

Attachment AJ

Geotechnical Investigations

Statement of Heritage Effects

Canberra Brickworks—Geotechnical Investigations

Statement of Heritage Effects

Report prepared for Doma Group

November 2019



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Executive Summary

The Canberra Brickworks is a significant historic site, with a distinctive industrial character. It has recognised heritage significance as shown in its listing on the ACT Heritage Register as the 'Yarralumla Brickworks' and the 'Railway Remnants'.

GML Heritage (GML) has been engaged by Bloc on behalf of Doma Group to assess the potential heritage impacts associated with proposed geotechnical investigations as part of the redevelopment of the Canberra Brickworks.

This Statement of Heritage Effects (SHE) has been prepared to assess the proposed geotechnical investigations, for potential heritage impacts.

The proposed investigation locations have been considered in relation to the identified heritage significance and archaeological potential identified in the SHE prepared by Navin Officer for a contamination testing program in late 2016.

The following SHE determines that the proposed geotechnical investigations may result in impacts to significant archaeological remains in some areas of the site.

In most cases, where proposed works are to be undertaken in areas identified as having archaeological potential, they are not considered likely to result in an adverse impact on the significance, due to the ephemeral nature of the remains and the small scale of the excavations. Furthermore, impacts can be avoided through the implementation of recommended mitigative measures. These include; siting investigations so as to avoid impacts to known archaeological features and archaeological monitoring of excavations.

1.0 Introduction

1.1 Background and Purpose

The Canberra Brickworks Precinct contains the significant industrial landscape listed on the ACT Heritage register as the 'Yarralumla Brickworks' and the 'Yarralumla Brickworks Railway Remnants'. Previous heritage studies have been undertaken at the site to understand the site's heritage and archaeological significance. These have informed the adaptive re-use and development concepts for the Canberra Brickworks site and have been integrated into plans for the redevelopment of the precinct by the Doma Group.

This Statement of Heritage Effects (SHE) has been prepared by GML Heritage (GML) for Bloc, on behalf of the Doma Group. It considers potential heritage impacts arising from environmental and geotechnical investigations to be undertaken across the Canberra Brickworks. The proposed works supplement previous investigations undertaken at the site to inform site characterisation and remediation requirements.

The SHE provides an overview of the proposed sampling locations and an assessment of potential heritage impacts. It also provides recommendations regarding mitigation measures that may be implemented to eliminate or reduce adverse heritage impacts.

1.2 Site Location

The Canberra Brickworks Precinct is located at Blocks 1, 7 and 20, Section 102, Yarralumla. The site is bordered to the north and east by low density residential development, to the west by the Royal Canberra Golf Course and Westbourne Woods, and to the south by open space (Figure 1.1 and **Figure 1.2**). It comprises the listed sites, and additional unlisted lands which were part of the ancillary operation of the brickworks, including workers' accommodation (Figure 1.3).

