



ANU

THE AUSTRALIAN NATIONAL UNIVERSITY

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Heritage Management Plan

TOAD HALL

Australian Capital Territory



Toad Hall – side view



Toad Hall – rear view

September 2010

This Heritage Management Plan is to be recognized as a Management Plan under the
Environment Protection and Biodiversity Amendment Regulations 2003 (s341S)

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1. INTRODUCTION

1.1 Brief

This Heritage Management Plan (HMP) was prepared by the Australian National University (ANU) in 2010 to fulfil the University's requirements under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). The principal objective of the Plan is to guide management decisions and actions in order to identify, protect, conserve, present and transmit, to all generations, the Commonwealth Heritage values, and other values, of Toad Hall.

Toad Hall is a listed item on the Commonwealth Heritage List (Place ID: 105637) and is also nominated for the ACT Heritage Register and the Royal Australian Architects' Register of Significant Twentieth Century Architecture (RSTCA No. R058). The ANU is a Commonwealth agency and as such is required to prepare Heritage Management Plans for all of its assets that are listed on the Commonwealth Heritage List (Paragraph 341S(1) of the EPBC Act).

1.2 Plan Structure

This Plan determines significance assessments for Toad Hall and outlines site management principles. It provides detailed information on the condition of the heritage values found at Toad Hall, and is designed to stand as a blueprint for management decisions regarding the place.

The focus of the HMP is less on presentation than on addressing legal obligations, conservation policies and site changes which have arisen since the initial years of University development.

The Heritage Management Plan is structured in accordance with legislative requirements:

1. Introduction
2. Location of Toad Hall
3. History of Toad Hall – Historical overview, description and condition of the place
4. Cultural features of Toad Hall
5. Heritage Values – Assessment of Toad Hall and the identified Commonwealth, and other, heritage values
6. Condition of the Commonwealth Heritage Values – Condition and integrity of the Commonwealth Heritage values
7. Management Framework – Statutory legislative requirements, agency mechanisms and other policies governing management of the site
8. Management Requirements, Opportunities & Constraints – Pressures, risks and logistical constraints to the heritage values of the place
9. Management Policies – Specific policies and protocols to guide management of Toad Hall

1.3 Limitations

No Heritage or Conservation Management Plans have been prepared for Toad Hall. The ANU Heritage Study (Ratcliffe & Armes 1995) provides a general overview of the place and basic conservation policies.

1.4 Documentation

Documentary evidence researched during the preparation of this HMP is cited in the bibliography. All photographs were taken by the ANU Heritage Office, unless otherwise stated, from 2006-2010.

1.5 Definitions

Definitions are reproduced from the *Australia ICOMOS Burra Charter*, 1999, as follows:

Place means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.

Cultural Significance means aesthetic, historic, scientific or social value for past, present or future generations.

Fabric means all the physical material of the *place*, including components, fixtures, contents, and objects.

Conservation means all the processes of looking after a *place* so as to retain its *cultural significance*.

Maintenance means the continuous protective care of the *fabric* and *setting* of a *place*, and is to be distinguished from repair. Repair involves *restoration* or *reconstruction*.

Preservation means maintaining the *fabric* of a *place* in its existing state and retarding deterioration.

Restoration means returning the existing *fabric* of a *place* to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

Reconstruction means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of materials (new or old) into the *fabric*.

Adaptation means modifying a *place* to suit the existing *use* or a proposed use.

Use means the functions of a *place*, as well as the activities and practices that may occur at the *place*.

Compatible Use means a use that respects the cultural significance of the place. Such a use involves no, or minimal, impact on cultural significance.

Setting means the area around a *place*, which may include the visual catchment.

Related Place means a *place* that contributes to the *cultural significance* of another *place*.

Related Object means an object that contributes to the *cultural significance* of a *place* but is not at the *place*.

Associations mean the special connections that exist between people and a place.

Meanings denote what a *place* signifies, indicates, evokes or expresses.

Interpretation means all the ways of presenting the *cultural significance* of a *place*.

1.6 Author Identification

This Heritage Management Plan was prepared and written by Gary Estcourt and James Collet of the ANU Heritage Office.

1.7 Acknowledgements

This Heritage Management Plan has been prepared in close consultation with staff of Toad Hall and the Australian National University. Particular acknowledgement must go to Andrei Lena and Jorma Piirainen. Acknowledgements for assistance and comments must also go to:

- Staff of the Department of the Environment, Water, Heritage and the Arts (DEWHA)
- Staff of the ACT Heritage Unit
- Staff of the National Trust of Australia (ACT)

1.8 Review

This Heritage Management Plan has been extensively reviewed by all parties involved in the management of the heritage values of the Toad Hall site. Review of this document has been undertaken by:

- Australian National University
- Toad Hall
- Department of the Environment, Water, Heritage and the Arts (DEWHA)
- ACT Heritage Unit
- National Trust of Australia (ACT)

Under paragraph 341S(6)(b) of the EPBC Act, the ANU also invited comments on the Draft Management Plan from members of the public. A draft copy of this document was publicised on the University's Heritage website and a notice was placed in *The Australian* newspaper on Saturday 6th August 2007 advising of this. The public consultation period ended at Close of Business Monday 3rd September; no submissions were received.

2. STUDY AREA

Toad Hall (Section 63, Block 5) is located on the north-eastern edge of the Acton campus of the Australian National University. The site is about 3km west from the Canberra GPO (Figure 2.1 & 2.2). Curtilage for the place is formed by Kingsley Street to the west, Barry Drive to the north, Sullivans Creek to the west and the northern edge of the Drill Hall Gallery site to the south (Figure 2.3).

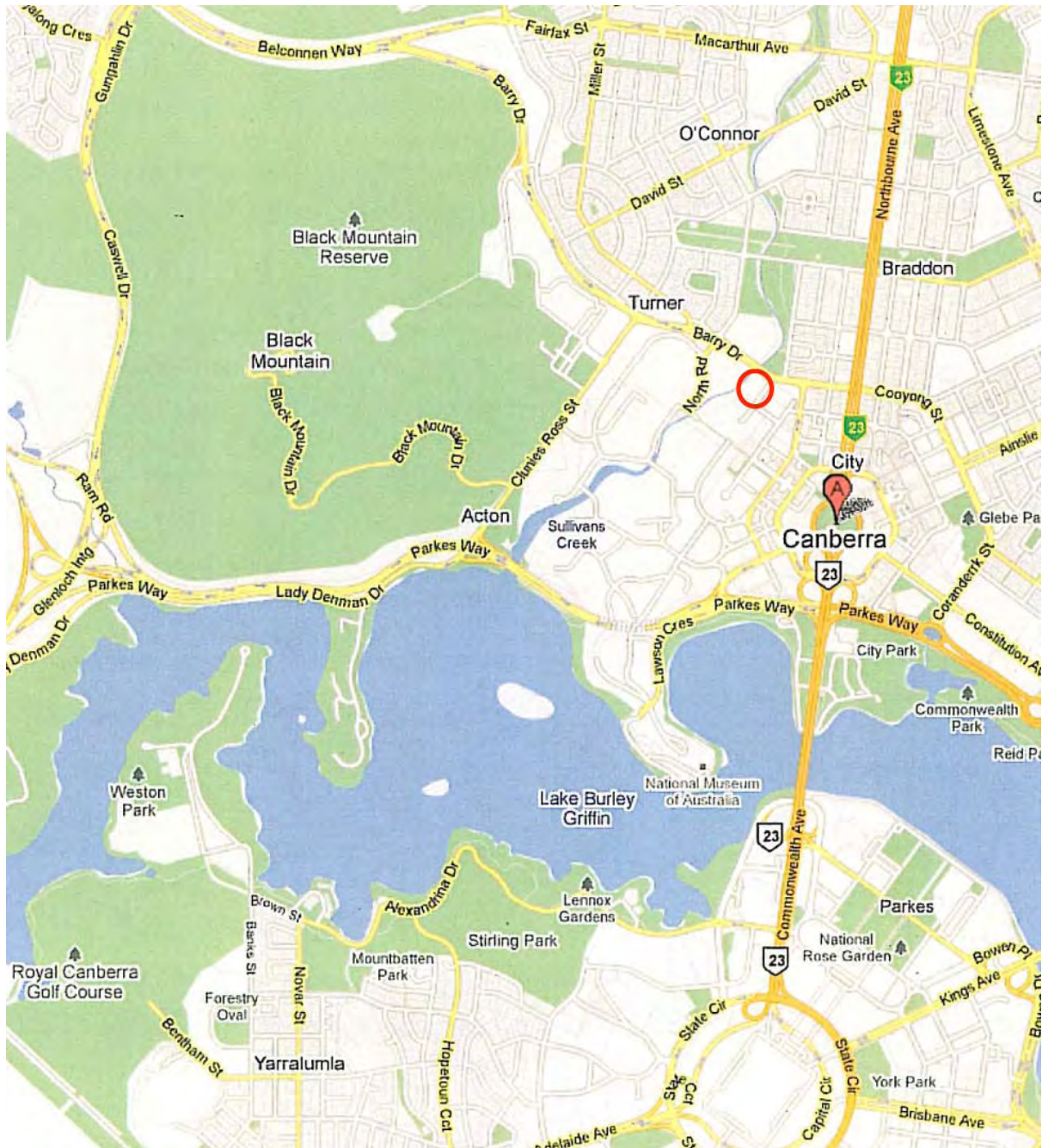


Figure 2.1: Location of Toad Hall in the ACT (GoogleMaps 2010)

