees per ha or natural regeneration of Yellow Box or Blakely's Red Gum tree.[33]

There are no native grass species on the property. The inventory of the remnant trees and garden plantings at Casey House and Garden and associated details provided in *Appendix A* and Appendix C of this plan demonstrate that the property does not meet these criteria and therefore is not part of the TEC.

CRITERIA ASSESSMENT

An assessment of the potential natural heritage values of Casey House and Garden against the CHL criteria is provided in Table 5-1 and against the ACT Heritage Register Criteria is provided in TABLE 5-2. Refer to Appendix I for the Significance Ranking guide.

EPBC ACT PROTECTED MATTERS REPORT

Report created: 2 July 2024

[33] ACT Government: What is Box Gum Woodland?

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected. Please see the caveat for interpretation of information provided here.

SUMMARY

Matters of National Environmental Significance

This part of the report summarises the matters of national environmental significance that may occur in, or may relate to, the area you nominated. Further information is available in the detail part of the report, which can be accessed by scrolling or following the links below. If you are proposing to undertake an activity that may have a significant impact on one or more matters of national environmental significance then you should consider the Administrative Guidelines on Significance.

TABLE E-4 MATTERS OF NATIONAL ENVIRONMENTAL SIGNIFICANCE IN PROXIMITY, OR RELATED, TO THE SEARCH AREA

World Heritage Properties	None
National Heritage Places	3
Wetlands of International Importance (Ramsar Wetlands)	4
Great Barrier Reef Marine Park	None
Commonwealth Marine Area	None
Listed Threatened Ecological Communities	2
Listed Threatened Species	47
Listed Migratory Species	12

Other Matters Protected by the EPBC Act

This part of the report summarises other matters protected under the Act that may relate to the area you nominated. Approval may be required for a proposed activity that significantly affects the environment on Commonwealth land, when the action is outside the Commonwealth land, or the environment anywhere when the action is taken on Commonwealth land. Approval may also be required for the Commonwealth or Commonwealth agencies proposing to take an action that is likely to have a significant impact on the environment anywhere.

The EPBC Act protects the environment on Commonwealth land, the environment from the actions taken on Commonwealth land, and the environment from actions taken by Commonwealth agencies. As heritage values of a place are part of the 'environment', these

aspects of the EPBC Act protect the Commonwealth Heritage values of a Commonwealth Heritage place. Information on the new heritage laws can be found at

https://www.dcceew.gov.au/parks-heritage/heritage.

A permit may be required for activities in or on a Commonwealth area that may affect a member of a listed threatened species or ecological community, a member of a listed migratory species, whales and other cetaceans, or a member of a listed marine species.

TABLE E-5 OTHER MATTERS PROTECTED BY THE EPBC ACT AND IN PROXIMITY, OR RELATED, TO THE SEARCH AREA

Commonwealth Lands	5
Commonwealth Heritage Places	46
Listed Marine Species	20
Whales and Other Cetaceans	None
Critical Habitats	None
Commonwealth Reserves Terrestrial	1
Australian Marine Parks	None
Habitat Critical to the Survival of Marine Turtles	None

Extra Information

This part of the report provides information that may also be relevant to the area you have.

TABLE E-6 EXTRA INFORMATION OF POTENTIAL RELEVANCE TO THE SEARCH AREA

State and Territory Reserves	4
Regional Forest Agreements	None
Nationally Important Wetlands	None
EPBC Act Referrals	116
Key Ecological Features (Marine)	None
Biologically Important Areas	None
Bioregional Assessments	None
Geological and Bioregional Assessments	None

DETAILS

Matters of National Environmental Significance

TABLE E-7 NATIONAL HERITAGE PLACES

National Heritage Places (Historic)			Resource Information
Name	**State**	**Legal Status**	**Buffer Status**
Australian Academy of Science Building	ACT	Listed Place	In buffer area only
High Court - National Gallery Precinct	ACT	Listed Place	In buffer area only
Old Parliament House and Curtilage	ACT	Listed Place	In feature area

TABLE E-8 WETLANDS OF INTERNATIONAL IMPORTANCE

Wetlands of International Importance		Resource Information
Ramsar Site Name	**Proximity**	**Buffer Status**
Banrock Station Wetland Complex	800-900 km upstream from Ramsar site	In feature area
Hattah-Kulkyne Lakes	600-700 km upstream from Ramsar site	In feature area
Riverland	700-800 km upstream from Ramsar site	In feature area
The Coorong, and Lakes Alexandrina and Albert Wetland	800-900 km upstream from Ramsar site	In feature area

TABLE E-9 LISTED THREATENED ECOLOGICAL COMMUNITIES

Listed Threatened Ecological Communities	Resource Information

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps. Status of Vulnerable, Disallowed and Ineligible are not MNES under the EPBC Act.

Community Name	Threatened Category	Presence Text	Buffer Status
Natural Temperate Grassland of the South Eastern Highlands	Critically Endangered	Community likely to occur within area	In feature area
White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland	Critically Endangered	Community likely to occur within area	In feature area

TABLE E-10 LISTED THREATENED SPECIES

Listed Threatened Species	Resource Information

Status of Conservation Dependent and Extinct are not MNES under the EPBC Act. Number is the current name ID.

Scientific Name	Threatened Category	Presence Text	Buffer Status
Bird			
Anthochaera phyrgia Regent Honeyeater [82338]	Critically Endangered	Species or species habitat known to occur within area	In feature area
Aphelocephala leucopsis Southern Whiteface [529]	Vulnerable	Species or species habitat known to occur within area	In feature area
Botaurus poiciloptilus Australasian Bittern [1001]	Endangered	Species or species habitat known to occur within area	In feature area
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat may occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat known to occur within area	In feature area

Listed Threatened Species	Resource Information

Status of Conservation Dependent and Extinct are not MNES under the EPBC Act. Number is the current name ID.

Scientific Name	Threatened Category	Presence Text	Buffer Status
Callocephalon fimbriatum Gang-gang Cockatoo [768]	Endangered	Species or species habitat known to occur within area	In feature area
Calyptorhynchus lathami lathami South-eastern Glossy Black-Cockatoo [67036]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Climacteris picumnus victoriae Brown Treecreeper (south-eastern) [67062]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Falco hypoleucos Grey Falcon [929]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat known to occur within area	In feature area
Grantiella picta Painted Honeyeater [470]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area	In feature area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Species or species habitat known to occur within area	In feature area
Melanodryas cucullata cucullata South-eastern Hooded Robin, Hooded Robin (south-eastern) [67093]	Endangered	Species or species habitat likely to occur within area	In feature area
Neophema chrysostoma Blue-winged Parrot [726]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Polytelis swainsonii Superb Parrot [738]	Vulnerable	Species or species habitat known to occur within area	In feature area

Listed Threatened Species	Resource Information		
Status of Conservation Dependent and Extinct are not MNES under the EPBC Act. Number is the current name ID.			
Scientific Name	**Threatened Category**	**Presence Text**	**Buffer Status**
Rostratula australis Australian Painted Snipe [77037]	Endangered	Species or species habitat known to occur within area	In feature area
Stagonopleura guttata Diamond Firetail [59398]	Vulnerable	Species or species habitat known to occur within area	In feature area
Fish			
Maccullochella macquariensis Trout Cod [26171]	Endangered	Species or species habitat may occur within area	In buffer area only
Maccullochella peelii Murray Cod [66633]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Macquaria australasica Macquarie Perch [66632]	Endangered	Species or species habitat may occur within area	In feature area
Frog			
Litoria aurea Green and Golden Bell Frog [1870]	Vulnerable	Species or species habitat may occur within area	In feature area
Litoria booroolongensis Booroolong Frog [1844]	Endangered	Species or species habitat may occur within area	In feature area
Litoria castanea Yellow-spotted Tree Frog, Yellow-spotted Bell Frog [1848]	Critically Endangered	Species or species habitat may occur within area	In feature area
Ranoidea raniformis Southern Bell Frog, Growling Grass Frog, Green and Golden Frog, Warty Swamp Frog, Golden Bell Frog [1828]	Vulnerable	Species or species habitat may occur within area	In feature area
Insect			
Synemon plana Golden Sun Moth [25234]	Vulnerable	Species or species habitat known to occur within area	In feature area

Listed Threatened Species	Resource Information

Status of Conservation Dependent and Extinct are not MNES under the EPBC Act. Number is the current name ID.