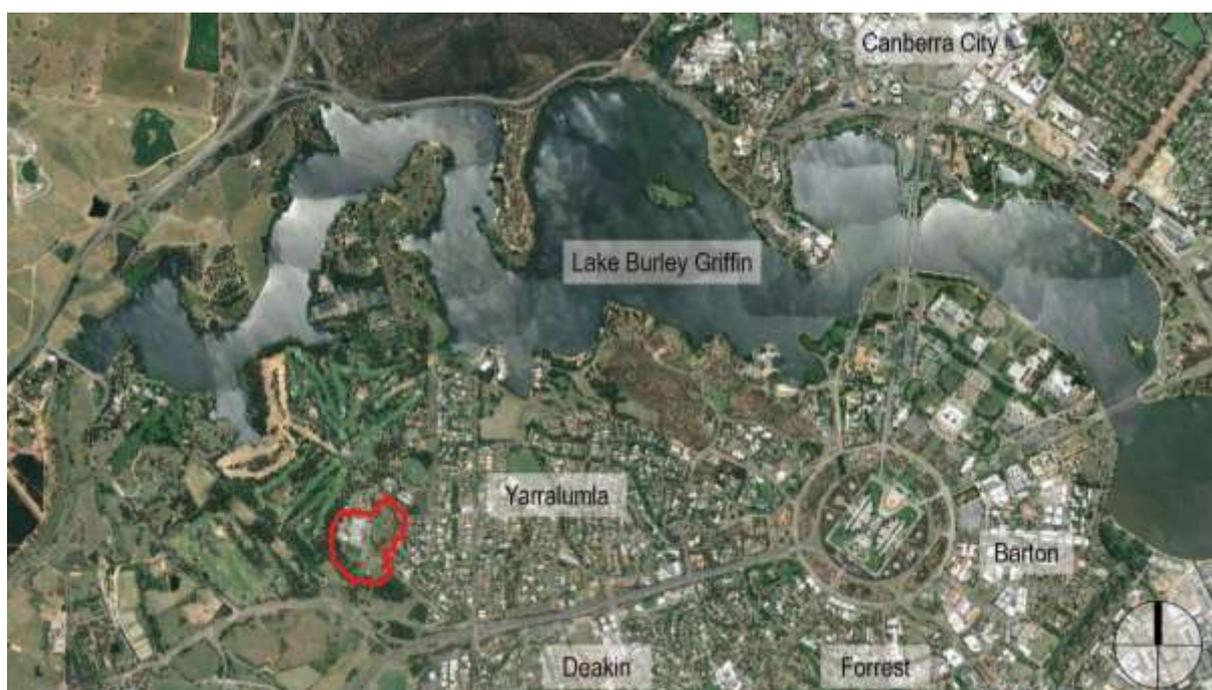


Figure 1.1 Location of Canberra Brickworks Precinct in the Canberra context. (Source: Google Earth with GML overlay)



Figure 1.2 Location of the Canberra Brickworks in its immediate setting within Yarralumla. (Source: Google Earth with GML overlay)



Figure 1.3 The Canberra brickworks precinct, showing the curtilage of listings for the Canberra Brickworks and Railway Remnants. (Source: Google Earth with GML overlay)

1.3 Relevant Heritage Legislation

The *Heritage Act 2004* (ACT) (Heritage Act) aims to represent and protect the rich natural and cultural heritage of the ACT. The legislation establishes a system for the recognition, registration and conservation of natural and cultural heritage places and objects, including Aboriginal places and objects.

1.3.1 Heritage Listings for Canberra Brickworks

The 'Yarralumla Brickworks' (Block 1, Section 102 Yarralumla) and the 'Yarralumla Brickworks Railway Remnants' (Part Block 7, Section 102 Yarralumla) are recognised as having heritage significance by their inclusion in the ACT Heritage Register. As registered places, proposed works should be assessed for any potential negative effects on the identified heritage significance. This requires a SHE for proposed works with a potential to impact significant fabric or other heritage values.

The Yarralumla Brickworks is also listed on the Register of Significant Twentieth Century Architecture (RSTCA), item No. R063.

The heritage significance of the site is explained further in Section 2.0.

1.4 Project Methodology

In preparing the SHE, GML reviewed the proposed locations and methodologies for testing and sample collection provided within the Sampling and Analytical Program.¹ This SHE was prepared with reference to the Conservation Management Plan prepared by Lovell Chen in 2010 (CMP 2010) and assessment of archaeological potential provided in the Statement of Heritage Effects—Canberra Brickworks Precinct, prepared by Navin Officer in, July 2016. The Conservation Management Plan (CMP 2017)—Final Draft report prepared by GML in August 2017 has also been referred to. This CMP provided a revised significance assessment to verify and add detail to the ACT Heritage Register listings and the endorsed 2010 CMP. The 2017 CMP also updates the 2010 significance assessment prepared prior to listing of the Railway remnants, and the adoption of the ACT Heritage HERCON criteria.

A site inspection was conducted in January 2018 to examine site conditions and the proposed locations.

1.4.1 Burra Charter Principles

This SHE was prepared with reference to the *Australia ICOMOS Burra Charter for Places of Cultural Significance, 2013* (the Burra Charter) and its practice notes.

The term 'cultural significance' used in the Burra Charter is synonymous with the term 'heritage significance' or 'heritage values'. This report uses the term 'heritage significance'. The Burra Charter's definition of cultural significance is as follows:

*Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present and future generations.
Cultural significance is embodied in the place itself, its fabric and setting, use, associations, meanings, records, related places and related objects.*

1.4.2 Limitations

This SHE does not assess the potential impacts on Aboriginal heritage values or natural heritage values. The Statement of Heritage Effects—Canberra Brickworks Precinct prepared by Navin Officer in July 2016 notes that the site does not have potential Aboriginal heritage values due to the extent of disturbance caused by the excavation of the quarry and the construction of the brickworks facilities and

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in-ground infrastructure. Similarly, the extent of disturbance, which includes replanting for the Westbourne Woods, has removed the potential for natural heritage values.