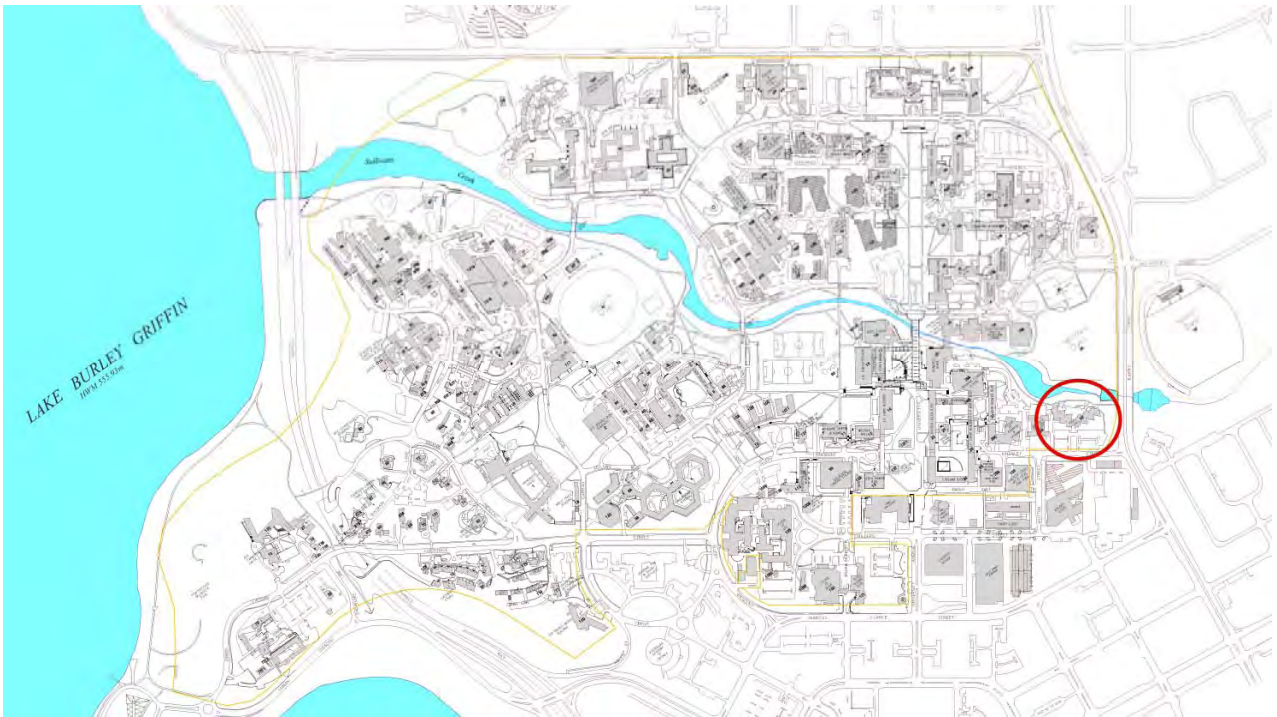


Figure 2.2: Location of Toad Hall as part of the ANU campus (ANU Drawing Office)



Figure 2.3: Photo-satellite image of Toad Hall and surrounds on the ANU campus – red box illustrates curtilage for the site (GoogleEarth 2007)

3. HISTORY OF TOAD HALL

The following section has been designed to provide a background to the history of Toad Hall in order to identify the cultural significance of the site. It is not considered a complete history of the place.

For an overview of the development of the ANU campus, refer to *The Making of the Australian National University: 1946-1996* by SG Foster and MM Varghese.

3.1 Outline Site History

The decision to choose a site for the Australian National University was founded by an Act of Parliament that was passed in August 1946. A land allotment of 350 acres between Acton ridge and Black Mountain was originally given to the University¹, although this was later revised in line with plans for the Canberra University College (CUC), located to the north of the University site². The revised lease, covering an area of 204 acres, was vested to the University in 1950. This was a significant move, as it cemented the University on the site that Walter Burley Griffin had recommended in his original plan of the Capital³.

In 1948 negotiations began between the ANU and Canberra University College (CUC) for the future amalgamation of the two institutions. The size of land for each was a matter of some contention, and was not satisfactorily resolved until 1959, when the Minister for the Interior, Mr Gordon Freeth, issued a press release announcing that a site had been put aside for the CUC. The land comprised an area of “approximately 138 acres in the Division of Turner and Acton, within the area bounded by Frogatt, Boldrewood, Childers, Hutton and Farrell Streets, University Avenue and the Australian National University area”⁴ (Figure 3.1). Shortly after, the two institutions were joined and the lease boundaries were gradually dissolved into the larger ANU campus⁵.

The establishment of the eastern boundary of the ANU was a cause of friction between the University and the National Capital Development Commission (NCDC). A proposal for this boundary was put forward by the NCDC, who placed it 250ft. east of the centre line of Kingsley Street between University Avenue and Boldrewood Street in 1960 (Figure 3.2)⁶. The University, however, wished to retain the land to Farrell Street (now Marcus Clarke Street) and the Vice-Chancellor (Sir) Leonard Huxley, rejected this proposal. In response, the NCDC proposed a revision of the boundary on 25 May 1961 that followed the form of Kingsley and Childers Streets (Figure 3.3). Although this reduced the amount of land available to the University on its eastern boundary, the promise of an extension of the boundary to the west of Black Mountain led to the University’s reluctant acceptance of the proposal⁷.

On 3 September 1963 the NCDC sent the final plans for the eastern boundary to the University. The boundary was essentially located in line with that shown in Figure 3.3, but well short of the 1959 proposal shown in Figure 3.2. It took a further four years before the *Australian National University (Leases) Ordinance 1967* was passed and the Second Perpetual Lease for the ANU was approved⁸.

The Second Perpetual Lease took in the land on Kingsley Street, including the future site of Toad Hall (the neighbouring Drill Hall was still in the control of the Army at this time and was not officially included in this lease). Although the University had owned Block 2, Section 63 since July 1969, it was not until the granting of the Third

Perpetual Lease on 6th November 1974 that the area of “6 acres 2 roods and 10 poles” was included in the University’s leasehold⁹.

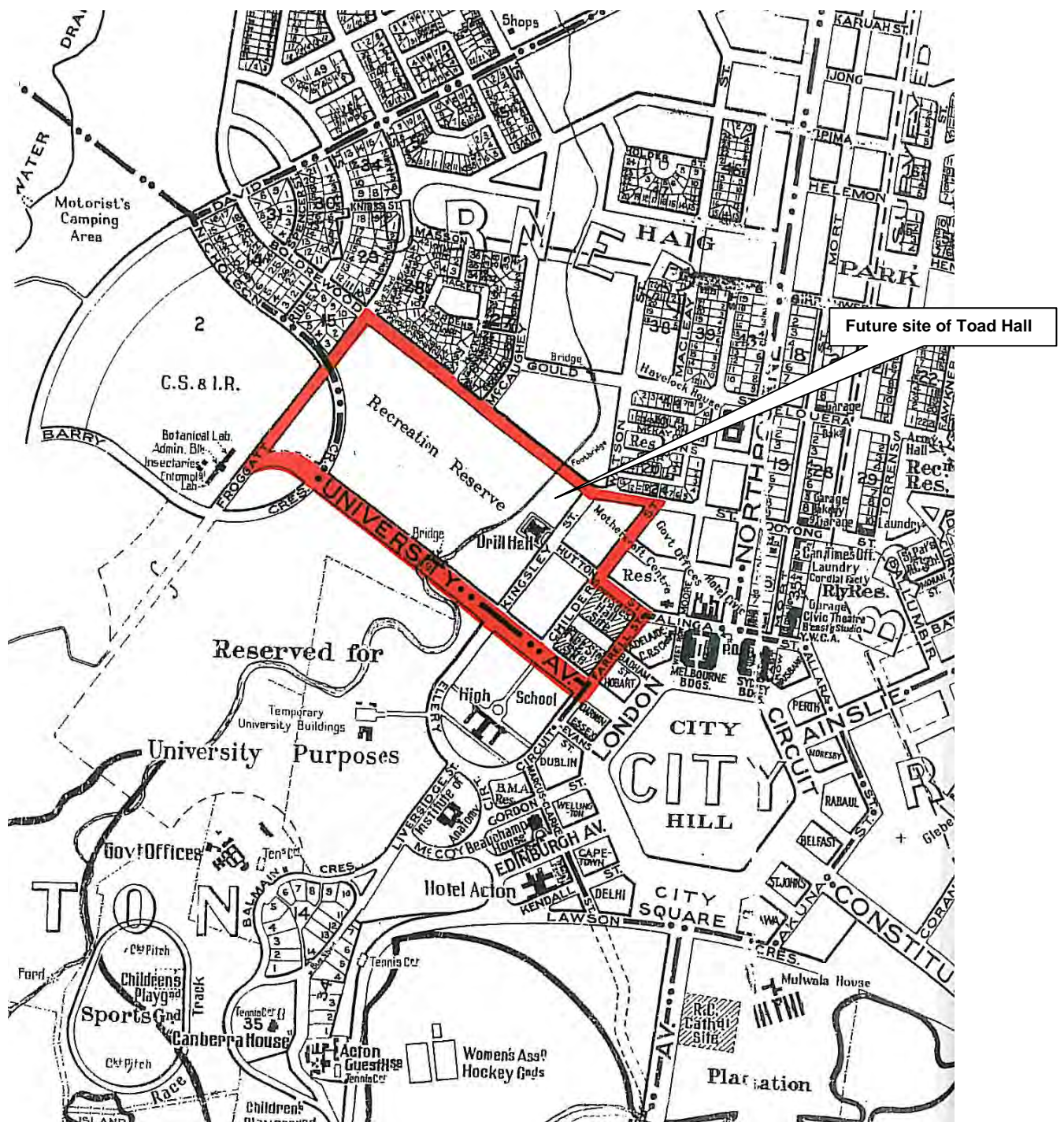


Figure 3.1: Proposal for eastern boundary of the ANU made by the Department of the Interior in 1959 (Dexter 1991:386)

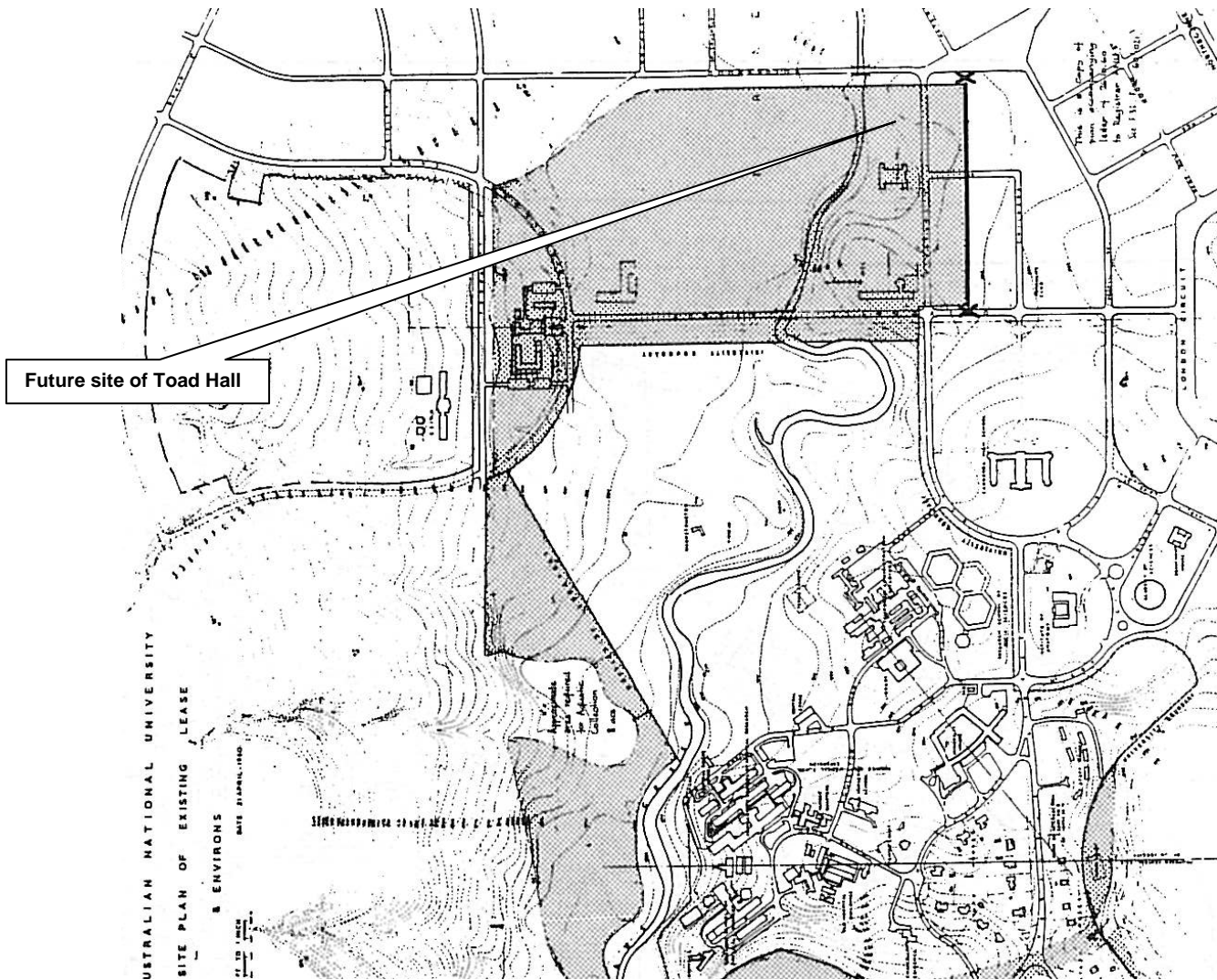


Figure 3.2: Proposal for eastern boundary (X-X line) of the ANU made by the National Capital Development Committee in 1960 (Dexter 1991:387)