Scientific Name	Threatened Category	Presence Text	Buffer Status
Mammal			
Chalinolobus dwyeri Large-eared Pied Bat, Large Pied Bat [183]	Endangered	Species or species habitat may occur within area	In feature area
Dasyurus maculatus maculatus (SE mainland population) Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (south-eastern mainland population) [75184]	Endangered	Species or species habitat likely to occur within area	In feature area
Phascolarctos cinereus (combined populations of Qld, NSW and the ACT) Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory) [85104]	Endangered	Species or species habitat likely to occur within area	In feature area
Pteropus poliocephalus Grey-headed Flying-fox [186]	Vulnerable	Roosting known to occur within area	In feature area
Plant			
Amphibromus fluitans River Swamp Wallaby-grass, Floating Swamp Wallaby-grass [19125]	Vulnerable	Species or species habitat may occur within area	In feature area
Dodonaea procumbens Trailing Hop-bush [12149]	Vulnerable	Species or species habitat may occur within area	In feature area
Eucalyptus aggregata Black Gum [20890]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Lepidium aschersonii	Vulnerable	Species or species habitat may occur within area	In feature area

Listed Threatened Species	Resource Information

Status of Conservation Dependent and Extinct are not MNES under the EPBC Act. Number is the current name ID.

Scientific Name	Threatened Category	Presence Text	Buffer Status
Spiny Peppercress [10976]			
Lepidium ginninderrense Ginninderra Peppercress [78474]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Lepidium hyssopifolium Basalt Pepper-cress, Peppercress, Rubble Pepper-cress, Pepperweed [16542]	Endangered	Species or species habitat likely to occur within area	In feature area
Leucochrysum albicans subsp. tricolor Hoary Sunray, Grassland Paper-daisy [89104]	Endangered	Species or species habitat known to occur within area	In feature area
Neoastelia spectabilis [6404]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
Pomaderris pallida Pale Pomaderris [13684]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Prasophyllum petilum Tarengo Leek Orchis [55144]	Endangered	Species or species habitat may occur within area	In feature area
Rutidosis leptorhynchoides Button Wrinklewort [67251]	Endangered	Species or species habitat known to occur within area	In feature area
Senecio macrocarpus Large-fruit Fireweed, Large-fruit Groundsel [16333]	Vulnerable	Species or species habitat may occur within area	In feature area
Swainsona recta Small Purple-peas, Mountain Swainson-pea, Small Purple Pea [7580]	Endangered	Species or species habitat known to occur within area	In feature area
Thesium australe Austral Toadflax, Toadflax [15202]	Vulnerable	Species or species habitat likely to occur within area	In feature area

Listed Threatened Species		Resource Information	
Status of Conservation Dependent and Extinct are not MNES under the EPBC Act. Number is the current name ID.			
Scientific Name	**Threatened Category**	**Presence Text**	**Buffer Status**
Reptile			
Aprasia parapulchella Pink-tailed Worm-lizard, Pink-tailed Legless Lizard [1665]	Vulnerable	Species or species habitat known to occur within area	In feature area
Delma impar Striped Legless Lizard, Striped Snake-lizard [1649]	Vulnerable	Species or species habitat known to occur within area	In feature area
Tympanocryptis lineata Canberra Grassland Earless Dragon, Lined Earless Dragon [25558]	Critically Endangered	Species or species habitat may occur within area	In buffer area only

TABLE E-11 LISTED THREATENED SPECIES (MIGRATORY)

Listed Threatened Species (Migratory)		Resource Information	
Scientific Name	**Threatened Category**	**Presence Text**	**Buffer Status**
Migratory Marine Birds			
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area	In feature area
Migratory Terrestrial Species			
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area	In feature area
Monarcha melanopsis Black-faced Monarch [609]		Species or species habitat known to occur within area	In feature area
Motacilla flava Yellow Wagtail [644]		Species or species habitat may occur within area	In feature area
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat known to occur within area	In feature area

Listed Threatened Species (Migratory)		Resource Information	
Scientific Name	**Threatened Category**	**Presence Text**	**Buffer Status**
Rhipidura rufifrons Rufous Fantail [592]		Species or species habitat known to occur within area	In feature area
Migratory Wetland Species			
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat likely to occur within area	In feature area
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat may occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat known to occur within area	In feature area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat known to occur within area	In feature area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat known to occur within area	In feature area
Pandion haliaetus Osprey [952]		Species or species habitat likely to occur within area	In feature area

Other Matters Protected by the EPBC Act

TABLE E-12 OTHER MATTERS PROTECTED BY THE EPBC ACT

Commonwealth Lands	**Resource Information**
The Commonwealth area listed below may indicate the presence of Commonwealth land in this vicinity. Due to the unreliability of the data source, all proposals should be checked as to whether it impacts on a Commonwealth area, before making a definitive decision. Contact the State or Territory government land department for further information.	

Commonwealth Land Name	**State**	**Buffer Status**
Defence		
Defence - ADFA Marine Facility - Yarralumla [80102]	ACT	In buffer area only
Defence – Defence Recruiting Unit – Gio Building [80036]	ACT	In buffer area only
Defence – Russell Hill Complex [80087]	ACT	In feature area
Defence – Russell Hill Complex [8009]	ACT	In buffer area only
Defence – Werriwa Depot 980109]	ACT	In buffer area only

TABLE E-13 COMMONWEALTH HERITAGE PLACES (HISTORIC)

Commonwealth Heritage Places (Historic)		**Resource Information**	
Name	**State**	**Status**	**Buffer Status**
Acton Conservation Area	ACT	Listed Place	In buffer area only
Acton Peninsula Building 1	ACT	Listed Place	In buffer area only
Acton Peninsula Building 15	ACT	Listed Place	In buffer area only
Acton Peninsula Building 2	ACT	Listed Place	In buffer area only
Acton Peninsula Limestone Outcrops	ACT	Listed Place	In buffer area only
Apostolic Nunciature	ACT	Listed Place	In buffer area only

Commonwealth Heritage Places (Historic)		Resource Information	
Name	**State**	**Status**	**Buffer Status**
Australian Forestry School (former)	ACT	Listed Place	In buffer area only
Australian National Botanic Gardens (part)	ACT	Listed Place	In buffer area only
Blundells Farmhouse, Slab Outbuilding and Surrounds	ACT	Listed Place	In buffer area only
Canberra School of Art	ACT	Listed Place	In buffer area only
Canberra School of Music	ACT	Listed Place	In buffer area only
Carillon	ACT	Listed Place	In buffer area only
Casey House and Garden	ACT	Listed Place	In feature area
Commencement Column Monument	ACT	Listed Place	In feature area
Communications Centre	ACT	Listed Place	In buffer area only
East Block Government Offices	ACT	Listed Place	In buffer area only
Edmund Barton Offices	ACT	Listed Place	In buffer area only
High Court - National Gallery Precinct	ACT	Listed Place	In buffer area only
High Court of Australia	ACT	Listed Place	In buffer area only
Institute of Anatomy (former)	ACT	Listed Place	In buffer area only
John Gorton Building	ACT	Listed Place	In buffer area only
King George V Memorial	ACT	Listed Place	In feature area

Commonwealth Heritage Places (Historic)		Resource Information	
Name	**State**	**Status**	**Buffer Status**
Lake Burley Griffin and Adjacent Lands	ACT	Listed Place	In feature area
Lennox House Complex	ACT	Listed Place	In buffer area only
National Gallery of Australia	ACT	Listed Place	In buffer area only
National Library of Australia and Surrounds	ACT	Listed Place	In buffer area only
National Rose Gardens	ACT	Listed Place	In feature area
Old Parliament House and Curtilage	ACT	Listed Place	In feature area
Old Parliament House Gardens	ACT	Listed Place	In feature area
Parliament House Vista	ACT	Listed Place	In feature area
Parliament House Vista Extension - Portal Buildings	ACT	Listed Place	In buffer area only
Patent Office (former)	ACT	Listed Place	In buffer area only
Reserve Bank of Australia	ACT	Listed Place	In buffer area only
R G Menzies Building ANU	ACT	Listed Place	In buffer area only
Russell Precinct Heritage Area	ACT	Listed Place	In buffer area only
Sculpture Garden National Gallery of Australia	ACT	Listed Place	In buffer area only
The CSIRO Forestry Precinct	ACT	Listed Place	In buffer area only

Commonwealth Heritage Places (Historic)		Resource Information	
Name	**State**	**Status**	**Buffer Status**
The Lodge	ACT	Listed Place	In buffer area only
The Royal Australian Mint	ACT	Listed Place	In buffer area only
The Surveyors Hut	ACT	Listed Place	In feature area
University House and Garden	ACT	Listed Place	In buffer area only
West Block and the Dugout	ACT	Listed Place	In feature area
West Portal Cafeteria	ACT	Listed Place	In buffer area only
Westridge House & Grounds	ACT	Listed Place	In buffer area only
York Park North Tree Plantation	ACT	Listed Place	In feature area
State Circle Cutting	ACT	Listed Place	In feature area

TABLE E-14 LISTED MARINE SPECIES

Listed Marine Species		Resource Information	
Scientific Name	**Threatened Category**	**Presence Text**	**Buffer Status**
Bird			
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat likely to occur within area	In feature area
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area overfly marine area	In feature area
Bubulcus ibis Cattle Egret [66521]		Species or species habitat may occur within area overfly marine area	In feature area
Calidris acuminata	Vulnerable	Species or species habitat may occur within area overfly marine area	In feature area