1.4.3 Relevant Documentation

The following documentation has been referenced in the preparation of this report:

- GML Heritage, Canberra Brickworks Conservation Management Plan, August 2017, prepared for Doma Group (unendorsed);
- *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013*;
- ACT Heritage Register citations for the Yarralumla Brickworks and the Yarralumla Brickworks Railway Remnants; and,
- Navin Officer, Statement of Heritage Effects—Canberra Brickworks Precinct, prepared for the LDA, July 2016;
- Navin Officer, and Lovell Chen, Archaeological Assessment—Canberra Brickworks & Environs, report prepared for the LDA, September 2016.
- Arcadis, Sampling Analysis and Quality Plan, prepared for DOMA Group, 2016.

1.5 Authorship and Acknowledgements

This report has been prepared by a GML project team comprising Jane McMahon, Senior Consultant; Martin Rowney, Principal; and Rachel Jackson, Principal. GML would like to acknowledge the assistance of the Bloc project team in the preparation of this report.

2.0 Heritage Context

2.1 Introduction

The Canberra Brickworks is an important industrial heritage site in the ACT, with identified historic, technological, aesthetic and social significance. The heritage significance of the Canberra Brickworks is recognised through the two heritage listings for the ‘Yarralumla Brickworks’ and the ‘Yarralumla Brickworks Railway Remnants’ on the ACT Heritage Register. The ACT Heritage Register citations for the Brickworks and the Railway Remnants, which include plans showing the respective listing boundaries, are provided in Appendix A.

This section is based on the draft CMP prepared by GML in 2017, which provides a revised significance assessment to verify and add detail to the ACT Heritage Register listings and the endorsed 2010 CMP. The 2017 CMP also assesses the significance of the site (the Brickworks and Railway Remnants) against the adopted ACT Heritage HERCON criteria.

2.2 Archaeological Potential and Significance

This report utilises the assessment of archaeological potential and significance drawn from the SHE prepared by Navin Officer for a contamination testing program in late 2016.² This report identified seven areas with surface scatters, which were labelled as BRW1–BRW7. Another six historical features with archaeological potential were also identified but not numbered. One of these, the Amusement Hall was located outside the current project study area and is not considered here.

The areas of archaeological potential are mapped and labelled in Figure 2.1. A summary of site types, level of potential, and significance are provided in **Table 2.1**.

Table 2.1 Areas of Archaeological Potential and Significance³

Recording Code	Name	Type of site	Archaeological Potential	HERCON Criteria
BRW1	Possible building platform and concrete features	Surface feature and Area of archaeological sensitivity	Moderate	a, b, c, d
BRW2	Married Quarters and Brickworks Hostel	Surface feature and Area of archaeological sensitivity	High	a, b, c, d
BRW3	Area of postholes and other remains	Surface feature and Area of archaeological sensitivity	High	a, b, c, d
BRW4	Single Mens Quarters	Surface feature and Area of archaeological sensitivity	Low	a

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BRW5	Clay Feature and Rubble	Surface feature and Area of archaeological sensitivity	Low	a, b, c, d
BRW6	Rubble heap/refuse dump	Surface feature and Area of archaeological sensitivity	Low	a
BRW7	Quarry	Surface feature and Area of archaeological sensitivity	High	a, b, c, d
BRW8	Old kiln and dormitories	Area of archaeological sensitivity	Low	a, b, c, d, f
BRW9	Cottage, stables, coal store	Area of archaeological sensitivity	Low	a
BRW10	Railway remnants	Area of archaeological sensitivity	High	a, b, c, d, f
BRW11	Railway siding extension	Area of archaeological sensitivity	Moderate	a, b, c, d, f
BRW12	Flues/subsurface workings	Area of archaeological sensitivity	High	a, b, c, d, f