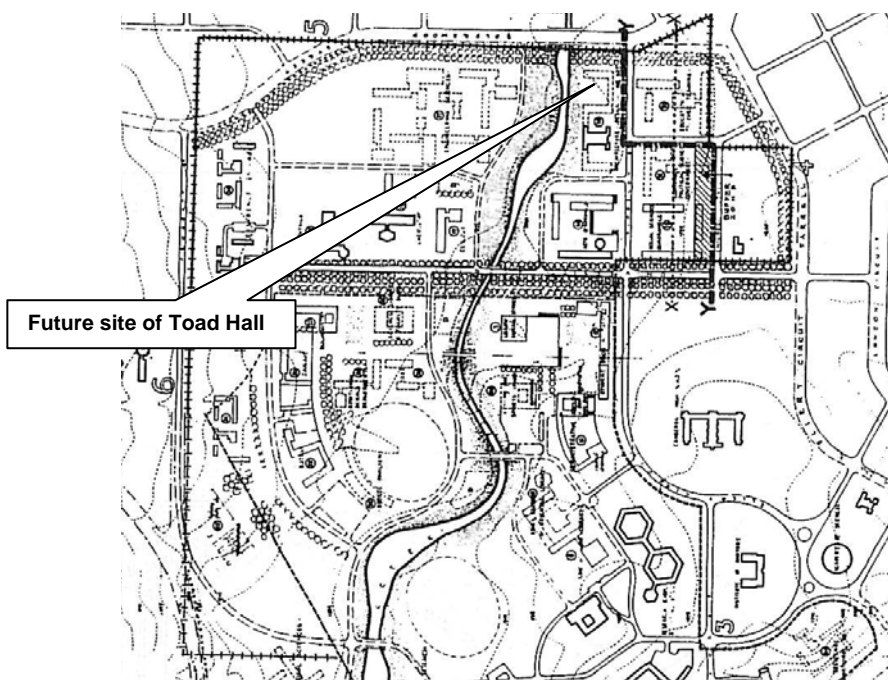


Figure 3.3: Proposal for eastern boundary (Y-Y line) of the ANU made by the National Capital Development Committee in 1961 that was accepted by the University Council (Dexter 1991:389)

In 1973 construction began on Toad Hall (known as “Student Residence No. 4” during construction). It was built on the old parade ground of the ACT Drill Hall, located between the Drill Hall to the south (known as the Kingsley Street Hall at the time) and Barry Drive to the north¹⁰. The new residence was designed by the nationally renowned architect John Andrews, a key practitioner of the Late Twentieth Century Brutalist and Late Modern styles in Australia and overseas. Andrews designed functional buildings according to climatic conditions and user needs, emphasising circulation and user interaction. Other examples of Andrews’ designs in the ACT are the Cameron Offices, the University of Canberra Student Residence and the former Woden TAFE College. Leighton Constructions were contracted to erect the building, which was completed in March 1974 and opened to students at the beginning of the 3rd term shortly after¹¹.



Figure 3.4: The first sign for Toad Hall, 1974 (ACT Heritage Library R002233)

Toad Hall was a departure from the traditional university hall of residence. Halls of residence had evolved from the communal living and unified cultures of European monastic establishments of the 13th Century as places for teachers and students to establish and promote communities of common interests. Planned arrangements followed those first established in Oxford and Cambridge. University House and other ANU colleges that were established in the 1960s, such as Bruce Hall, loosely followed these planning arrangements.

University culture changed in the decades following the Second World War. The influx of returned servicemen and the introduction of Commonwealth and teaching scholarships in the 1950s swelled the tertiary education sector. By the 1970s student living allowances had been introduced, and fees subsidised by the Federal Government brought many students to universities from different parts of the world.

A new form of student accommodation was needed; one that offered greater independence and placed less emphasis on colleges as single communities of common interest and shared values. The design of Toad Hall embodied such ideals; a place where resident students, both male and female, looked after themselves and communal activity was unstructured and informal¹².

Toad Hall was Australia's first self-catering university hall of residence¹³. It was built and occupied with little fanfare, and after 35 years continues to serve as valuable student accommodation for the Acton campus. More than 500 students are accommodated each year, with an average occupancy rate of 98% and an annual turnover of 30-40%. Extrapolated back, this gives an approximate figure of 20,000 residents of Toad Hall since its construction.

The majority of residents are post-graduate or international students. A team of senior residents facilitates the interaction between the students and management (the Sub-Dean acts as the Senior Resident for the ground floor). The Head of Hall is largely an honorary title, given to a member of the community who has significant associations with the place. Day-to-day running of the facility is operated by the Manager and Sub-Dean, in conjunction with maintenance and office staff.

The University adopted the name Toad Hall on the recommendation of the first residents. The setting of the building, nestled amongst the mature willow trees and black poplars beside Sullivans Creek, reminded them of Kenneth Grahame's *The Wind in the Willows*. The name was formally confirmed by the Standing Committee of the Council on 9 August 1974¹⁴.

In 2003 Toad Hall was awarded the 25-Year ACT Architecture Award, sponsored by the Royal Australian Institute of Architects.

3.2 Indigenous History

There are no specific Indigenous values associated with the Toad Hall site or its surrounding landscape. The area on and surrounding the Acton campus of the Australian National University was once one of major importance to the local Aboriginal people, both economically and ceremonially. Historical and archaeological evidence has shown extensive use of the areas surrounding the Acton campus¹⁵. Nonetheless, heavy development on ANU property since its inception in 1946 has likely obliterated any traces of aboriginal sites or artefacts on the property itself. One such site has been located on Sullivan's Creek but not in the vicinity of Toad Hall¹⁶. The likelihood of any intact sites being found on the Toad Hall allotment is negligible. Isolated artefacts may be found on the property; however there is relatively little chance of any artefacts being present in-situ.

4. DESCRIPTION AND CONDITION

4.1 Design and Function of Toad Hall

Toad Hall is constructed of inter-locking blocks set in accordion pattern along the west bank of Sullivans Creek. Long horizontal windows punctuate the fenestration, with narrow vertical windows on the smaller walls. The larger windows and cascading tower blocks give the building a strong horizontal emphasis. The staggered façade helps to offset this emphasis, with verticality impressed by the individual towers.

Toad Hall is a four-storey building of fair brick and concrete construction beneath a flat concrete roof. An irregular interlocking plan of bedrooms grouped around common rooms with separate access provides privacy and views from all rooms and a clear delineation of public and private spaces. Horizontal circulation is achieved at each level without the use of corridors. The building consists of 27 room clusters with a total of 228 rooms, including two kept for emergency accommodation.



Figure 4.1: The separate towers provide a strong vertical aspect to Toad Hall, while features such as the large horizontal windows serving to balance the façade

The basic grouping of rooms in Toad Hall is designed to reflect the arrangement of a flower, with the rooms set like petals around the central living areas (stamens and pistil). These groupings are attached to stair towers, an influence of the renowned architect Louis Kahn¹⁷, which act like branches of a tree trunk. This type of architecture was based on what has been termed the 'additive style', in that basic units are added to one another to gradually create the form.

Within each cluster, cul-de-sac corridors originate in the common living room and lead to the student rooms; these corridors incorporate turnings that visually and aurally screen the bedroom entry doors from the common spaces. The corridors terminate in windows that provide light and views; there are no long impersonal corridors lined with anonymous doors opening to identical rooms. Laundries are located at the bottom of B, C, E, F and G stairwells.

Student rooms are arranged to minimise shared partitions, thereby reducing noise transmission. This plan provides for a variety of room shapes and orientations with different window forms; this wide variety of aspects not only make each room unique, but also provide considerable variety.

Toad Hall is constructed atop strip footings on pier foundations. The masonry walls are load-bearing, supporting concrete floor slabs and a built-up membrane roof¹⁸. Exterior materials are of a constrained palette of face brick with in-situ concrete and aluminium framed glazing. This economy of materials abstracts and provides emphasis to the strongly sculptural form of the internal spaces. Internally, the brick walls and concrete soffit ceilings are rendered and painted.

The most notable alterations to the original design have been undertaken on the ground floor. Figure 4.3 provides a comparison of the notable alterations. Most of the ground floor was originally open to provide space for bicycles and services, but was enclosed in 1978, four years after the building was constructed¹⁹. The open space created a paved 'street' that was accessible from any point along its length. In the words of the architect:

The building has been designed so as to inject people into it almost all the time, *everybody* has to use the street to get to their rooms and to use the service rooms. It becomes the covered footpath along that length of road it parallels so that others can use it too²⁰.

The **ground floor** has been enclosed with similar bricks to those seen throughout the rest of the building. Internal walls are rendered brick and the original paved surface has been carpeted. False ceilings were added to screen the electrical and fire safety systems. Aluminium sliding glass doors had been installed by 2003.