Listed Marine Species		Resource Information	
Scientific Name	**Threatened Category**	**Presence Text**	**Buffer Status**
Sharp-tailed Sandpiper [874]			
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat known to occur within area overfly marine area	In feature area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat known to occur within area overfly marine area	In feature area
Chalcites osculans Black-eared Cuckoo [83425]		Species or species habitat likely to occur within area overfly marine area	In feature area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat known to occur within area overfly marine area	In feature area
Haliaeetus leucogaster White-bellied Sea-Eagle [943]		Species or species habitat known to occur within area	In feature area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area overfly marine area	In feature area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Species or species habitat known to occur within area overfly marine area	In feature area
Merops ornatus Rainbow Bee-eater [670]		Species or species habitat may occur within area overfly marine area	In feature area
Monarcha melanopsis Black-faced Monarch [609]		Species or species habitat known to occur within area overfly marine area	In feature area
Motacilla flava Yellow Wagtail [644]		Species or species habitat may occur within area overfly marine area	In feature area
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat known to occur within area overfly marine area	In feature area
Neophema chrysostoma Blue-winged Parrot [726]	Vulnerable	Species or species habitat likely to occur within area overfly marine area	In feature area
Pandion haliaetus Osprey [952]		Species or species habitat likely to occur within area	In feature area

Listed Marine Species		Resource Information	
Scientific Name	**Threatened Category**	**Presence Text**	**Buffer Status**
Pterodroma cervicalis White-necked Petrel [59642]		Species or species habitat may occur within area	In buffer area only
Rhipidura rufifrons Rufous Fantail [592]		Species or species habitat known to occur within area overfly marine area	In feature area
Rostratula australis Australian Painted Snipe [77037]	Endangered	Species or species habitat known to occur within area overfly marine area	In feature area

TABLE E-15 COMMONWEALTH RESERVES TERRESTRIAL

Commonwealth Reserves Terrestrial		Resource Information	
Name	**State**	**Type**	**Buffer Status**
Australian National	ACT	Botanic Gardens (Commonwealth)	In buffer area only

Extra Information

TABLE E-16 EXTRA INFORMATION

State and Territory Reserves		Resource Information	
Protected Area Name	**Reserve Type**	**State**	**Buffer Status**
Black Mountain	Nature Reserve	ACT	In buffer area only
Jerrabomberra Wetlands	Nature Reserve	ACT	In buffer area only
Mt Pleasant	Nature Reserve	ACT	In buffer area only
Red Hill	Nature Reserve	ACT	In buffer area only

TABLE E-17 STATE AND TERRITORY RESERVES

State and Territory Reserves		Resource Information		
Title of Referral	**Reference**	**Referral Outcome**	**Assessment Status**	**Buffer Status**
Commonwealth Avenue Utility Relocation	2023/09567		Completed	In buffer area only
Commonwealth Park to Woden Light Rail Project	2023/09753		Assessment	In feature area

State and Territory Reserves		Resource Information		
Federal Golf Club Retirement Village and Water Infrastructure	2022/09201		Completed	In buffer area only
Forestry Place Redevelopment of CSIRO Yarralumla, Block 7 Section 4 Yarralumla, ACT	2021/8937		Post-Approval	In buffer area only
Install a 25 Seat Cinema in the NFSA North Gallery	2005/2371		Completed	In buffer area only
John Gorton Campus Carpark	2022/09400		Post-Approval	In buffer area only
Museum of Australian Policing Refurbishment Project	2023/09631		Referral Decision	In buffer area only
National Library of Australia Forecourt Lombardy Poplar Replacement	2022/09406		Completed	In buffer area only
The Canberra Brickworks Precinct, Block 1, 7, and 20 Section 102, Yarralumla, ACT	2017/8074		Post-Approval	In buffer area only
Controlled Action				
ANZAC Park East and ANZAC Park West sale - Parkes, ACT	2016/7766	Controlled Action	Post-Approval	In buffer area only
Blocks 3 and 15, Section 22, Barton, ACT Divestment	2017/8028	Controlled Action	Post-Approval	In buffer area only
Campbell Station 5 Development	2012/6292	Controlled Action	Post-Approval	In buffer area only
Canberra Brickworks Precinct Access Road and Dudley Street Upgrade, ACT	2017/8072	Controlled Action	Post-Approval	In buffer area only
City Hill Section 63 Redevelopment Project, ACT	2019/8449	Controlled Action	Post-Approval	In buffer area only
City to Commonwealth Park Light Rail 2A	2019/8582	Controlled Action	Post-Approval	In buffer area only
Commonwealth Park to Woden Light Rail Project, ACT	2019/8491	Controlled Action	Assessment Approach	In feature area
Crawford School Building Incorporating Teaching	2007/3665	Controlled Action	Post-Approval	In buffer area only

State and Territory Reserves		Resource Information		
Facilities, Academic Staffe/Staff Offices				
Demolition of Old Administrative Buildings	2012/6231	Controlled Action	Completed	In buffer area only
Development of Block 18 Section 86 Yarralumla, ACT	2016/7812	Controlled Action	Post-Approval	In feature area
Development of part Block 20 Section 86 Yarralumla, ACT	2016/7813	Controlled Action	Post-Approval	In feature area
Divestment of York Park North	2004/1426	Controlled Action	Completed	In feature area
Federal Golf Club Retirement Village Project, ACT	2018/8277	Controlled Action	Assessment Approach	In buffer area only
Hotel and Carpark Development	2012/6606	Controlled Action	Post-Approval	In buffer area only
Proposed Demolition and Landscape Works	2012/6627	Controlled Action	Post-Approval	In buffer area only
Refurbishment of the SE Wing of Qld Parliament House	2008/4325	Controlled Action	Post-Approval	In feature area
Removal of Trees on National Land	2009/5204	Controlled Action	Post-Approval	In feature area
Not Controlled Action				
Angel of the North Installation	2010/5591	Not Controlled Action	Completed	In buffer area only
Anzac Park West Building – Perimeter Security Works	2004/1511	Not Controlled Action	Completed	In buffer area only
Benjamin Offices Redevelopment	2001/317	Not Controlled Action	Completed	In feature area
Bomber Command Memorial	2004/1353	Not Controlled Action	Completed	In buffer area only
Bowen Place Crossing	2011/6203	Not Controlled Action	Completed	In buffer area only
Construct Addition to Admin Annex	2004/1891	Not Controlled Action	Completed	In feature area

State and Territory Reserves		Resource Information		
Construction of an Advanced Instrumentation and Technology Centre at the Mt Stromlo Observatory in Canberra	2004/1748	Not Controlled Action	Completed	In buffer area only
Construction of a New Cooling Tower Enclosure	2008/4457	Not Controlled Action	Completed	In feature area
Construction of a New Office Building	2009/4814	Not Controlled Action	Completed	In buffer area only
Construction of a New Admin Building	2004/1731	Not Controlled Action	Completed	In feature area
Construction of New Australian Government Offices and On-Site Parking	2008/4158	Not Controlled Action	Completed	In feature area
Construction of Office Building and Associated Activities	2005/2383	Not Controlled Action	Completed	In feature area
Construction of Two Office Buildings on Block 1 Section 3, Barton	2010/5267	Not Controlled Action	Completed	In buffer area only
CSIRO Yarralumla-Demolition of Minor Structure, ACT	2021/8935	Not Controlled Action	Completed	In buffer area only
Development of a Diplomatic Mission	2007/3520	Not Controlled Action	Completed	In buffer area only
Development of Area for Diplomatic Mission Lease	2007/3644	Not Controlled Action	Completed	In feature area
Development of John Gorton Building Basement	2001/453	Not Controlled Action	Completed	In buffer area only
Dunlop 4 West Residential Development	2003/1055	Not Controlled Action	Completed	In feature area
East O'Malley Residential Estate	2003/1163	Not Controlled Action	Completed	In feature area
Edmund Barton Building Upgrade and Refurbishment Works	2007/3712	Not Controlled Action	Completed	In buffer area only