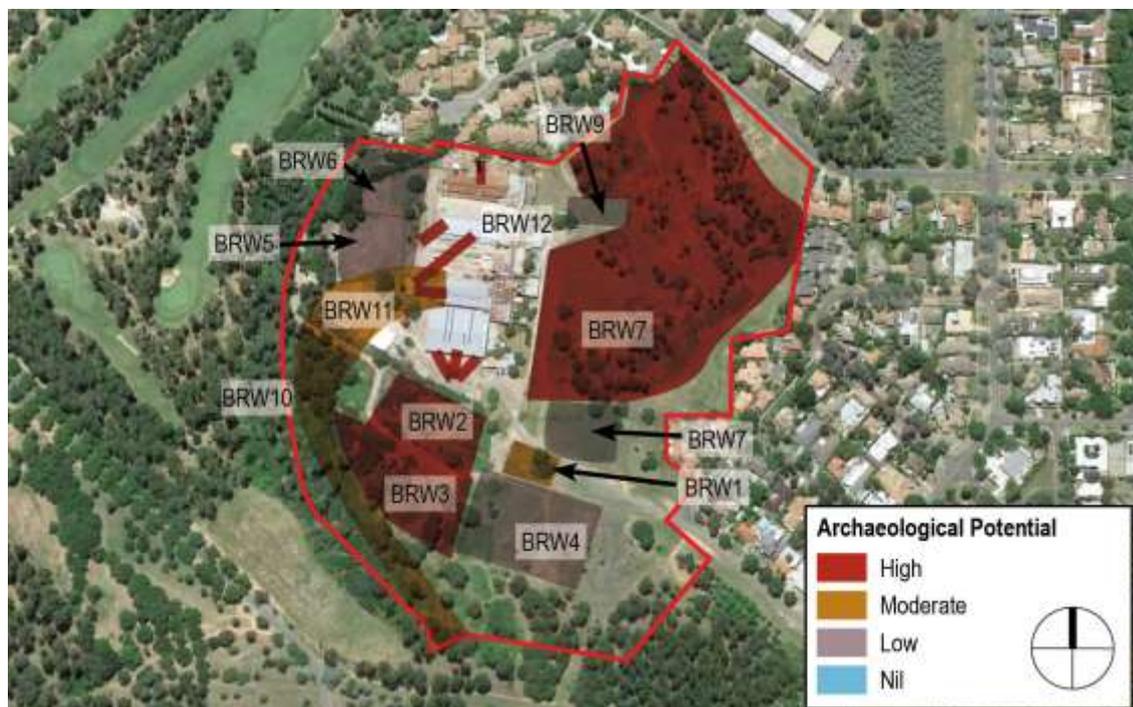


Figure 2.1 Areas of archaeological potential within the Canberra Brickworks precinct. (Source: Navin Officer⁴)

2.2.1 Revised Summary Statements of Significance

Canberra Brickworks

The Canberra Brickworks is a significant heritage place as the first industrial manufacturing facility commissioned for and constructed in the Territory, developed specifically to facilitate the construction of the new Federal Capital. It provides tangible evidence of the early establishment of the city, following the Commonwealth decision to construct a national capital in the Yass-Canberra district in October 1908.

Bricks manufactured at the site were used to construct many residential and public buildings in Canberra, including Provisional Parliament House, the Kingston Powerhouse and Hotel Canberra. Subsequent phases in the development of the Brickworks, until its closure, reflect the broader political context that determined the fluctuation of construction of the Federal Capital, with major phases of the development in the 1920s and post-World War II period.

The Brickworks site is of scientific (geological) significance as the type locality for the Yarralumla Formation, a major sedimentary sequence dating from the Silurian Period, 424–423 million years ago. The rock units at the site provide the reference section for comparison of other outcrops within the Yarralumla Formation and in this context are of research and educative value.

The Brickworks is an unusually complete example of a complex demonstrating aspects of the operation of twentieth-century large-scale urban brickworks, with the extant buildings, structures and layout of the site demonstrating aspects of the processes and operations common to industrial brick production. A range of remnant production and ancillary buildings also contribute to the understanding of the function of the site.

The Staffordshire Kiln is the only known remaining example in Australia of this particular type of continuous kiln.

The site has research potential to further the understanding of past technology and industrial processes related to brickmaking in the ACT. Elements of the Brickworks have potential to yield information that may contribute to a greater understanding of the detailed operations of the site. The archaeological potential of the subsurface features, quarry and former accommodation village area may yield information that would contribute to an understanding of the history and changing use over time of the Brickworks.