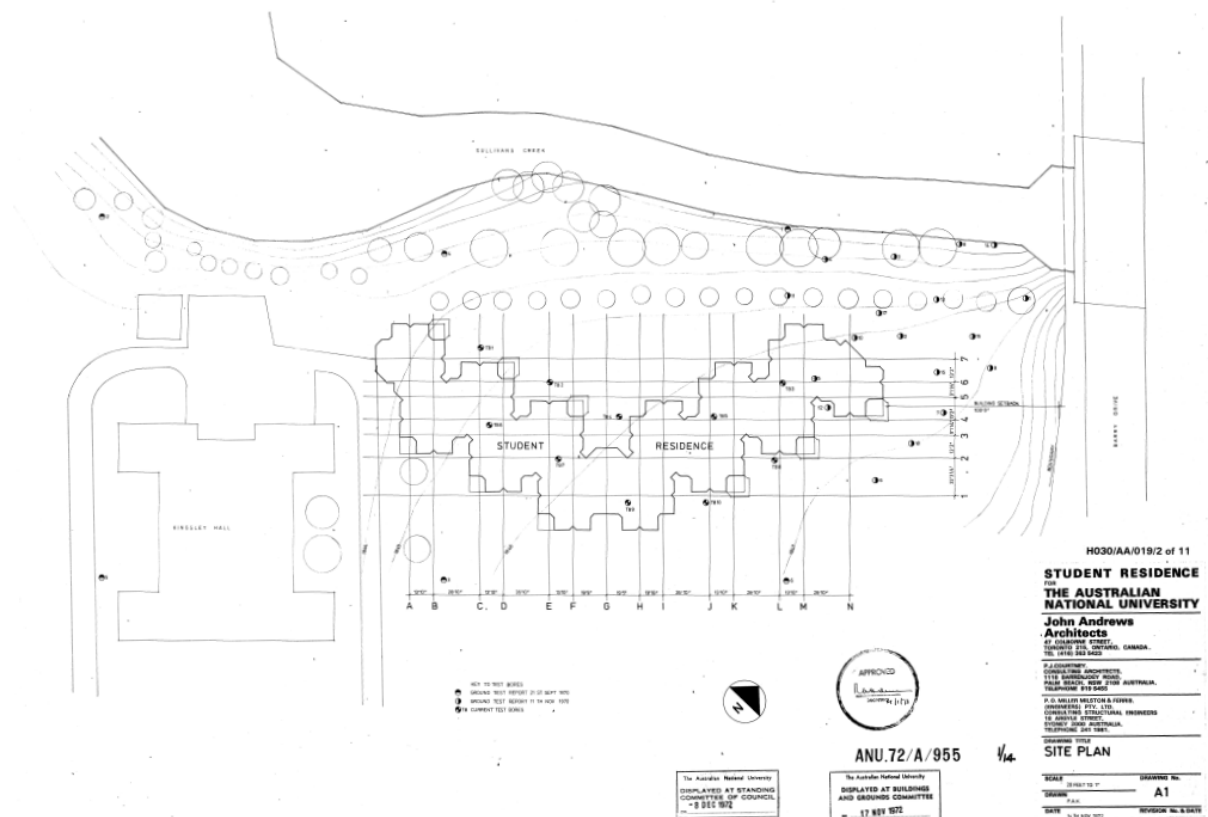
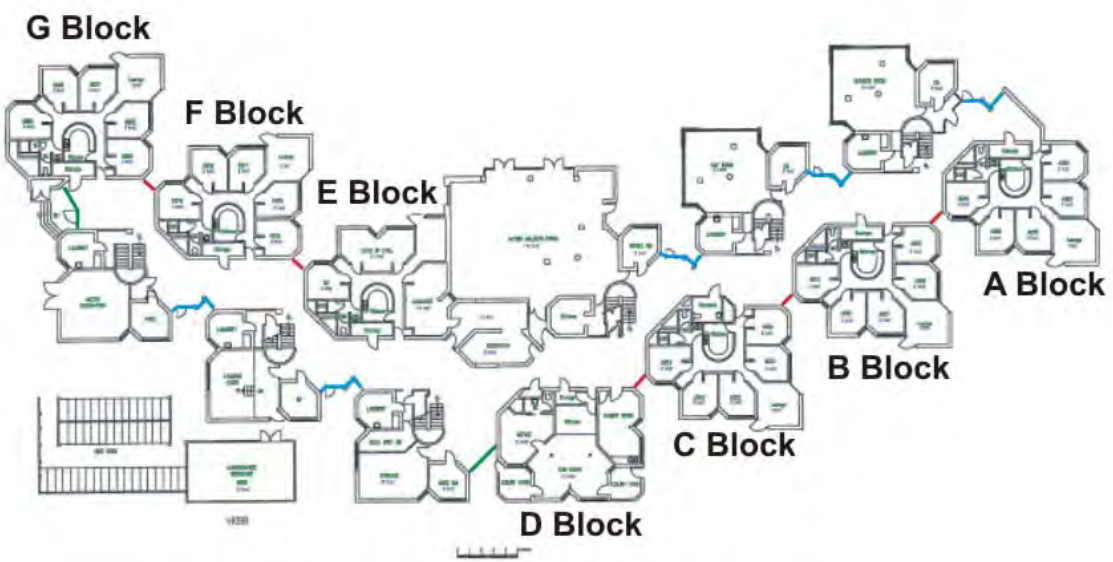
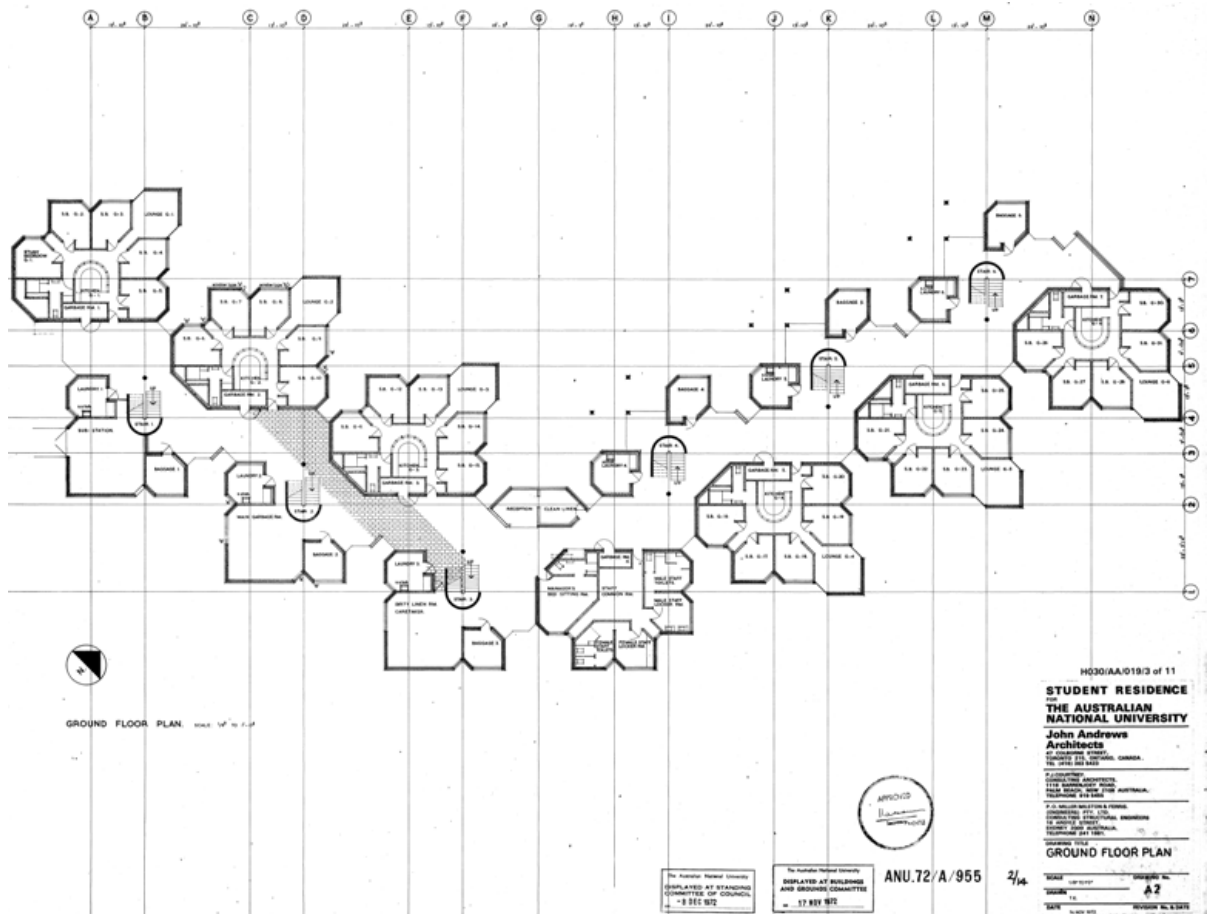


Figure 4.2: The Toad Hall site was originally the Parade Ground associated with the Drill Hall to the south. Andrews designed the building to sit within the landscape; emphasis was placed on the retention of notable landscape features, such as the scattered poplars along Sullivan's Creek to the west (ANU Drawing Office).



- Windows created during infilling of foyer
- Doors created during infilling of foyer
- Electronic doors installed in 2003

Figure 4.3: Toad Hall was designed to reflect the petals of flowers, with student rooms branching from a central kitchen and common room. The original floor plan (top) has been altered slightly to provide modern facilities. The ground floor has been enclosed (below) and a number of larger common rooms formed (ANU Drawing Office)



Figure 4.4: The ground floor was originally open and provided hanging racks and easy access for bicycles. The walls have been painted, carpet laid and a false ceiling installed to hide the services. These were substantial alterations to the original design, and include introduced features such as the timber joinery.

Three **common rooms** have been formed on the ground floor: the Badger, Rat and Anton Albers Rooms. The Badger and Anton Albers Rooms are currently used as common/recreation spaces, and the Rat Room is a dedicated computer laboratory. The names of the Badger and Rat Rooms were again taken from *Wind in the Willows*, and the Anton Albers Room named for the first manager of Toad Hall (1985-2002). These rooms were smaller when first formed and extended in 1999²¹. Supporting columns in these spaces provide tantalising hints of the original configuration.



Figure 4.5: Three common rooms, including the Anton Albers Room (left) and the Rat Room (right) were formed on the ground floor. Bulk heads and nib-walls have been retained that are able to demonstrate the original form of the spaces.

E Block was originally configured as an accommodation block, but was altered to create an expanded office area as part of the 1999 refurbishment works. Nib walls and bulk-heads have been retained that are able to provide information on the original bedroom configuration. Windows are brushed aluminium. The Sub-Dean's flat was refurbished from 1985 to 1989 and included the formation of a small courtyard to the rear. Major alterations in 2005 gave it its current configuration. The 'Rabbit Room' was remodelled in 2006.

Original room configurations remain in all parts of the building except ground floor E Block. Furniture initially consisted of a bed, desk and shelf (none were built-in), and built-in wardrobes in each room. The windows are set in brushed aluminium frames with a tiled sill. Walls are plastered and floors carpeted. In 1997 a program of upgrades began to each of the rooms that included the fixed installation of some furniture (Figure 4.6).