State and Territory Reserves		Resource Information		
Extension to Cooling Towers at the Rear of Old Parliament House	2004/1625	Not Controlled Action	Completed	In feature area
Fairbairn Avenue Upgrade, ANZAC Parade to Northcott Drive	2003/1257	Not Controlled Action	Completed	In buffer area only
Fencing of the Moat Bridges at the Shine Dome, Acton, ACT	2014/7322	Not Controlled Action	Completed	In buffer area only
Fixing Banner Holders (Top and Bottom) to the Fascia	2007/3299	Not Controlled Action	Completed	In buffer area only
Gallery Development, Stage 2	2006/2829	Not Controlled Action	Completed	In buffer area only
Gungaderra Trunk Sewer Stage 1	2003/1259	Not Controlled Action	Completed	In feature area
Gungahlin Drive Extension	2003/1156	Not Controlled Action	Completed	In feature area
Humanities and Science Campus	2007/3525	Not Controlled Action	Completed	In buffer area only
Improving Rabbit Biocontrol: Releasing Another Strain of RHDV, Southern Two Thirds of Australia	2015/7522	Not Controlled Action	Completed	In feature area
INDIGO Central Submarine Telecommunications Cable	2017/8127	Not Controlled Action	Completed	In feature area
Installation of Fibre Optic Cable at Lawson Crescent – NBN Rollout	2017/8016	Not Controlled Action	Completed	In buffer area only
Installation of Passive Distributed Antenna System in the Robert Garran Offices	2005/2363	Not Controlled Action	Completed	In buffer area only
John Gorton Building Safety Fence & Overhead Protection, Parks, ACT	2013/7017	Not Controlled Action	Completed	In buffer area only
Kingston Foreshore Development – Harbour Civil Works	2007/3492	Not Controlled Action	Completed	In buffer area only

State and Territory Reserves		Resource Information		
Kingston Foreshore Development – Reclamation and Filling Lake Burley Griffin	2004/1383	Not Controlled Action	Completed	In feature are
Land Divestment, Block 13, Section 9, Barton, ACT (Bounded by Blackall Street, Broughton Street, and Macquarie Street)	2005/2453	Not Controlled Action	Completed	In feature area
Minor Alterations to NE Corner OPH	2004/1824	Not Controlled Action	Completed	In feature area
National Gallery of Australia Upgrade	2007/3335	Not Controlled Action	Completed	In buffer area only
National Gallery Upgrade	2001/295	Not Controlled Action	Completed	In feature area
NewActon Nishi Building	2010/5336	Not Controlled Action	Completed	In buffer area only
North and South Poplars Residential Development	2003/1136	Not Controlled Action	Completed	In buffer area only
Observatory Restoration Works	2004/1691	Not Controlled Action	Completed	In buffer area only
Old Parliament House Lift Upgrade Project, Parkes, ACT	2019/8506	Not Controlled Action	Completed	In feature area
Old Parliament House South-East Wing Refurbishment	2008/3949	Not Controlled Action	Completed	In feature area
Parliament Access Ramp, Old Parliament House	2004/1485	Not Controlled Action	Completed	In feature area
Podium Refurbishment, National Library of Australia	2006/3038	Not Controlled Action	Completed	In buffer area only
Protection, Horticultural and Upgrading Works of York Park North Oka Plantation	2008/4637	Not Controlled Action	Completed	In feature area
Redevelopment of Anzac Park East and West	2004/1470	Not Controlled Action	Completed	In feature area

State and Territory Reserves		Resource Information		
Refurbishment of the Royal Australian Mint	2005/2122	Not Controlled Action	Completed	In buffer area only
Refurbishment Works at The Lodge, Deakin	2012/6504	Not Controlled Action	Completed	In buffer area only
Refurbishment Works to Upper Floor SW Wing, OPH, ACT	2007/3538	Not Controlled Action	Completed	In feature area
Residential Subdivision and Construction Works	2003/1197	Not Controlled Action	Completed	In buffer area only
Revocation of National Land Status of Block 588 at Barton Hwy and Gundaroo Drive	2004/1527	Not Controlled Action	Completed	In buffer area only
Sale of Macquarie Hotel, 18 National Circuit	2002/836	Not Controlled Action	Completed	In buffer area only
Sale of Marcus Clarke St Carpark, Block 11 Section 61	2002/847	Not Controlled Action	Completed	In buffer area only
Sale of part of Blkl3/Sct19 ACT Water Police HQ	2003/1057	Not Controlled Action	Completed	In feature area
Sine Dome Roof Repair	2020/8747	Not Controlled Action	Completed	In buffer area only
Subdivision and Land Sale of Block 11 Section 63, London Circuit, Canberra City	2002/848	Not Controlled Action	Completed	In buffer area only
Upgrade Mechanical Services Reps & Senate Press Offices	2005/1933	Not Controlled Action	Completed	In feature area
Wells Station Drive Extension Stages 1A & 1B	2007/3420	Not Controlled Action	Completed	In buffer area only
West Block Office Refurbishment, Queen Victoria Terrace	2021/9139	Not Controlled Action	Completed	In feature area
Not Controlled Action (Particular Manner)				
Aerial Baiting for Wild Dog Control	2006/2713	Not Controlled Action (Particular Manner)	Post-Approval	In feature area

State and Territory Reserves		Resource Information		
ANU - Crawford School Extension	2010/5764	Not Controlled Action (Particular Manner)	Post-Approval	In buffer area only
Canberra Centenary Trail Project	2012/6645	Not Controlled Action (Particular Manner)	Post-Approval	In feature area
Capital Metro - Russell Extension Project, ACT	2015/7576	Not Controlled Action (Particular Manner)	Post-Approval	In buffer area only
Carpark Access Road, Block 12, Section 22, Barton	2010/5548	Not Controlled Action (Particular Manner)	Post-Approval	In buffer area only
Commonwealth Place Forecourt, Stage 2 Works	2005/2007	Not Controlled Action (Particular Manner)	Post-Approval	In feature area
Construct Bioscience Lab and assoc. Works	2005/2143	Not Controlled Action (Particular Manner)	Post-Approval	In feature are
Construction and Operation of New National Portrait Gallery	2005/2327	Not Controlled Action (Particular Manner)	Post-Approval	In feature area
Construction of a New Office Building	2009/4871	Not Controlled Action (Particular Manner)	Post-Approval	In buffer area only
Construction of Shoulder and Taxiway Fillet	2001/307	Not Controlled Action (Particular Manner)	Post-Approval	In feature area

State and Territory Reserves		Resource Information		
Construct Signalised Bridge and Underpass & Remove Trees	2008/4547	Not Controlled Action (Particular Manner)	Post-Approval	In buffer area only
East Lake Electrical Infrastructure Relocation and Upgrade	2009/5253	Not Controlled Action (Particular Manner)	Post-Approval	In buffer area only
Ground Floor Works, Edmund Barton Building, Canberra	2009/5038	Not Controlled Action (Particular Manner)	Post-Approval	In buffer area only
INDIGO Marine Cable Route Survey (INDIGO)	2017/7996	Not Controlled Action (Particular Manner)	Post-Approval	In feature area
Jamieson House Redevelopment Reid	2011/5803	Not Controlled Action (Particular Manner)	Post-Approval	In buffer area only
Non-Potable Water & Internal Reticulation Upgrade at the Australian National Bo…	2010/5364	Not Controlled Action (Particular Manner)	Post-Approval	In buffer area only
Refurbishment of Former Patent Office & Demolition of Robert Garran Link Office	2009/4777	Not Controlled Action (Particular Manner)	Post-Approval	In buffer area only
Refurbishment of National Film and Sound Archive Theatrette, ACT	2012/6591	Not Controlled Action (Particular Manner)	Post-Approval	In buffer area only
Replacement of Poplars at the National Library of Australia Forecourt, ACT	2021/8950	Not Controlled Action (Particular Manner)	Post-Approval	In buffer area only
Temporary Display of Bridge Sections from HMAS Brisbane	2005/2379	Not Controlled Action (Particular Manner)	Post-Approval	In buffer area only

State and Territory Reserves		Resource Information		
Referral Decision				
City to Commonwealth Park Light Rail Project, ACT	2019/8490	Referral Decision	Completed	In buffer area only
Construction of Majura Park Precinct Including Access Road, Warehouses, and Asso…	2004/1425	Referral Decision	Completed	In feature area
Construction of two 15m height memorials	2012/6269	Referral Decision	Completed	In buffer area only
Demolition of the Robert Garran Office Annex Building	2009/5189	Referral Decision	Completed	In buffer area only
Handrail installation, Treasury Building, Parkes Place West	2006/2832	Referral Decision	Completed	In feature area
Redevelopment of Accommodation	2009/4947	Referral Decision	Completed	In buffer area only
Re-development of forecourt to create the Humanities and Science Campus Square,	2006/2759	Referral Decision	Completed	In buffer area only
Refurbishment works to the SE wing of Old Parliament House	2007/3778	Referral Decision	Completed	In feature area
West Block Hotel Adaptation, Queen Victoria Terrace	2021/9083	Referral Decision	Completed	In feature area

CAVEAT

1. Purpose

This report is designed to assist in identifying the location of matters of national environmental significance (MNES) and other matters protected by the Environment Protection and Biodiversity Conservation Act 1999 (Cth) (EPBC Act) which may be relevant in determining obligations and requirements under the EPBC Act.

The report contains the mapped locations of:

- World and National Heritage properties;
- Wetlands of International and National Importance;
- Commonwealth and State/Territory reserves;
- distribution of listed threatened, migratory and marine species;
- listed threatened ecological communities; and
- other information that may be useful as an indicator of potential habitat value.