The extant building forms and structures of the Canberra Brickworks have industrial aesthetic characteristics in the built form and, combined with the visual qualities of the quarry, a distinctive industrial landscape character. The aesthetic qualities are experienced from within the site, which is set low in the landscape, so as not to intrude on the Federal Capital, and the original kilns had low, fan-forced chimneys. The 1953 brick chimney stack (approximately 45 metres tall) is a prominent feature in the landscape and an iconic local landmark. The scale, location and idiosyncratic forms of the kilns and chimneys as well as dominance of red brick and corrugated iron across the site contributes to the aesthetic character of the site. Other characteristics include the brick forms and tall pitched iron clad roofs which create interesting and dramatic external massing and internal spaces, and contrast with the dark interiors of the kilns. The quarry has a particular aesthetic quality, comprising a combination of open space and the exposed rock outcrops.

The Canberra Brickworks holds strong associations with the local Yarralumla community as well as the ACT community more generally. Consultation regarding proposed development has indicated that

the local community is concerned about the future of the Brickworks, and keen to see the restoration and adaptation of the site as a community space which is accessible to all Canberrans.

Railway Remnants

The Railway Remnants of the former Canberra Brickworks are an important example of the once extensive rail network associated with the development of Canberra, initially between 1923–1927. Bricks (colloquially known as ‘Canberra Reds’) manufactured at the Brickworks were loaded onto timber tip wagons and transported via a narrow-gauge rail line to major developments across the city such as the Provisional Parliament House, the Kingston Powerhouse, Hotel Canberra, buildings in Civic as well as homes for the growing population.

The railway enabled faster transport of the bricks than the previous use of steam traction engines that hauled heavy iron wheeled trailers on mostly unmade roads. The railway transported up to six million bricks per annum.

The remnants of the embankment, cuttings and terraces are important as evidence of the process by which bricks used in the construction and development of the new city were transported. They are rare aspects of Canberra’s industrial heritage—evidence of the infrastructure that was used to build the national capital.

3.0 Description of Proposal

3.1 Introduction

A Sampling Analysis and Quality Plan (SAQP) was prepared for the site in 2016 by Arcadis. The plan outlines the methodology and sampling strategy to be carried out for the purpose of site characterisation and assessment of land use suitability for future redevelopment of the area. Environmental investigations have previously been undertaken across the Canberra Brickworks precinct, to assess the soil, water and groundwater within the study area.

3.2 Proposed Works

The relevant section of the SAQP for this SHE is provided in Appendix B. Listed below is a summary of the proposed investigations (shown in **Figure 3.1** Proposed locations for environmental and geotechnical investigations. (Source: Arcadis, Sampling Analysis and Quality Plan, 2016) Figure 3.1).

- *Thirty-two (32) test pits/300mm boreholes across previously unassessed areas below proposed residential buildings.*
- *Five (5) test pits/300mm boreholes across the pit area to horizontally and vertically assess fill material.*
- *Three (3) 150mm boreholes across the footprint of the brickworks facility to assess soil conditions.*
- *Five (5) test pits within the Asbestos Dump area to further characterise the nature of waste material in the dump and provide information regarding the potential bulking factor of this material.*

The target depth of each test pit would be either 1.0 m bgl or where fill is encountered, the test pit would be terminated at least 0.5 m below the boundary between fill and the natural soil. Soil samples would be collected at the surface, 0.5 m bgl, 1 m bgl and then each metre thereafter until the target depth or at changes in lithology (e.g. at the interface between capping material and landfill material) or lenses of contamination. Soil will be removed from each test pit using an excavator or backhoe and sampled by hand from the inside of the bucket. Soil samples will be sampled by hand using new, disposable nitrile gloves.

In addition to the collection of soil samples from boreholes, three boreholes across the footprint of the Brickworks facility and one borehole within the pit will be converted groundwater monitoring wells. These monitoring wells are in addition to five existing wells currently installed on the site.

Six samples will be collected from within the kilns to assess for lead impacted soils.