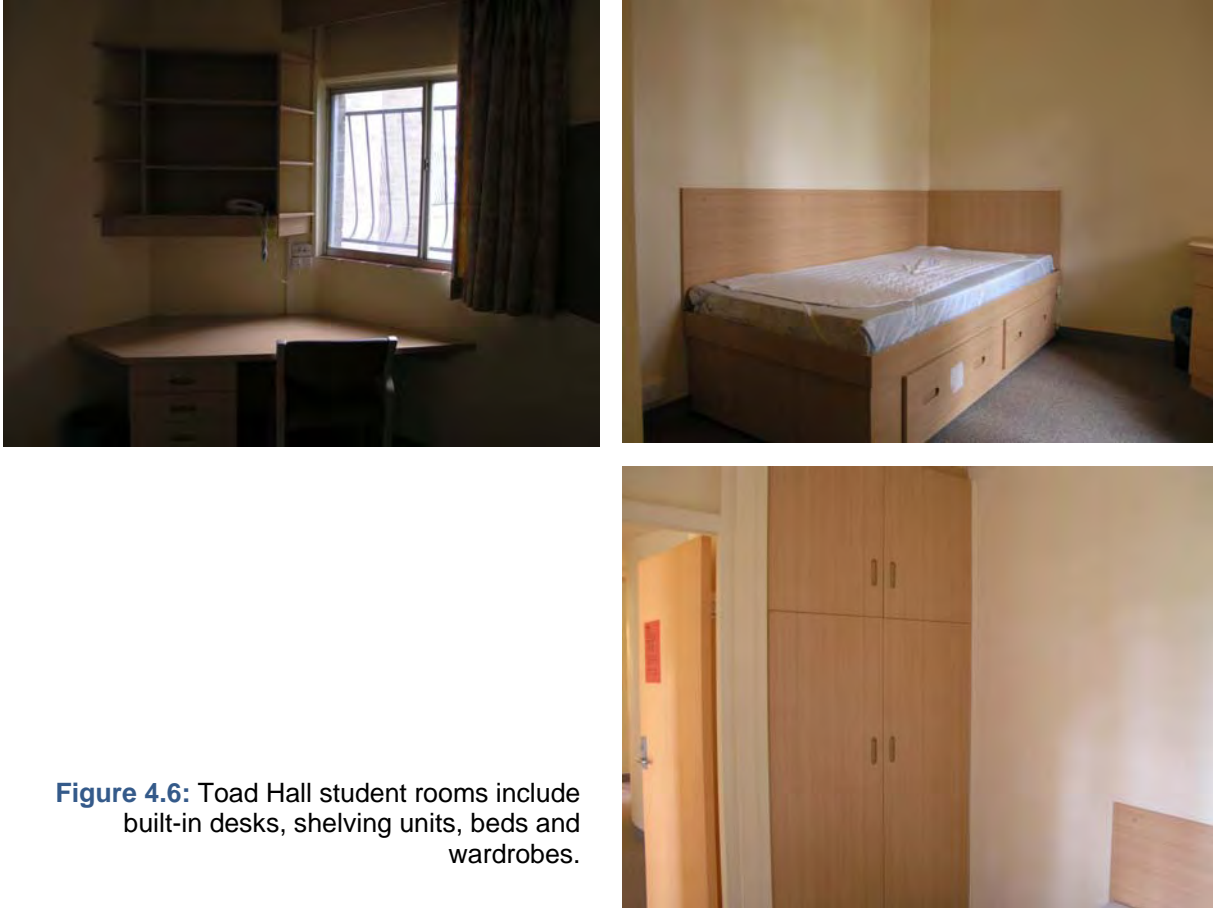


Figure 4.6: Toad Hall student rooms include built-in desks, shelving units, beds and wardrobes.

The **kitchens** throughout the building have sustained some alterations and upgrades. All sport tiled floors, composite stone bench-tops and plastered walls. Kitchen facilities include a fridge, microwave, kettle and electric stove with rangehood. There is also one lockable cupboard in each kitchen for the individual rooms. Cupboards are lined with linoleum. On all upper floors most kitchens have been extended; the wall along one side was slightly pushed out to increase the size for new benches to form an L-shape in the space. The refurbishments began on the upper three storeys in 1986 and continued intermittently until the ground floor kitchens were remodelled in 2005-06.

Bathrooms are fully tiled. Amenities include toilets, basins and individual showers. Although located in their original positions on the plans, there has been some modifications to the space and some new fixtures. Renovations were carried out to the bathrooms between December 1991 and March 1992.

There are five **laundries** on the ground floor; all are finished in painted bricks with tiled floors. Facilities include token-operated washers and dryers and an ironing board. The timber-framed windows reflect the slightly different materials used to enclose the ground floor.



Figure 4.7: The kitchens have been altered and some extended slightly. The rounded edges seen in the original form (left, Nov 1974) have been replaced with squared benches and individual cupboards for the residents (above) (ACT Heritage Library R002171)

The **roof** was originally covered with gravel, but was sealed with bitumen in 1994 to repair recurring leaks. Repairs have been recently carried out and the roof is now in excellent condition. One of the most unique aspects of the building is the lack of guttering, with drainage provided by a network of twenty internal downpipes, covered with half-sphere metal covers. The edge of the roof is pressed tin.



Figure 4.8: The roof of Toad Hall was originally covered with gravel, but has since been overlaid with bituminous roofing material to address recurrent leaks. Expressive rain-heads lead to circular down-pipes that are embedded within the structure.

A workshop was added to the south-eastern side of Toad Hall in 1990 and a bike shed built adjacent to it in 2006. This was recently complemented by a second, mesh bike enclosure between Toad Hall and Drill Hall Gallery to the south. Landscaping

around the building has gradually been formalised, including graded paths and the construction of a pergola to the rear in 2006.

4.2 Condition of Toad Hall

Generally, Toad Hall is in very good condition. The extensive and ongoing refurbishment program has resulted in the removal of all original fittings, though the works have also ensured that internal areas are maintained to a very high standard. The building has essentially performed the same function since it was constructed.

The windows of the building have now become a safety issue; the glass is 3mm floating panes and are easily able to be broken. The window frames also need to be replaced to provide for better security and fittings for the panes. Recent audits have also found that the sewer and hot water systems require an upgrade.

Sustainability options should also be investigated. This is especially the case of solar panels, which are able to be screened from surface level.

Landscape

Extensive landscaping around Toad Hall forms the setting that gave the building its name. The building sits comfortably within the landscape and provides an important setting for the relaxed atmosphere of the facility, emphasised by the internal layout. The proximity of Toad Hall to Sullivans Creek provides an aesthetic quality not seen in other campus colleges. Notable tree species to the rear of the building include the scattered remnant eucalypts and row of poplars planted close to the catering facilities.

Figure 4.9: The landscape surrounding Toad Hall is a significant part of the place. The notable eucalypts and poplars to the rear of the building, seen here in the 1990s, provide much of the character that gives the building its name (ANU Archives en447)



A barbecue and outdoor eating area has been established to the back of the building, as well as a timber gazebo.



Figure 4.10: The landscape to the rear of Toad Hall has been recently refurbished. Formal entertaining and catering facilities have been established, including a timber gazebo and barbecue areas

Landscaped garden beds flank the front entrance walk, with mature oaks and other trees interspersed throughout the front carpark. A small Toad sculpture has been installed on a plinth adjacent to the front entrance.

A row of *quercus bicolor* trees line Kingsley Street, continuing south in front of the Drill Hall Gallery and new College of Business and Economics Building. These trees were likely planted by Lindsay Pryor; trees were illustrated on a 1939 site plan of the Drill Hall Gallery. The land to the north of Toad Hall has been built up and planted with light vegetation. This acts as a visual and auditory break from Barry Drive and should be conserved.



Figure 4.11: A large carparking area has been screened from the road by a row of oak trees at the front of Toad Hall (above). A small but significant feature is the Toad sculpture at the front of the building (left).

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- ¹ West, F. 1980. *University House: Portrait of an Institution*, p.1.
- ² Dexter, D. 1991. *The ANU Campus*, p. 88.
- ³ Dexter, D. 1991. *The ANU Campus*, p. 337,373.
- ⁴ Dexter, D. 1991. *The ANU Campus*, p. 385.
- ⁵ Dexter, D. 1991. *The ANU Campus*, p. 94.
- ⁶ Dexter, D. 1991. *The ANU Campus*, p. 94.
- ⁷ Dexter, D. 1991. *The ANU Campus*, p. 95.
- ⁸ Dexter, D. 1991. *The ANU Campus*, p. 98.
- ⁹ Dexter, D. 1991. *The ANU Campus*, p. 100.
- ¹⁰ Ratcliffe and Armes. 1995. *ANU Heritage Study, Volumes 1 and 2*.
- ¹¹ Australian National University. 1974. *Report to the Council for the Period 1/1/74 to 31/12/74*.
- ¹² The first undergraduate college built specifically to house both men and women on campus was Bruce Hall, completed in 1961.
- ¹³ Foster, S.G. and Varghese, M. 1996. *The Making of the Australian National University 1946-1996*. Allen and Unwin, Sydney.
- ¹⁴ *ANU Reporter*, 23rd August 1974.
- ¹⁵ Estcourt, G. 2005. *Indigenous Heritage Study – Stage 1: Overview of ANU Properties*. An unpublished report prepared for ANUgreen.
- ¹⁶ Norma Richardson, Conservation Officer, ACT Heritage, pers. comm.
- ¹⁷ Metcalf, A. 2003. *Canberra Architecture*. The Watermark Press, Sydney.
- ¹⁸ Andrews, J. 1971. *Student Residence and Continuing Education Centre*. For the Australian National University PP71/6 19 March 1971.
- ¹⁹ Andrei Lena (Administration Officer) & Jorma Piirainen (Maintenance Officer) pers. comm.
- ²⁰ Andrews, J. 1971. *Student Residence and Continuing Education Centre*, page 15
- ²¹ Andrei Lena pers. comm.

5. HERITAGE VALUES

5.1 Method and Basis of Assessment

Assessments of the heritage values of Toad Hall, ACT, have determined that the site is a place exhibiting *high cultural significance* to the nation. Any existing assessments of places in, or around Toad Hall, as well as recent inspections of the site and relevant documents, have been taken into consideration in the preparation of this section.

The site's heritage 'significance' – that is, why the place is of value to present and future generations – derives from an understanding of its heritage values and forms the foundation upon which the conservation policy for the place is developed. The EPBC Act (S528) defines the 'heritage values' of a place as including the place's natural and cultural environment having aesthetic, historic, scientific or social significance, or other significance, for current and future generations of Australians.

This HMP includes statements of significance taken from the CHL entry for Toad Hall.

Previous Assessments

Toad Hall was included on the Interim List of the Register of the National Estate, and was registered for the Commonwealth Heritage List in June 2004 (105637). Toad Hall is also Nominated for the ACT Heritage Register and is included on the Royal Australian Institute of Architects' Register of Significant Twentieth Century Architecture.

Toad Hall was assessed as part of the ANU Heritage Study (Ratcliffe & Armes 1993-95). This short assessment included a historical overview, description and condition overview of the building and surrounding landscape. The assessments and significance criteria of the Ratcliffe & Armes review are now relatively outdated, as the EPBC Act was not in effect at the time. In addition, the building has since been altered, and internal ANU heritage policies have changed considerably. However, the values of Toad Hall that were identified in the Study have changed little, and the Conservation Management policies are still very relevant.