2. Disclaimer

This report is not intended to be exhaustive and should only be relied upon as a general guide as mapped data is not available for all species or ecological communities listed under the EPBC Act (see below). Persons seeking to use the information contained in this report to inform the referral of a proposed action under the EPBC Act should consider the limitations noted below and whether additional information is required to determine the existence and location of MNES and other protected matters.

Where data are available to inform the mapping of protected species, the presence type (e.g. known, likely or may occur) that can be determined from the data is indicated in general terms. It is the responsibility of any person using or relying on the information in this report to ensure that it is suitable for the circumstances of any proposed use. The Commonwealth cannot accept responsibility for the consequences of any use of the report or any part thereof. To the maximum extent allowed under governing law, the Commonwealth will not be liable for any loss or damage that may be occasioned directly or indirectly through the use of, or reliance.

3. Data Sources

Threatened ecological communities

For threatened ecological communities where the distribution is well known, maps are generated based on information contained in recovery plans, State vegetation maps and remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Threatened, migratory and marine species

Threatened, migratory and marine species distributions have been discerned through a variety of methods. Where distributions are well known and if time permits, distributions are inferred from either thematic spatial data (i.e. vegetation, soils, geology, elevation, aspect, terrain,

etc.) together with point locations and described habitat; or modelled (MAXENT or BIOCLIM habitat modelling) using

Where little information is available for a species or large number of maps are required in a short time-frame, maps are derived either from 0.04 or

0.02 decimal degree cells; by an automated process using polygon capture techniques (static two kilometre grid cells, alpha-hull and convex hull); or captured manually or by using topographic features (national park boundaries, islands, etc.).

In the early stages of the distribution mapping process (1999-early 2000s) distributions were defined by degree blocks, 100K or 250K map sheets to rapidly create distribution maps. More detailed distribution mapping methods are used to update these distributions.

4. Limitations

The following species and ecological communities have not been mapped and do not appear in this report:

- threatened species listed as extinct or considered vagrants;
- some recently listed species and ecological communities;
- some listed migratory and listed marine species, which are not listed as threatened species; and
- migratory species that are very widespread, vagrant, or only occur in Australia in small numbers.

The following groups have been mapped, but may not cover the complete distribution of the species:

- listed migratory and/or listed marine seabirds, which are not listed as threatened, have only been mapped for recorded
- seals which have only been mapped for breeding sites near the Australian continent

The breeding sites may be important for the protection of the Commonwealth Marine environment.

Refer to the metadata for the feature group (using the Resource Information link) for the currency of the information.

ACKNOWLEDGMENTS

This database has been compiled from a range of data sources. The department acknowledges the following custodians who have contributed valuable data and advice:

- Office Environment and Heritage, New South Wales
- Department of Environment and Primary Industries, Victoria
- Department Primary Industries, Parks, Water and Environment, Tasmania
- Department of Environment, Water and Natural Resources, South Australia
- Department of Land and Resource Management, Northern Territory
- Department of Environment and Heritage Protection, Queensland
- Department of Parks and Wildlife, Western Australia
- Environment and Planning Directorate, ACT
- BirdLife Australia
- Australian Bird and Bat Banding Scheme
- Australian National Wildlife Collection
- Natural history museums of Australia
- Museums Victoria
- Australian Museum
- South Australian Museum
- Queensland Museum
- Online Zoological Collections of Australian Museums
- Queensland Herbarium
- National Herbarium of NSW
- Royal Botanic Gardens and National Herbarium of Victoria
- Tasmania Herbarium
- State Herbarium of South Australia
- Northern Territory Herbarium
- Western Australia Herbarium
- Australian National Herbarium, Canberra
- University of New England
- Ocean Biogeographic Information System
- Australian Government Department of Defence
- Forestry Corporation, NSW
- Geoscience Australia
- CSIRO
- Australian Tropical Herbarium, Cairns
- eBird Australia
- Australian Government - Australian Antarctic Data Centre

- Museum and Art Gallery of the Northern Territory
- Australian Government National Environmental Science Program
- The Australian Institute of Marine Science
- Reef Life Survey Australia
- American Museum of Natural History
- Queen Victoria Museum & Art Gallery, Inveresk, Tasmania
- Tasmanian Museum and Art Gallery, Hobart, Tasmania
- Other groups and individuals

The Department is extremely grateful to the many organisations and individuals who provided expert advice and information on numerous draft distributions.

Please feel free to provide feedback via the Contact Us page.

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APPENDIX F CHANCE FINDS PROTOCOLS

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 Casey House and Garden, this protocol is to be followed. Cultural heritage sites, objects or materials may include, but not be limited to stone artefacts, artefact scatters, 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 ACT Heritage immediately. The ACT RAOs should be notified and consulted, 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 will notify the ACT 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 soils removed must be identified and set aside for assessment by the investigating authorities.

4. ASSESS & RECORD THE FIND

A heritage professional should record the location with the ACT RAOs, including the nature and extent of the site and determine its significance.

5. MANAGE THE FIND

A management plan may be developed for the find, that is subject to consultation and approval from the ACT RAOs. This methodology should be submitted to Finance for approval prior to completion of any proposed management or mitigation measures being undertaken.

6. 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.

CHANCE FINDS PROTOCOL – HISTORIC HERITAGE

Historical artefacts or material may be unearthed unexpectedly around Casey House and Garden; these could potentially be located on the ground surface or subsurface during maintenance works. In the event of the discovery of any historical artefacts or material during project activities at Casey House and Garden this protocol 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 Site Manager and owner immediately, 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 will notify the 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.

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

4. 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 significance of the find; assess any impacts (or potential impacts) against the already approved project impacts; and determine appropriate management measures.

5. MANAGE THE FIND

A management plan may be developed for the find, that is subject to consultation and approval from an appropriately qualified heritage professional. This methodology should be submitted to Finance for approval prior to completion of any proposed management or mitigation measures being undertaken.

6. 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.

APPENDIX G EPBC REGULATIONS COMPLIANCE TABLES

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

Schedule 7A Requirements	Relevant Section of this Plan
establish objectives for the identification, protection, conservation, presentation and transmission of the Commonwealth Heritage values of the place; and	*Section 7.1*
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 2 and Section 7.3*
provide a comprehensive description of the place, including information about its location, physical features, condition, historical context and current uses; and	*Section 4, Appendix A to 0*
provide a description of the Commonwealth Heritage values and any other heritage values of the place; and	*Section 5, Appendix A, Appendix C*
describe the condition of the Commonwealth Heritage values of the place; and	*Appendix A*
describe the method used to assess the Commonwealth Heritage values of the place; and	*Section 5, Appendix D, 0*
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 7.3 (note: no current or foreseen proposals for change)*
have policies to manage the Commonwealth Heritage values of a place, and include, in those policies, guidance in relation to the following:	*Section 7*
the management and conservation processes to be used;	*Section 7.2*
the access and security arrangements, including access to the area for indigenous people to maintain cultural traditions;	*Section 7.11*
the stakeholder and community consultation and liaison arrangements;	*Section 7.11*
the policies and protocols to ensure that indigenous people participate in the management process;	*Section 7.11*
the protocols for the management of sensitive information;	*N/A – no sensitive information associated with the history and heritage of the place.* *Section 7.10 include privacy guidance for the Crown Lessee regarding public access to the HMP.*

Schedule 7A Requirements	Relevant Section of this Plan
the planning and management of works, development, adaptive reuse and property divestment proposals;	*Section 7.2-7.7*
how unforeseen discoveries or disturbance of heritage are to be managed;	*Section 7.9, Appendix F*
how, and under what circumstances, heritage advice is to be obtained;	*Section 7, several policies provide specific requirements*
how the condition of Commonwealth Heritage values is to be monitored and reported;	*Section 7.12.3*
how records of intervention and maintenance of a heritage places register are kept;	*Section 7.12.2*
the research, training and resources needed to improve management;	*Section 7.3.2*
how heritage values are to be interpreted and promoted; and	*Section 7.10, noting Heritage Interpretation Strategy is recommended*
include an implementation plan; and	*Section 8*
show how the implementation of policies will be monitored; and	*Section 7.12.4*
show how the management plan will be reviewed.	*Section 7.12.4*

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

Schedule 7B Requirements	HMP Compliance
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)* *Finance engaged independent consultants, ERM, to prepare and update this plan. The document has been prepared by suitably qualified and experienced heritage and environmental specialists.* *This plan has been prepared and updated in consultation with Finance and the Crown Lessee.* *A draft of this plan was provided to the ACT Representative Aboriginal Organisations (RAOs) prior to finalisation for review and comment, however none were received.* *Records held by various organisations and institutions were accessed (see Refences section).*

Schedule 7B Requirements	HMP Compliance
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.	*Sections 2, 5 and 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.	*Sections 7.1 and 7.5*
5. The management of Commonwealth Heritage places should make timely and appropriate provision for community involvement, especially by people who: • have a particular interest in, or associations with, the place; • may be affected by the management of the place;	*Section 7.11*
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 7.11*
7. The management of Commonwealth Heritage places should provide for regular monitoring, review and reporting on the conservation of Commonwealth Heritage values.	*Section 7.12.1*

APPENDIX H USER HANDBOOK

USER HANDBOOK

OBJECTIVES

This Heritage Handbook is Appendix H to the Casey House and Garden (the Site) HMP and has been prepared as a standalone handbook that can be extracted from the main document for those responsible for the continuing care of this historically important place. It presents heritage principles to align with the best practice Australian heritage guidelines, the Burra Charter (Australia ICOMOS 2013), maintenance protocols, recommended inspection frequencies and some basic inspection techniques. This is followed by a tabulated report on ERM's maintenance inspection findings and a program of recommended works.