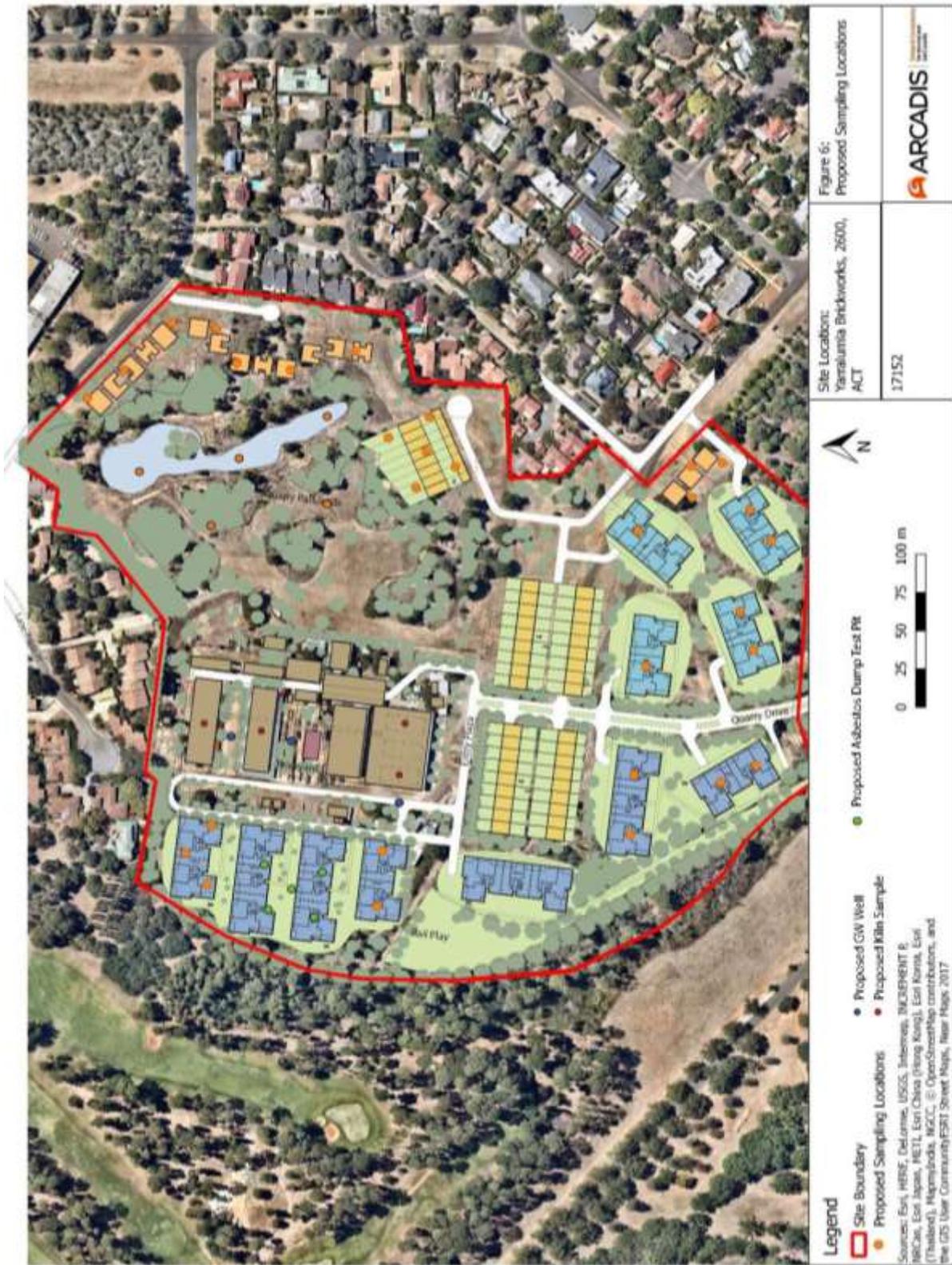


Figure 3.1 Proposed locations for environmental and geotechnical investigations. (Source: Arcadis, Sampling Analysis and Quality Plan, 2016)

4.0 Statement of Heritage Effects

4.1 Introduction

This SHE assesses the potential heritage impacts from the proposed soil and groundwater investigations in relation to the identified archaeological and heritage values for the Canberra Brickworks Precinct.

4.2 Assessment of Impacts

Due to the low potential and nature of the anticipated remains, excavations within the following areas are unlikely to impact significant archaeological remains:

- Single Men's Quarters (BRW4);
- Clay Feature and Rubble (BRW5);
- Rubble Heap/Refuse Dump (BRW6);
- Quarry (BRW7);
- Railway Remnants (BRW10); and
- Railway Extension (BRW11).

These areas generally have low potential—such as BRW4, where there is minimal topsoil remaining—or the nature of the archaeological remains is such that the proposed excavations will not impact on their significance, such as BRW5 and BRW6 which are large scale industrial remnants.

The quarry pit is identified as being significant for its geological characteristics, typical of the Yarralumla Formation, and its overall form and aesthetic qualities. The works are not likely to impact on these aspects of significance.