No formal Heritage or Conservation Management Plan has previously been prepared for Toad Hall.

5.2 Significance Values

Scientific Significance

Toad Hall has been judged to have no scientific significance.

Historic Significance

Toad Hall is historically significant as an example of student accommodation in Canberra in which individual student rooms are grouped around shared facilities. This reflects a change in university culture in the latter part of the twentieth century when universities sought to provide student accommodation that allowed for informality and independence rather than the tradition of colleges as single communities of common interest and shared values.

The historical antecedents of the design can be seen in a similar project at Guelph University (Ontario), also by architect John Andrews. Andrews' distinctive style that is evident in Toad Hall, the University of Canberra Residences and Callum offices in Woden is an example of what is known as the 'additive style of plan making'²². The concept involves a basic building block that, in the case of Toad Hall and the University of Canberra Residences, involves a group of rooms centred on a common kitchen, toilets and dining room.

Born and raised in the northern Sydney suburb of Gordon, John Andrews graduated from the University of Sydney in 1956 and undertook postgraduate studies at Harvard. His second place in a design competition for the Toronto City Hall saw him move to Canada to work under the winner Viljo Revell. Over the next seventeen years Andrews stayed in Toronto, establishing a successful private practice and eventually chairing the Department of Architecture at the University of Toronto.

He returned to Australia in the late 1960s at the invitation of the National Capital Development Committee (NCDC) and accepted their offer to design the Cameron offices in Belconnen. He worked on residences for the ANU and University of Canberra as well as designing the Woden TAFE College. Andrews was appointed as an Officer of the Order of Australia in 1981 for his contributions to Australian Architecture and in 1980 was awarded the Royal Australian Institute of Architects Gold Medal²³.

Aesthetic Significance

Sited sympathetically along the banks of Sullivans Creek, Toad Hall reflects the architects desire to give architectural expression to the nature of the topography. Preserving the mass plantings at the rear of the building, Andrews has created a building that nestled into a landscape characterised by rolling lawns and the Creek itself. This use of the landscape is an integral part of the nature of the site and has provided the name of the building.

Social Significance

The close association of Toad Hall with its occupants is characterised by its continued use as a residence for Australian and international students at the ANU. Its setting was the impetus for its name: "During construction, students already on campus nicknamed the new residence Toad Hall because of its grand setting beside the creek on rolling lawns"²⁴. The reference comes from Kenneth Grahame's *Wind in the Willows*. Toad Hall has the distinction of being the only hall of residence at the ANU to be named by its own residents²⁵.

5.3 Commonwealth Heritage List
Official Values

Commonwealth Heritage List

Criterion A: Processes

Toad Hall is important as an early example of a new concept of student residence in the Australian National University. The design reflects the change in university culture in the latter part of the twentieth century when universities sought to provide student accommodation that allowed for informality and independence rather than the tradition of colleges as single communities of common interest and shared values.



Attributes: The design and internal planning of the building that allows for informality and independence of residents

Commonwealth Heritage List

Criterion D: Characteristic Values

Toad Hall, constructed in 1977, is a building of architectural significance designed in the late twentieth century Late Modern style.

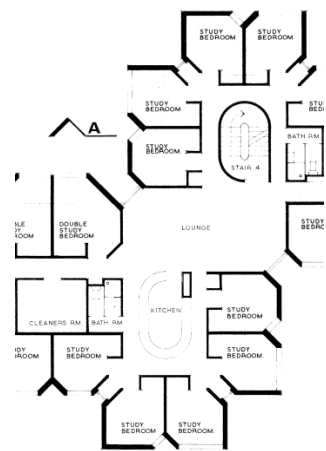


Attributes: The building's Late Modern architectural style

Commonwealth Heritage List

Criterion F: Technical Achievement

The brick and concrete building, with a clear distinction between public and private spaces expresses function through the plan form and its sculptural massing. Irregular, interlocking internal spaces and external aspects are enhanced through clever siting and orientation providing a sense of independence and privacy for the occupants.



Attributes: The building's plan form, sculptural massing, interlocking internal spaces, siting and orientation

Commonwealth Heritage List

Criterion G: Social Value

The hall has had continual use as a residence for Australian and international students studying at the Australian National University. The name, Toad Hall, from *The Wind in the Willows*, was chosen by student residents and reflects the importance of the setting amongst mature willows on the banks of Sullivans Creek, on the edge of the university campus and the Civic Centre.



Attributes: The whole building, its residential use, the name 'Toad Hall' and its location on the edge of the campus

Commonwealth Heritage List

Criterion H: Significant People

Toad Hall has significant association with its designer, internationally acclaimed architect John Andrews, who was appointed as a member of the Order of Australia for his contribution to Australian architecture. He was awarded the RAIA Gold Medal in 1980.



Attributes: The design attributes of the building that demonstrate John Andrews' architectural input

Summary Statement of Significance

The following Statement of Cultural Significance has been reproduced from the Commonwealth Heritage List:

Toad Hall, constructed in 1977, is a building of architectural significance designed in the late twentieth century Late Modern style. The concrete building with a clear distinction between public and private spaces expresses function through the plan form and its sculptural massing. Irregular, interlocking internal spaces and external aspects are enhanced through clever siting and orientation providing a sense of independence and privacy for the occupants (Criterion D2 and F1).

Toad Hall has significant association with its designer, internationally acclaimed architect John Andrews AM, who was appointed as a member of the Order of Australia for his contribution to Australian architecture. He was awarded the RAIA Gold Medal in 1980 (Criterion H1) (Australian Historic Theme: 8.10.4 Designing and building fine buildings).

Toad Hall is important as an early example of a new concept of student residence in the Australian National University. The design reflects the change in university culture in the latter part of the twentieth century when universities sought to provide student accommodation that allowed for informality and independence rather than the tradition of colleges as single communities of common interest and shared values (Criterion A4) (Australian Historic Themes: 3.22 Lodging people; 4.3 Developing institutions; 6.4 Building a system of higher education).

*The hall has had continual use as a residence for Australian and international students studying at the Australian National University. The name, Toad Hall, from *The Wind in the Willows*, was chosen by student residents and reflects the importance of the setting of the hall amongst mature willows on the banks of Sullivans Creek, on the edge of the university campus and the Civic Centre (Criterion G1) (Australian Historic Theme: 8.12 Living in cities and suburbs).*

Condition of Commonwealth Heritage Values

Toad Hall is valued for its role in the social and architectural evolution of the ACT and ANU. It is significant as a reflection of changing attitudes of student housing students on an Australian university campus, connections to its architect, John Andrews, the building layout and the intimate role that the residents have played in the management of the facility.

Each of the values outlined in the Commonwealth Heritage List are today clearly represented in Toad Hall. The building has sustained some alterations, although these have not impacted upon the overall design and amenity of the facility. The landscape surrounding the building has been well-maintained and is a heady reminder of the place's importance as part of the Australian National University landscape.

5.4 Comparative Analysis

Toad Hall is comparable to the other works by architect John Andrews located in Canberra. These include University of Canberra Residences, Woden TAFE College and Cameron Offices. These buildings reflect Andrews' design techniques and philosophy.

University of Canberra Residences

Designed by Andrews in 1973 and constructed in 1975, the University of Canberra Residences share many similarities with Toad Hall. Both buildings are examples of the architects' additive mode where individual modules are designed and then added to each other.

The University of Canberra Residences are a complex of 156 student study/bedrooms organised on a 10ft square planning grid. They are disposed in six tiers of five levels which cascade on a sloping site; each tier is separate but functionally connected by access street/stairways. The interlocking composition of rooms, staggered in plan, provides all with a northeast orientation. Rooms are arranged in groups of six with common lounge, dining, cooking and ablution facilities. A janitors flat and laundry is also provided. Smooth in-situ off-form concrete and asbestos cement roofs and barges give a uniform one-material effect to the construction and visual character of the building.

A common feature of both Toad Hall and the University of Canberra Residences is the grouping of small numbers of rooms around a common room. This is a move away from the impersonal arrangement of long hallways leading to identical, anonymous rooms that was prevalent in collegiac architecture in Australia at time of construction.

The siting of both buildings is arranged in such a way so as to give good views from all rooms and is a design feature that Andrews employed; he has attempted to give architectural expression to the nature of the topography²⁶.

Woden TAFE College (96 Callam Office)

The Woden TAFE College is another example of Andrews' additive style; in this case the base module is an octagonal floor plate fully glazed and supported on four columns. These columns form the central mast to the building. They pass through the octagonal modules and support interlocking trusses from which the floors of the building are suspended.

The original 1973 office complex proposal was for a total of 26 three-storey octagonal office pods elevated above the flood plain at ground level; each pod was to contain three separated functional spaces, namely the offices, utility service zones and circulation connections. The architecture of each single office pod was a clearly expressed "system" all set out on a combined 12m and 9m plan controlling grid. The 1973 design allowed for each 30m-wide office pod to be indirectly linked by continuous expressed wide concrete walkways for the public elevated at the second (mid) level located between the pods. There were to be smaller separate "tube-like" enclosed elevated link-ways for the office workers running perpendicular to the wider public walkways located on the first and third levels, as well as full width transition spaces between each paired pod also on the first and third levels. These links were all set out on the diagonal and also located between the pods. The architect's intention was that the hierarchical differences in the public through-circulation and the private office connections were to show clearly through the design. At the first and third levels the full width transition spaces were to allow for variations in department sizes on the one level utilising two pods. At the mid-level the transition spaces provided the public lobby off the walkway that linked to the offices. The lobby was a glazed circular space within the rectangular transition space leaving corner

voids between levels. All services such as toilets, air-conditioning, fire escapes, external stairs and lifts are situated in freestanding cylinders external to the office modules²⁷.

The Callam Offices in Woden and the Cameron offices in Belconnen are the two large government office commissions in Canberra designed by John Andrews. Conceived as public service accommodation by the National Capital Development Commission to support the development of Woden Town Centre, the Callam Offices are the representative built fragment of an innovative and expansive modular office complex, unrealised due to changes in government planning. Acknowledged by the architectural profession, writers and critics alike as an important work of an important Australian architect, the Callam Offices are a landmark component of Woden Town Centre and of Canberra²⁸.

Cameron Offices

The Cameron Offices complex, constructed between 1970 and 1977, is a bold, rare and intact example in Australia of a major office building project designed in the Late Twentieth Century International Style and the Late Twentieth Century Brutalist Style. It was Australia's largest office complex development at the time of its construction and was the first building constructed in the new town centre of Belconnen, Canberra.