Conservation Dos and Don'ts applicable to the care of this significant site are also presented to provide guidance for tradespeople, maintenance supervisors and building tenants. Adopting and applying these guidelines should ensure the historic place remains well cared for and in its current good condition with little or no impact on its heritage values. The 2013 Burra Charter is accessible at http://australia.icomos.org/publications/charters/ for ease of reference.

HERITAGE VALUES

HERITAGE STATUS

Casey House and Garden is currently included on the Commonwealth Heritage List (CHL) for historical, aesthetic and social heritage values. The property is also included on the Register of the National Estate, National Trust of Australia (ACT) Heritage Register and the Finance Heritage Register. The citations for these listings are provided at Appendix B of the HMP for ease of reference.

OFFICIAL STATEMENT OF SIGNIFICANCE

The Commonwealth heritage values of the property as stated in the gazetted citation have been assessed and listed by the Australian Heritage Council. These values are protected under the Section 341 provisions of the EPBC Act. All assessed and listed values are protected under Sections 26 and 28 of the EPBC Act.

The official summary statement of significance for Casey House and Garden is:

> *Casey House is associated with political controversy, the development of Government Administration in Canberra, the need to have at least one Government minister resident in the National Capital, housing shortages in Canberra in the 1930s and 40s and the economic hardships following the Depression.*
>
> *Casey House & Garden is significant for its historic associations with Richard Gardiner Casey, Treasurer with the Lyons Government, Resident Minister in Canberra, the first Commonwealth minister to have an official residence in Canberra and later, Lord Casey, Governor-General of Australia. Casey House & Garden is associated with the Chief Architect of the Department of Works, E Henderson, who respected the Griffin Plan in locating the house within an area designated for official residences.*

Casey House is important as the headquarters of the Canadian High Commission for over thirty years and as the focus of the administration of Canadian-Australian relationships during that time. Casey House, as the Headquarters of the Australian Heritage Commission from 1978-1989, has associations with the growing awareness and concern with environmental and heritage matters felt by the Australian Government and society in the 1970s and 80s.

Architecturally, the house is unusual in Canberra for its Art Deco details in an otherwise Georgian Revival design. Through its Art Deco detailing Casey House is linked with the early group of 'permanent' Government buildings in Canberra favouring this style.

The requirements and aesthetics of Richard Gardiner Casey and his wife, Maie, influenced the design and construction of the residence. Maie Casey was responsible for the original interior design schemes and details. The garden as a setting for the house was a significant component of all housing for officials at the time.

Casey House is significant as one of the few buildings located on Perth Avenue, one of the roads radiating from State Circle named after state capitals and generally orientated in the direction of the capital.

ASSESSED VALUES

In addition to the official values, the validation assessment included in the 2024 HMP has identified rarity and aesthetic landscape setting values:

Casey House is a rare example of the Georgian Revival architectural style in Canberra.

Casey House gardens include remnant woodland trees, the original site planning layout by Henderson and the Caseys and substantial plantings by the Canadian High Commissioner which contribute to the aesthetics of the property and the local Yarralumla landscape setting.

DOS AND DON'TS

The following Dos and Don'ts are intended to guide activities affecting the Site, and outline advice regarding appropriate and inappropriate maintenance materials and techniques, which may be considered for future works.

DOS AND DON'TS – GENERAL

	Do:		Don't:
☑	**Do** check the conservation management documents and consult the HMP before proceeding with any maintenance works.	☒	**Don't** proceed with any maintenance works without being fully informed of the conservation issues and potential risks of not following the recommended processes.
WHY? The heritage management documents are an important tool in the management of historic properties.			

	Do:		Don't:
☑	**Do** apply Burra Charter principles. In particular: • Do understand significance when making decisions about changing the historic fabric. • Take a cautious approach and change as much as is necessary and as little as possible. • Do carry out all work in a logical order. • Do prepare records of the work undertaken.	☒	**Don't** proceed with work without an understanding of the principles and practices established by the Burra Charter, which is the recognised heritage industry best practice in Australia.
WHY? The conservation of historic building must be based on a thorough understanding of heritage values and the correct conservation approach.			
☑	**Do** undertake a thorough investigation of proposed changes to heritage fabric to identify the potential for any impact on heritage values. If any doubt remains, seek the advice of a heritage specialist.	☒	**Don't** undertake works where there is an unknown risk to heritage fabric that may lead to irreversible damage.
WHY? It is important not to make changes that irreversibly damage historic properties.			
☑	**Do** ensure that significant views to important historic buildings are retained.	☒	**Don't** construct new buildings or plant large tree species in locations that may impact on significant views.
WHY? The aesthetic values of the Site can potentially be impacted by poorly designed and positioned new buildings, or large tree species that too close to the House.			
☑	**Do** understand the physical fabric of the place as this in itself tells the story of the place's history and historical significance.	☒	**Don't** attempt to repair or conceal every knock or dent in the historic fabric as evidence of the use of a historic structure can be an important part of its history and contributes to its "patina" or quality of age.
WHY? The fabric of a historic building tells its story and embodies the story of its occupants over time.			
☑	**Do** ensure historic buildings have a compatible use.	☒	**Don't** introduce uses into historic buildings that require changes to original layouts or that may put their security at risk.
WHY? Unoccupied buildings attract unauthorised access by vandals and remove them from annual recurrent maintenance cycles leading to the loss of their heritage values.			
☑	**Do** only repair as much of the historic fabric as is necessary rather than total replacement.	☒	**Don't** replace existing elements with modern profiles as the significance of historic structures is linked to their traditional detailing.
WHY? The more that is removed and replaced on a historic building, the more its integrity and consequently its heritage value is reduced.			
☑	**Do** carefully piece in new work respecting the original fabric. Original and early building elements tell us about past construction techniques and styles and are an irreplaceable resource.	☒	**Don't** remove evidence of original or features such as paint colour schemes and brackets. Leave the evidence and work around it.
WHY? The more that is removed and replaced on a historic building, the more its integrity and consequently its heritage value is reduced.			
☑	**Do** ensure termite or pest inspections are regularly undertaken and any activity treated by a licensed pest inspector.	☒	**Don't** miss regular termite inspections.

	Do:		Don't:
WHY? Termites can wreak havoc in a heritage building in a short time.			
☑	**Do** replace damaged glazing to match the original thickness and type of drawn glass where it is safe to do so.	☒	**Don't** use plate, float, tinted or laminated glass in doors and windows unless a safety issue is apparent.
WHY? Safety glass is double the thickness of original glass and requires rebate depths to be increased.			
☑	**Do** retain original and early fittings and fixtures where these survive.	☒	**Don't** remove or replace original door and window furniture, light switches, power switches or light fittings where these are present.
WHY? The significance of historic buildings is linked to their original fittings.			
☑	**Do** repair historic materials with the same or similar materials – "like with like". If the same material is no longer available or unsuitable, seek the most compatible option.	☒	**Don't** use dissimilar materials for repair of historic buildings.
WHY? The introduction of a modern material into historic fabric may cause long term damage.			
☑	**Do** retain original planning and construction and heritage values embodied in a place's historic fabric.	☒	**Don't** remove evidence of original planning, construction systems, door and window furniture, or services (e.g. Closed off doorways, redundant door furniture or light fittings). Leave the evidence and work around it.
WHY? Evidence of past building layout and technologies can tell us how a place was used.			
☑	**Do** maintain all fixings and hardware in clean and operative condition.	☒	**Don't** bypass operating heritage features such as double hung window mechanisms.
WHY? Continued use will ensure regular care whereas redundancy may lead to removal and potential impact on heritage values.			
☑	**Do** retain historic building elements on site during any conservation processes.	☒	**Don't** remove historic building elements from site unless absolutely necessary. If removal is required ensure there is a process in place to ensure the physical care and security of the remaining element is maintained.
WHY? Historic building elements can be damaged in transit, or lost or stolen during repair works.			
☑	**Do** keep historic buildings clean internally and externally.	☒	**Don't** avoid cleaning historic buildings as this can accelerate decay.
WHY? Well cared for fabric will decay more gradually.			
☑	**Do** replace missing elements to historic buildings.	☒	**Don't** allow elements to deteriorate and break.
WHY? The retention of integrity supports the protection of heritage values.			
☑	**Do** keep unpainted materials such as brick and stone unpainted.	☒	**Don't** paint elements that have not been previously painted.
WHY? Painting can change the performance of the material and also can impact on a place's aesthetic values.			
☑	**Do** repaint painted elements with appropriate blends. This may involve	☒	**Don't** paint elements with modern acrylic paints unless this is an appropriate alternative to the material to be painted.