Although there is high potential for archaeological features within the quarry (BRW7), these primarily relate to later phases of the sites occupation, such as evidence of filling events around the perimeter of the quarry as part of the preparation of the site as a tourist attraction. These features are not integral to the significance of the quarry, however do have research potential. Impacts to these archaeological features should be avoided through mitigative measures implemented during the works

The significance of the Railway Remnants (BRW10 and BRW11) lies mainly in its modified landform, while the subsurface archaeological remains associated with it—comprising isolated elements of the railway system such as sleepers and rails not removed in 1929—are likely to be of relatively low significance. As such there is low potential for impacts to the significance of this feature or significant archaeological deposits.

Excavations within the area of high potential, referred to as 'Area of postholes and other remains' (BRW3) may impact on significant archaeological remains. Mitigation measures for these works will be required.

Investigations within the footprint of the Brickworks facilities have some potential to impact the extant flues and subsurface workings of the kilns, which are located beneath the courtyards as shown in

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Figure 2.1. These boreholes should be carefully sited to avoid any potential impacts to these significant elements.

Due to the nature of the proposed works, being limited to excavation, they will not result in adverse impacts to the heritage structures of the Canberra Brickworks Precinct. The six samples to be taken within kiln structures will not require the removal of flooring, and are unlikely to impact the heritage significance of the structure.

A summary of the areas of potential impacts to heritage significance are provided in Table 4.1. The location of proposed excavations in relation to areas of archaeological potential is shown in Figure 4.1.

Table 4.1 Summary of Archaeological Impacts

Recording Code	Name	Archaeological Potential	HERCON Criteria	Impacts
BRW1	Possible building platform and concrete features	Moderate	a, b, c, d	NA
BRW2	Married Quarters and Brickworks Hostel	High	a, b, c, d	NA
BRW3	Area of postholes and other remains	High	a, b, c, d	Potential impacts to significant archaeological remains
BRW4	Single Men's Quarters	Low	a	None
BRW5	Clay Feature and Rubble	Low	a, b, c, d	None
BRW6	Rubble heap/refuse dump	Low	A	None
BRW7	Quarry	High	a, b, c, d	None
BRW8	Old kiln and dormitories	Low	a, b, c, d, f	NA
BRW9	Cottage, stables, coal store	Low	a	NA
BRW10	Railway Remnants	High	a, b, c, d, f	None
BRW11	Railway siding extension	Moderate	a, b, c, d, f	None
BRW12	Flues/subsurface workings	High	a, b, c, d, f	Potential impacts to significant archaeological remains