Andrews' design addressed the need for a sense of individual identity within a large structure; they are flexible buildings of a cohesive urban design and are able to accommodate an unpredictable pattern of occupancy by large and small government departments. In the original design, the street became an elevated open sided mall connecting the office units and providing a pedestrian link between the planned housing and the commercial infrastructure. The executive suites and functions were placed over the mall and low rise, walk up general office spaces branched off from this spine, creating courtyards between the wings. The spine stepped down towards the north and the office wings stepped down to the west. In order to accommodate a stepped form, which broke up the bulk of the development and create a column-free interior for the wings, the gallows style beam structural system was developed. These large pre-tensioned beams spanned over the courtyards, creating a pergola effect over the plantings and at the same time connected to the post tensioned columns which supported the floor slabs of the wings. The floor slabs stepped back on the north elevation as the building approached ground level, creating natural overhead shading to the glazed walls²⁹.

The Cameron Offices complex is also one of the first examples of an office building in Australia where the designer has attempted to give architectural expression to the nature of the topography, a feature repeated in both the University of Canberra Residences and Toad Hall.

5.5 Grading of Heritage Significance

Specific areas of Toad Hall have been shown to embody Commonwealth Heritage significance. These are shown in Figure 5.1-5.2.

Areas of High Significance

The following areas have been assessed as having high cultural heritage significance.

This assessment is based upon them representing the original layout of the building:

- Original layout of room clusters
- Shape and flow of space in foyer area
- Aspect at rear adjacent to Sullivans Creek

Areas of Moderate Significance

The following areas have been assessed as having moderate cultural heritage significance. This assessment is based upon them showing some differentiation from the original building, yet their presence enhances the usability and amenity of the building to users:

- Extensions to Badger Room
- Extensions to Rat Room
- Extension to Anton Albers Room

Areas of Low Significance

The following areas have been assessed as having low cultural heritage significance. This assessment is based upon them either showing high degrees of modification, such that they no longer reflect the original layout of the building or are later additions to the building:

- All fixtures in rooms, kitchens and bathrooms
- Windows and doors installed to fill in the foyer area
- Alterations to Office Area and Sub-dean's Flat
- Kitchen alterations
- Bathroom alterations
- Maintenance Workshop and Bike-shed

Actions for Areas of High, Moderate and Low Significance

The following actions represent the general conservation aims for the areas with specific heritage value outlined above:

- **High:** Retain and actively conserve. Appropriate treatment for items of high heritage significance would include maintenance, preservation, restoration and reconstruction
- **Moderate:** The preferred options for items of moderate significance are retention and adaptation for reuse although other options including removal in whole or part may be considered
- **Low:** The preferred options for items of low significance might include removal or modification to reduce adverse impact

Ground Floor

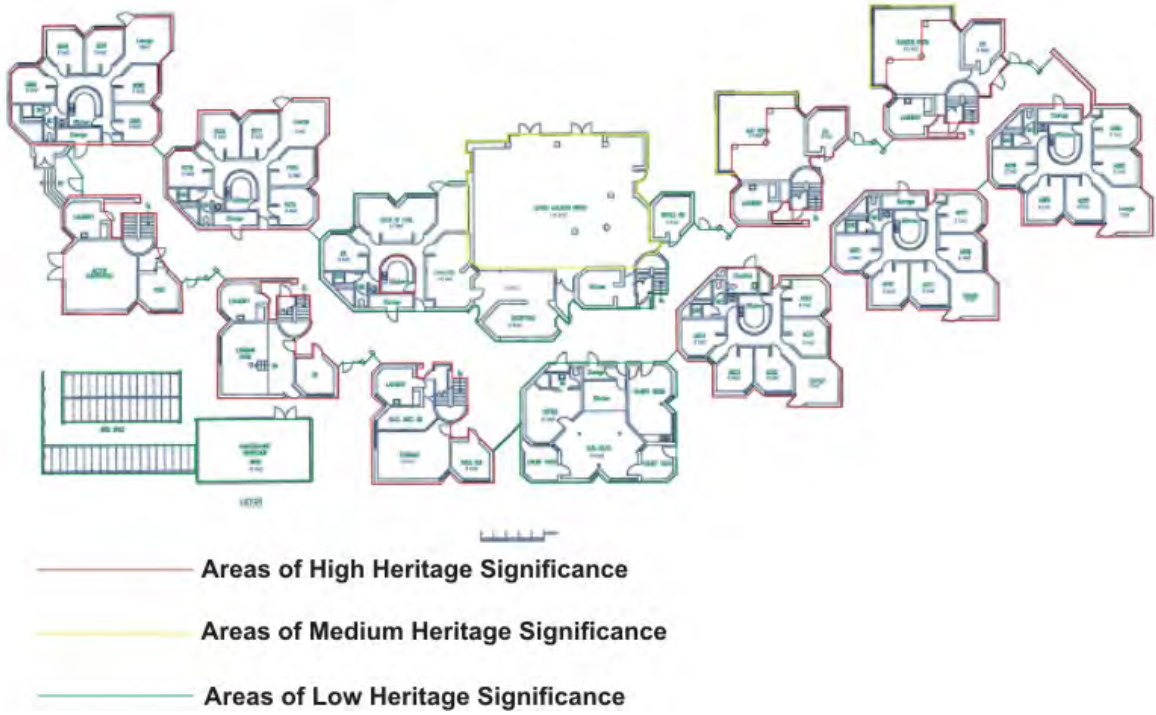
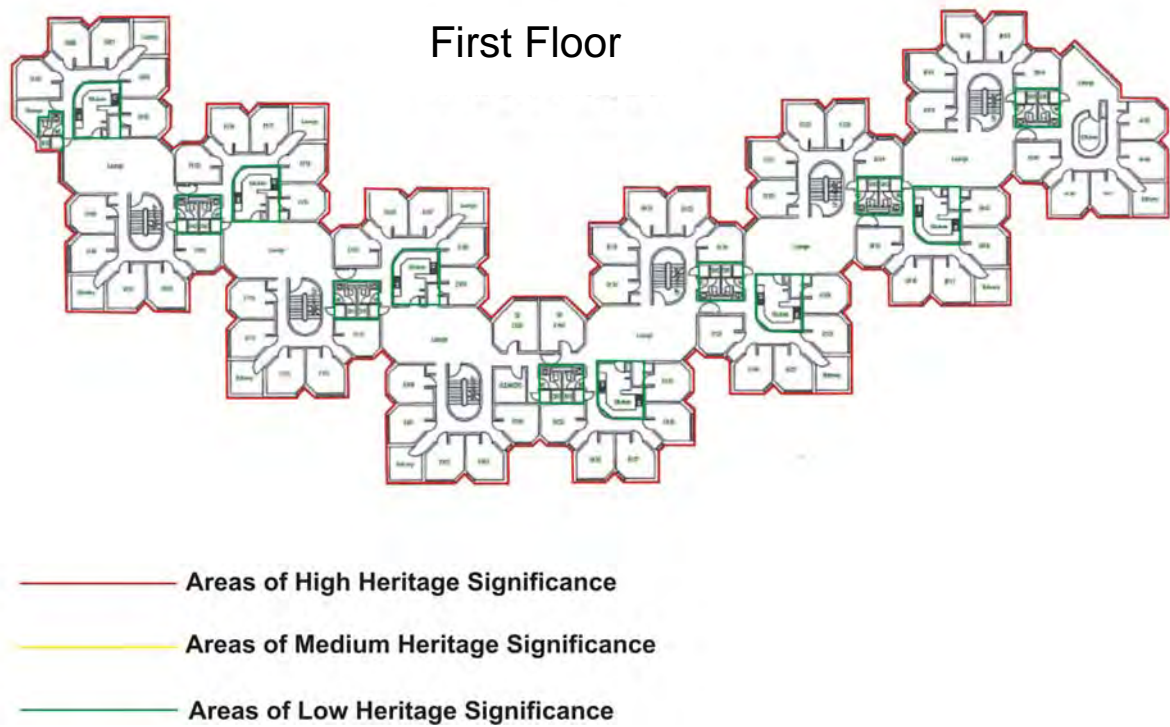
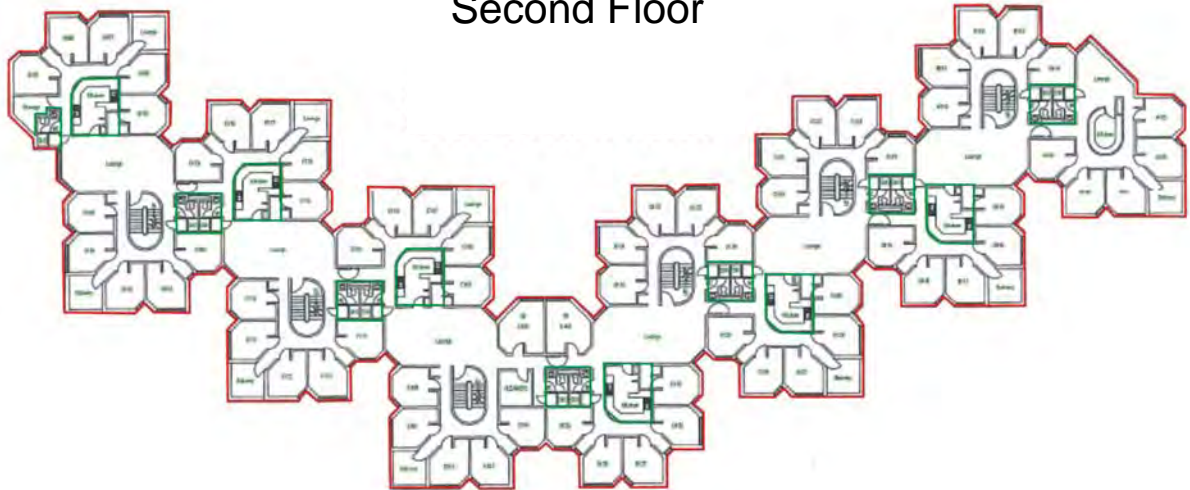


Figure 5.1: Areas of high, medium and low heritage significance for the ground and first floors of Toad Hall

First Floor



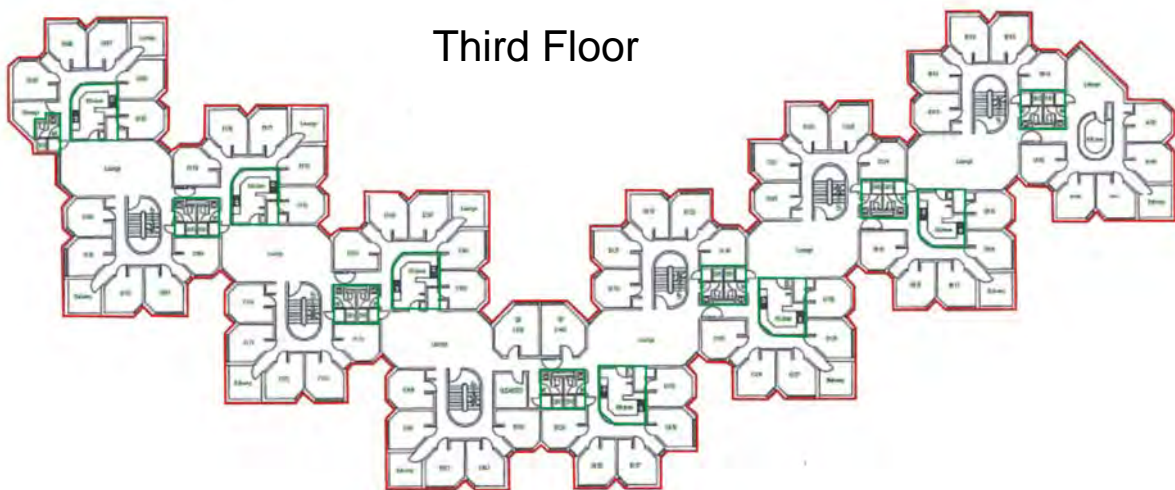
Second Floor



- Areas of High Heritage Significance
- Areas of Medium Heritage Significance
- Areas of Low Heritage Significance

Figure 5.2: Areas of high, medium and low heritage significance for the second and third floors of Toad Hall

Third Floor



- Areas of High Heritage Significance
- Areas of Medium Heritage Significance
- Areas of Low Heritage Significance

5.6 Values of Adjacent Lands

Original plans called for a larger hall of residence than currently exists on the Toad Hall site. However, these plans impacted upon or replaced the Drill Hall Gallery to the south. The Drill Hall Gallery is also registered for the Commonwealth Heritage List; no developments are permitted immediately adjacent to this building. There are no feasible spaces for expansion of Toad Hall facilities without impacting upon the surrounding environment.