	Do:		Don't:
	additional investigation or consultation to determine the best alternative.		
WHY? Painting with inappropriate blends can change the performance of the material and lead to accelerated deterioration.			
☑	**Do** have an understanding of significant fabric of an element prior to undertaking any work.	☒	**Don't** damage or remove significant fabric.
WHY? The physical fabric of the element is important as it tells the story of the architect's intent.			

DOS AND DON'TS - ROOF AND RAINWATER GOODS

	Do:		Don't:
☑	Do inspect the condition of the roof every year for minor problems such as lifting of flashings, loose fixings, and damp roof timbers internally.	☒	Don't ignore minor problems, as they can lead to larger and more costly problems if left unattended.
WHY? The care of the roof on any building is vitally important especially for a historic building as unattended leaking can put rare and fragile interiors at risk.			
☑	Do ensure that roofs, gutters and downpipes are regularly painted using a paint system that is consistent, if stable, with the earlier coatings.	☒	Don't allow failed paintwork to expose metal elements.
WHY? Painting protects metal roofing and materials and extends their life.			
☑	Do ensure vegetation growing behind the rainwater pipes or underneath or behind the gutters is cut back or removed altogether.	☒	Don't: allow vegetation growth to impact on the fabric of historic buildings.
WHY? Vegetation can help trap moisture against the rainwater goods and speed up their deterioration. Growing creepers can dislodge or damage gutters and pipes.			
☑	Do be proactive and check externally in wet weather for places where the wall of the building is getting saturated. This is a sign that the rainwater system is leaking or blocked. In dry weather, there will be stains or marks left where water has been seeping into the wall.	☒	Don't ignore potential leaking.
WHY? Rain leaking into the wall speeds up the deterioration any linings, can cause rot in internal timberwork, and can damage internal decoration and fittings.			
☑	Do replace existing rainwater goods with galvanised steel to match the existing profile.	☒	Don't introduce new materials or profiles.
WHY? Incompatible metals can cause a reaction with other metals in the system, for example zincalume with galvanised steel.			
☑	Do regularly clear gutters and downpipes.	☒	Don't allow leaf litter or bird droppings to accumulate on roofs of the building.
WHY? Blockage of the rainwater disposal system can cause internal flooding and damage historic fabric.			

DOS AND DON'TS – BUILDING EXTERIOR

	Do:		Don't:
☑	**Do** ensure ventilation openings remain open.	☒	**Don't** seal or block up under floor or roof ventilation openings.
WHY? Ventilation is important in maintaining airflow through floors and ceilings and reduces the risk of dampness, rot and termite activity.			
☑	**Do** unobtrusively connect to the nearest underground stormwater reticulation system.	☒	**Don't** allow downpipes or overflows from plant and equipment to fall on the ground around a building or structure.
WHY? Dampness is a major contributor to the deterioration of historic building fabric.			
☑	**Do** carefully consider the visual impact of the work you are proposing and conceal services in wall cavities or in ducting and position new elements in the least obtrusive locations or locate equipment independently of the building or structure. If in doubt seek the advice of a heritage professional.	☒	**Don't** run services or fix new fixtures or equipment on external wall and roof areas.
WHY? Fixings may damage historic building fabric and the installation of new equipment may impact aesthetic values.			
☑	**Do** test a small area prior to cleaning the entire surface, and use neutral pH cleaners and low pressure water washing.	☒	**Don't** use chemicals or high pressure cleaning methods to clean the building
WHY? Some cleaning methods can cause damage to a building or feature.			
☑	**Do** work on a test section and begin cleaning with detergent and warm water as soon as possible after the graffiti appears. If unsuccessful, poulticing may be necessary.	☒	**Don't** delay graffiti removal.
WHY? The earlier you attempt to clean graffiti, the easier it will come off.			
☑	**Do** repaint in existing or original colour schemes, or seek advice from a heritage professional where required.	☒	**Don't** paint surfaces in new or inappropriate colour schemes.
WHY? Decorative paint schemes and other finishes reflect cultural influences and individual spirit and are an important aspect of our cultural heritage. On many older buildings there are valuable decorative colour schemes or other treatments and finishes of historic interest that remain hidden beneath layers of paintwork.			
☑	**Do** where possible, use freestanding signs or signage which will not involve fixings that penetrate significant fabric.	☒	**Don't** fix signage to historic fabric, or mask significant features with obtrusive signage.
WHY? This results in damage to and/or loss of important historic fabric and detracts from the aesthetic significance of the place.			

DOS AND DON'TS – BUILDING INTERIOR

	Do:		Don't:
☑	Do, where possible, use existing voids, conduits and ducts for the installation of new services.	☒	Don't make new openings in important fabric for new services.
WHY? This results in loss of significant fabric which is unable to be recovered.			
☑	Do consider the visual impact of the work you are proposing and conceal services or new technologies in wall cavities, behind panels or in ducting and position new elements in the least obtrusive locations.	☒	Don't surface mount services or fix new fixtures or equipment on internal wall and ceiling areas.
WHY? Fixings may damage original building fabric and the installation of new equipment may impact on aesthetic values.			
☑	Do advise the Finance Building Manager of leaks and signs of water damage, who will organise for the source of the problem to be identified and repaired.	☒	Don't allow condensation from air conditioners or other services to accumulate.
WHY? An accumulation of condensation may rot significant fabric and result in loss of heritage value.			
☑	Do be vigilant and report leaks, signs of termites, wasps, rot or borer or any other signs of decay of historic fabric.	☒	Don't ignore faults.
WHY? It is better to fix a problem before it worsens.			

DOS AND DON'TS – SERVICES

	Do:		Don't:
☑	Do remove redundant services to minimise any potential visual impact and install new services using existing cavities.	☒	Don't run services in highly visible areas. Carefully consider the visual impact of the work you are proposing and conceal services and position new elements in the least obtrusive locations. For example, run services in floor and ceiling spaces and new elements in less significant service areas.
WHY? Fixings may damage historic building fabric and the installation of new equipment may impact aesthetic values.			
☑	Do ensure all services are regularly inspected for damage and maintained.	☒	Don't allow faulty services to continue to function as this will lead to further damage and increased repair costs.
WHY? Regular inspection and maintenance is good housekeeping and protects heritage values.			
☑	Do install appropriate drainage against buildings.	☒	Don't have hard concrete surfaces abutting buildings.
WHY? Concrete against masonry buildings can increase the potential for rising damp.			
☑	Do ensure downpipes are connected to stormwater outlets.	☒	Don't allow downpipes or overflows from plant and equipment to fall on the ground around a building or structure. Unobtrusively connect to the nearest underground stormwater reticulation system.
WHY? Dampness is a major contributor to the deterioration of historic building fabric.			
☑	Do ensure drains are cleared of debris.	☒	Don't leave debris to accumulate in and around gutters, valleys, downpipes, gully traps and open channels.
WHY? Regular maintenance is good housekeeping and protects heritage values.			

	Do:		Don't:
☑	Do retain original and early power point and light switch positions.	☒	Don't install new power points, light switches and air-conditioning controls without considering physical impact on historic fabric and visual impact.
WHY? Poorly located services can have a negative visual impact which can reduce heritage values.			
☑	Do conceal services in floor and ceiling spaces or locate these in less significant utility areas to minimise visual impact.	☒	Don't locate new services along main elevations.
WHY? Exposed services can have a negative visual impact which can reduce heritage values.			

DOS AND DON'TS – LANDSCAPE

	Do:		Don't:
☑	Do continue regular maintenance of the grounds.	☒	Don't allow faulty services to continue to function as this will lead to further damage and increased repair costs.
WHY? The grounds of Casey House and Garden make a significant contribution to the aesthetic values of the site and early attention to maintenance issues ensures these values are maintained.			
☑	Do replace senescent significant trees with the same species, and seek arboricultural advice where needed.	☒	Don't not remove significant trees without approval and an assessment from an arboriculturist.
WHY? The grounds of Casey House and Garden make a significant contribution to the aesthetic values of the site and early attention to maintenance issues ensures these values are maintained. Significant trees are protected under the ACT *Nature Conservation Act 2014*, and approvals may be required if removal is proposed.			