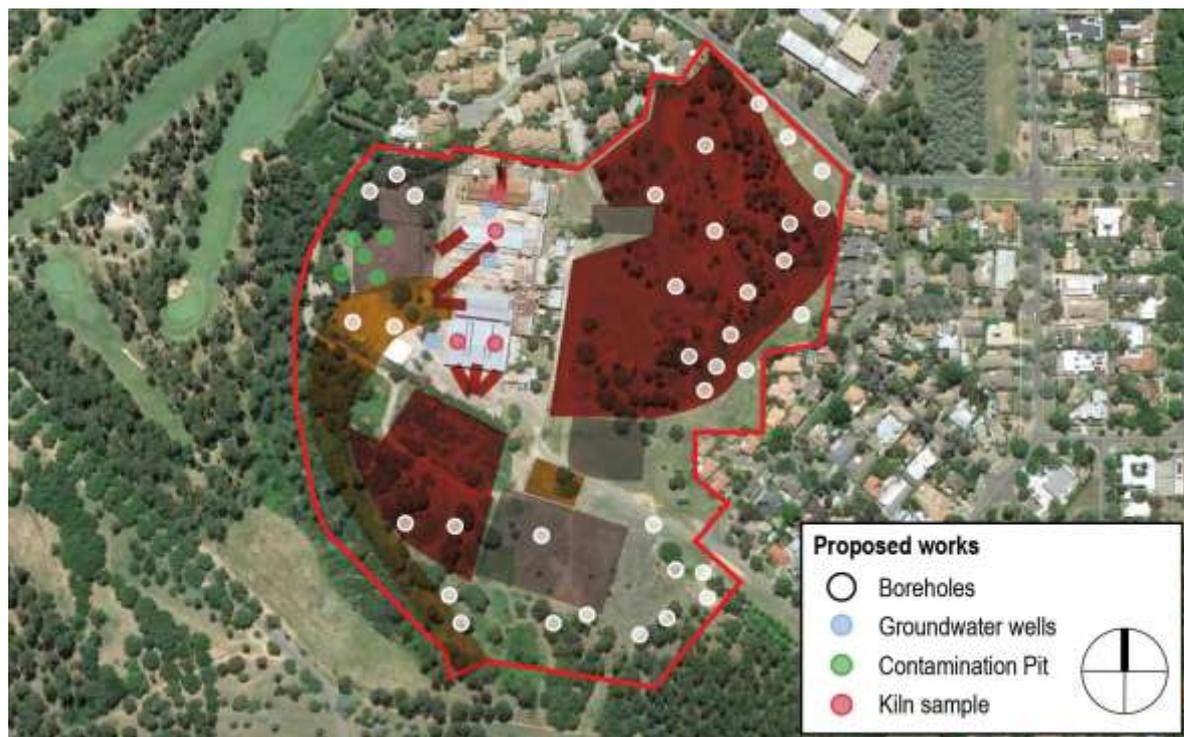


Figure 4.1 Location of proposed investigations in relation to areas of archaeological potential. (Source: Navin Officer⁵, with GML overlay)

4.3 Conclusion

Impacts to the heritage significance of the Canberra Brickworks Precinct are limited to the removal of archaeological remains in some areas of the site. The proposed investigations are located within areas assessed as having varying levels of archaeological potential. Investigation locations have the potential to impact significant archaeological remains within BRW3, however all other excavations located in areas identified as having potential are not considered likely to result in an adverse impact on the significance. This is due to the ephemeral nature of the remains or the small scale of the excavations.

5.0 Recommendations

The proposed works will generally have no heritage impact on the significance of the Canberra Brickworks Precinct, however there are identified impacts to significant archaeological remains which should be proactively managed in accordance with the mitigation measures outlined below.

5.1 Mitigation Measures

5.1.1 Location Specific Measures

- The location of the flues and subsurface workings in the vicinity of the kiln structures should be surveyed to ensure investigations can be located to avoid any impacts.
- Locations of proposed boreholes should be cross checked with the surveyed location of the flues and subsurface features to avoid any potential impacts in BRW12.
- For works within BRW3:
 - An archaeologist should be on site to supervise the locating of the boreholes and ground truth the location of archaeological features so as to avoid impacts to surface features any potentially significant archaeological remains;
 - Excavations should be supervised by an archaeologist, to record soil profiles and any archaeological remains identified during the works;
 - Test pits should be excavated with a 300mm wide flat bucket; and
 - Test pits should be excavated under the supervision of an archaeologist, in controlled increments to allow for inspection and recording of any archaeological features.
- For works within BRW7:
 - An archaeologist should be on site to supervise the locating of the boreholes within the base of the pit, where works have potential to impact significant archaeological features, and ground truth the location of archaeological features so as to avoid impacts to any potentially significant archaeological remains.

5.2 General Measures

- If archaeological material—including structural remains and artefact deposits—is identified during works the Unanticipated Discovery Protocols⁶ should be implemented (Appendix C).
- Under the Unanticipated Discovery Protocols, works should stop to allow for the inspection and recording of the finds by an archaeologist. If isolated objects not in-situ are found, then these items will be collected. If structural features and/or in-situ deposits are found, then effort will be made to move or discontinue the sample location. If the test sample location is required to proceed where structural features and/or in-situ deposits are found, then these features will be excavated using an archaeological methodology.

6.0 Endnotes

- ¹ Arcadis, Sampling Analysis and Quality Plan, prepared for DOMA Group, 2016.
- ² Navin Officer Heritage Consultants, Statement of Heritage Effects: Canberra Brickworks Precinct, report prepared for the Land Development Agency, July 2016.
- ³ Navin Officer Heritage Consultants, Statement of Heritage Effects: Canberra Brickworks Precinct, report prepared for the Land Development Agency, July 2016.
- ⁴ Navin Officer, Statement of Heritage Effects—Canberra Brickworks Precinct, prepared for the LDA, July 2016.
- ⁵ Navin Officer, Statement of Heritage Effects—Canberra Brickworks Precinct, prepared for the LDA, July 2016.
- ⁶ Appendix A, Navin Officer Heritage Consultants, Statement of Heritage Effects: Canberra Brickworks Precinct, report prepared for the Land Development Agency, July 2016.