DOS AND DON'TS - PLANNING WORKS

	Do:		Don't:
☑	Do ensure that all site contractors complete an induction that includes information about the heritage significance of the site, archaeological requirements and these Dos and Don'ts.	☒	Don't commence any works without completing the heritage induction.
WHY? Carrying out work without awareness of heritage issues and requirements could result in inadvertent damage or loss of heritage values at the site.			
☑	Do conduct archaeological monitoring of minor subsurface works.	☒	Don't conduct minor subsurface works without archaeological monitoring.
WHY? The entire site has some degree of historic archaeological potential. Even in areas of low potential, there is some chance that a relic may be disturbed during works. It is important that any chance finds are recorded and salvaged for future interpretation and/or conservation where necessary. This supports compliance with the EPBC Act.			
☑	Do implement the Chance Finds Protocols for all subsurface works.	☒	Don't undertake works without awareness and implementation of the Unforeseen Discoveries Procedure.
WHY? The Procedure allows all site personnel to implement best practice in the event of disturbing a relic during subsurface works, supporting compliance with the EPBC Act. The Procedure is included in the following Section of the HMP Handbook for ease of reference.			

	Do:		Don't:
☑	Do plan any proposed refurbishment to protect important view lines and maintain current building height levels.	☒	Don't plan to obscure current view lines and exceed current building height levels.
WHY? The view lines are part of the aesthetic values of the Site. New works should not impact these values. Refer to Appendix A for these view lines.			
☑	Do prepare a Heritage Impact Assessment for changes to contributory items and ensure all approvals are in place prior to commencing works.	☒	Don't undertake works without appropriate approvals and clearances.
WHY? Contributory heritage items are important to the overall significance of a site and need to be managed in accordance with legislation and best practice guidelines. Approvals guidance is provided at Section 7.3.3 of the HMP.			

CHANCE FINDS MANAGEMENT

It is relatively unlikely that the sub-surface areas of Casey House and Garden contain items of archaeological interest that may be discovered during works. The cultural heritage analysis of Casey House and Garden (see Appendix D of the HMP) has determined that it has low Aboriginal archaeological potential. However, if potential Aboriginal or historic archaeological items are found during site works, the following procedure should be implemented:

1. Cease work in the immediate area;
2. Notify the Works Site Manager, who is to notify Finance and the lessee;
3. Photograph the item in situ;
4. Inspect the item with Finance's nominated Heritage Advisor and determine if consultation with the ACT RAOs, DCCEEW and/or ACT Heritage is required and if the item can be safely moved for further examination and works can continue;
5. Prepare a brief report documenting the item's location, including in situ photographs, and recommendations for management and future storage;
6. 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 owner and relevant Commonwealth and Territory officers as necessary; and
7. Implement the guidance of the Finance's Heritage Advisor and Commonwealth and Territory, including ongoing requirements for the item's protection as required.

In the event of the discovery of possible human remains, the Police will need to be contacted immediately.

Full Chance Finds Protocols for both Aboriginal and Historic Heritage is provided at Appendix F of the HMP.

MAINTENANCE PROTOCOLS

The regular maintenance of the building is essential to its continuing care and use. It can be difficult for less experienced heritage professionals to distinguish between original heritage fabric and one that has been made to look an original. To overcome this date stamping should be used on replacement fabric.

A program of regular maintenance is an essential part of owning a heritage property and ensuring its conservation for the future. Casey House and Garden has been very well maintained and is in generally good to excellent condition.

REPAIR APPROACH

Maintenance and repairs at the Site should be sympathetic to its architectural and aesthetic values. Repairs should consider colour, workmanship and material matches and be undertaken with Burra Charter principles including:

- doing as much as is necessary but as little as possible;
- replacing like with like; and
- keeping records of change.

Making a record of changes to heritage structures is an important principle of heritage conservation and Articles 31 and 32 of the Burra Charter recommend documenting changes and keeping records of a heritage place. However, it should be noted that recording of routine maintenance, such as changing light bulbs, is not required.

APPROPRIATE SKILLS

In accordance with Article 27 of the Burra Charter, any building works at the Site should be approved by Finance (and the NCA and/or the Minister for the Environment as applicable, refer to Section 7.3.3 of the HMP for further approvals guidance) using this plan for overarching guidance. Specialist advice should be sought where required (e.g. heritage architect, landscape architect, structural engineer), and any scope of works be prepared in consultation with a suitably experienced heritage professional. Works should be undertaken by tradespeople with demonstrated experience working on heritage buildings.

MAINTENANCE PLANS

This section presents prioritised implementation plans comprising specific works tasks to manage the heritage values of the Site and individually significant features. These works should be implemented into maintenance plans of the Crown Lessee.

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

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

CYCLICAL PREVENTATIVE MAINTENANCE SCHEDULE

The following checklist is an indication of what needs to be considered for the Site to ensure issues that may have an impact on heritage values are mitigated. The following should also be integrated into the owner’s inspection checklist.

ANNUAL CYCLICAL MAINTENANCE PLAN

- Inspect roof, gutters and downpipes to ensure that the building is waterproof and rainwater is effectively discharged away from the building. Clean gutters as necessary.
- Inspect windows and doors to ensure that they are intact and operate correctly.
- Inspect the exterior of the buildings generally to ensure that they maintain their structural soundness and weatherproofness.

- Inspect all painted surfaces to ensure that they remain in sound condition. This particularly applies to the exterior.
- Inspect all services (plumbing, sewer, water supply, gas and electrical) to ensure they are operating correctly and safely.
- Inspect the interior of the buildings to ensure they maintain their structural soundness and weatherproofness.
- The Crown Lessee, and PSP should communicate any observations to the Crown Lessor related to required maintenance, especially those regarding services (mechanical, electrical and hydraulic).
- Any maintenance work identified from inspections should be programmed for rectification. Approval of any work may be required as set out in the HMP.

The landscape of Casey House and Garden requires ongoing maintenance. A Landscape Management Plan should be implemented particularly with a risk assessment and management advice for the larger trees throughout the grounds.

5-YEARLY CYCLICAL MAINTENANCE PLAN

Every 5 years a heritage practitioner should make a full report especially noting any structural defects that should be kept under observation and the cyclical maintenance plan should be updated, drawing attention to any defects that should be kept under observation or where further study might be required. Proposed actions should be prioritised and divided into the following categories and recorded in a log book:

- small items (basically good housekeeping);
- should building upgrades occur, requirement for repairs to mechanical, electrical, plumbing and drainage services;
- a rolling program of long-term preventive maintenance carried out year by year; and
- major items of conservation such as roofing, walls, windows, doors and floor coverings and services.

The scope of a typical five yearly inspection would be consistent with the list of items set out in both the annual inspection.

APPENDIX I FINANCE-ERM 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. It has a high degree of intact and original fabric that is readily interpreted. 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 Precinct/group is intact and readily interpreted 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. Precinct/group is largely intact and interpretable. 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.
Moderate	The item may have altered or modified elements. Item is intact enough to be partially interpretable as a single item or as part of the site in its entirety. 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 Precinct/group intact enough to be interpreted as a discrete space or as part of the site overall 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

Ranking	Justification - Item	Justification – Precinct/Group	Justification - Intangible
Low	The item may be largely altered. 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. 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
Intrusive	Potentially detracts from the overall Commonwealth heritage values of the place as an intrusive element. Loss may actually contribute to the Commonwealth Heritage values of the place. 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. Loss, alteration or removal of component elements actually contribute to the CH values of the place overall	N/A

TABLE 2 SUMMARY OF SIGNIFICANCE RANKING FOR NATURAL HERITAGE VALUES

Significance Ranking	Justification - Natural
Universal (only to be used for World Heritage Sites)	**Natural features** consisting of physical and biological formations or groups of such formations, which are of outstanding universal value from the aesthetic or scientific point of view; **Geological and physiographical formations** and precisely delineated areas which constitute the habitat of threatened species of animals and plants of outstanding universal value from the point of view of science or conservation; **Natural sites** or precisely delineated natural areas of outstanding universal value from the point of view of science, conservation or natural beauty.
Exceptional	The species, area or ecosystem demonstrates individual or collective characteristics that are rare or unique in Australia Species, area or ecosystem is in high level of health, condition and integrity Loss, alteration or removal of component elements would substantially undermine the CH values of the place overall
High	The species, area or ecosystem demonstrates a rare example of individual or collective characteristics or features physically linking or defining space Species, area or ecosystem is largely intact and in good state of health Loss, damage or removal of components or defining qualities may detract from the CH values of the area or ecosystem and of the site overall
Moderate	Area or ecosystem demonstrates valuable (although modified) qualities Intact enough to be interpreted as a discrete space or as part of the site overall with ability to be regenerated Loss, damage or removal of component elements or defining qualities may detract from the CH values of the area or ecosystem and potentially of the site overall if inappropriately managed
Low	Species, area or ecosystem demonstrates some (but possibly largely altered) defining qualities Area or ecosystem not in a good state of health and regeneration in doubt Loss, alteration or removal of component elements may not detract from the CH values of the place overall
None (Does not meet CHL criteria)	Species, area or ecosystem does not reflect or demonstrate any CH values
Intrusive	Loss, alteration or removal of component elements actually contribute to the CH values of the place overall

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