Current works include the development of the Student Accommodation, 'SA4' accommodation facility, found across the road from Toad Hall. It is important to note that a number of *quercus* trees also line this side of the road, complementing those found to the front of Toad Hall and the Drill Hall Gallery. Every effort should be made to conserve these trees and continue the planting scheme for Kingsley Street.

²² Metcalf, A. 2003. *Canberra Architecture*. The Watermark Press, Sydney.

²³ Metcalf, A. 2003. *Canberra Architecture*. The Watermark Press, Sydney; Morgan, A.L. and Naylor, C. (eds) 1987. *Contemporary Architects*. St. James Press, London; van Vynckt, R.J., Yarwood, D. and Butt, S. (eds) 1993. *International Dictionary of Architects and Architecture*. St. James Press, London.

²⁴ Metcalf, A. 2003. *Canberra Architecture*, page 66.

²⁵ *Toad Hall Residents Handbook*.

²⁶ Metcalf, A. 2003. *Canberra Architecture*. The Watermark Press, Sydney; <http://www.canberrahouse.com>

²⁷ Metcalf, A. 2003. *Canberra Architecture*. The Watermark Press, Sydney; www.tams.act.gov.au/__data/assets/pdf_file/0009/64728/169.pdf

²⁸ http://www.tams.act.gov.au/__data/assets/pdf_file/0009/64728/169.pdf

²⁹ Conybeare Morrison & Partners. 1998. *Conservation Analysis, Cameron Offices, Belconnen, Canberra*. A report prepared for the Department of Finance and Administration.

6. MANAGEMENT FRAMEWORK

Toad Hall is located on the Australian National University's Acton campus in the Australian Capital Territory. The ANU is the owner of the site, its structures and its objects. Responsibility for the protection, conservation and management of the site is vested in the University.

Toad Hall is afforded protection under Australian legislation, the ANU Heritage Strategy and other internal ANU policies. The ANU's role is to ensure that the policies in the Heritage Strategy, and those outlined in this report, are implemented and the heritage values of the site are conserved, interpreted and presented to the Australian community.

6.1 Australian Legislation

Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)

Toad Hall is situated on Commonwealth land. It is listed on the Commonwealth Heritage List (105637) under Chapter 5, Part 15, Division 3A of the EPBC Act, and is therefore a Commonwealth Heritage Place.

Under Chapter 2, Part 3, Division 2 of the EPBC Act, Section 26 requires a person to seek approval for an action on Commonwealth land that is likely to have a significant impact on the environment (subsection 26(1)), or an action outside of Commonwealth land likely to have a significant impact on the environment on Commonwealth land (ss26(2)).

Section 28 requires a Commonwealth agency, such as the Australian National University, to seek approval for an action that is likely to have a significant impact on the environment inside or outside the Australian jurisdiction.

Actions that may have a significant impact on the environment must be referred to the Department of the Sustainability, Environment, Water, Population and Communities (DSEWPC). An action that is deemed to be a 'controlled action', if taking the action without approval, is prohibited under section 26 or 28 (section 67); a controlled action requires approval by the Minister for Sustainability, Environment, Water, Population and Communities. Deciding whether approval of actions is needed is covered by Chapter 4, Part 7 of the EPBC Act and approval of actions by Part 9. The Departmental publication EPBC Policy Statement 1.2: *Significant Impact Guidelines; Actions on, or impacting upon, Commonwealth land, and actions by Commonwealth agencies* (May 2006) provides advice on the referral process.

Chapter 5, Part 15, Division 3A, Section 341Z of the EPBC Act requires a Commonwealth agency that owns or controls a place that has, or might have, one or more Commonwealth Heritage values to take all reasonable steps to assist the Minister and the Australian Heritage Council in the identification, assessment and monitoring of the place's Commonwealth Heritage values.

Section 341Z requires a Commonwealth agency that owns or controls one or more places to prepare a written Heritage Strategy for managing places to protect and conserve their Commonwealth Heritage values, to give a copy of the Strategy to the Minister and to review the Strategy every three years. Regulation 10.03E and Schedule 7C of the EPBC Regulations 2000 set out the matters to be addressed in the Strategy.

Under Section 341ZB a Commonwealth agency must conduct a program to identify the Commonwealth Heritage values for each place it owns or controls, produce a register that sets out the Commonwealth Heritage values of each place, and give the Minister a written report on the assessment process with a copy of the register.

Section 341ZB of the EPBC Act prohibits a Commonwealth agency from taking an action that is likely to have an adverse impact on the Commonwealth Heritage values of a Commonwealth Heritage place, unless there is no feasible and prudent alternative to taking the action and the agency has taken all measures that can reasonably be taken to mitigate the impact of the action.

Section 341S requires a Commonwealth agency to make a written plan to protect and manage the Commonwealth Heritage values of a Commonwealth Heritage place it owns or controls. Regulation 10.03B and Schedule 7A prescribes the contents of a management plan.

The ANU has begun a system of identification and assessment of places that have, or might have, Commonwealth Heritage values. The University's Heritage Strategy includes information on the assessment program, as well as a copy of the ANU Heritage Register, information on heritage management at the University, and any foreseeable risks to the Commonwealth Heritage, and other, heritage values of the ANU's Acton campus³⁰.

Protection of Movable Cultural Heritage Act 1986

The Protection of Movable Cultural Heritage Items Act regulates the export of Australia's significant cultural heritage objects. Cultural heritage objects that are identified in the Commonwealth Heritage values of a Commonwealth Heritage place, such as Toad Hall, are also protected under the EPBC Act.

6.2 Agency Mechanisms

The ANU has a corporate management framework that operates in accordance with a series of policies, rather than a corporate or business plan. The University has a number of internal policies that have relevance for the management of heritage assets. The role of each is examined in the ANU Heritage Strategy. They include the following:

- Environmental Policy
- Landscape Protection Guidelines
- ANU Campus Development Plan and Development Guide
- Permission to Excavate Policy
- Approvals Checklist for Alterations in or About Buildings
- Policy on Contractor Induction

In addition, the ANU has also prepared a Heritage Management Manual. The Manual outlines internal procedures to be undertaken by the University in the running of its Heritage Program. It presents a standardised set of heritage management practices that reflect 'best-practice'. The Manual is updated regularly to account for changes in legislation and any issues that arise. It includes the following:

- Site protection protocols for Indigenous and European sites
- References to the relevant legislation
- Classifications for heritage places on ANU properties
- Contact lists for relevant government departments, non-government organisations and Indigenous groups

6.2.1 Decision Making Process for Management of the Site

Under the EPBC Act the Minister for Sustainability, Environment, Water, Population and Communities is responsible for provision of advice on, and approval for, activities at the site.

The Australian Heritage Council advises the Minister on identification, assessment, conservation and monitoring of heritage, and in particular provides comment to the Minister on plans of management for listed assets.

The Australian National University is responsible for the management of Toad Hall within the context of the direction provided by the ANU Heritage Strategy, the EPBC Act and any advice from DSEWPC.

The Director, Facilities & Services, is broadly responsible for heritage management policy and major planning activities related to heritage.

The Associate Director(s), ANU Facilities & Services, is/are directly responsible for approving proposed activities at the site under the provisions of the Heritage Strategy, ongoing liaison with stakeholders, coordinating referrals under the EPBC Act, and coordinating the implementation of this HMP, including conservation works at the site.

Works plans that are prepared by, or submitted for the approval of, the Australian National University, will adhere to the principles and protocols that are formalised in this HMP. In compliance with procedures outlined in the ANU Heritage Strategy, any future developments at Toad Hall will require works plans and progress reports to detail how any works in support of the conservation of the site – including the monitoring and maintenance of building structures, repairs to internal fittings, reporting on the condition of the fabric or the site’s heritage values, and on-site or off-site assessment and conservation of material and artefacts – are in accordance with the Heritage Management Plan.

Where necessary, the Australian National University will consult with interested stakeholders and DSEWPC when preparing works plans or reviewing draft works plans that have been submitted for its consideration. The ANU will address any feedback when recommending to the decision-maker which elements of the proposed works should be prioritised and authorised and which conditions should be applied to the authorisation, or when forwarding its comments to DSEWPC (should a referral under the EPBC Act be required).

6.3 Australian Capital Territory Legislation

Toad Hall has been Nominated for the ACT Heritage Register. The ACT Heritage Council have adopted a policy that any places on Commonwealth land in the Capital that are considered to have local heritage values will not be formally Registered for the ACT Heritage Register.

Within the ACT, developments in relation to external and landscape works on ANU land require the approval of the National Capital Authority (NCA). Before approval is given for any development or alterations to Registered or Nominated sites, the University must satisfy the NCA that it has adhered to all Commonwealth, State and Territory legislation enforced in the ACT. Within the ACT there are two major pieces of legislation that have relevance for heritage assets: the *Land (Planning and Environment) Act 1991* and the *ACT Heritage Act 2004*.

The University has established a relationship with the NCA due to its obligations regarding approvals for capital works on ANU land within the Capital. The ANU Heritage Office has also consulted with the ACT Heritage Unit concerning how the University's requirements under the EPBC Act will affect those assets that are Registered or Nominated for the ACT Heritage Register.

6.4 Community Consultation

Consultation with the community as a whole is an integral part of heritage management. It is only through community consultation that stakeholders can be identified and the values of heritage places properly understood. The interaction of the ANU's Campus Planning and Development Committee (CPDC), the NCA and other community groups ensures that there is already a high level of community consultation in regards to heritage matters at the ANU.

The specific processes for engagement of the community are outlined in the ANU Heritage Strategy. Generally, the community consultation process that is, and will continue to be, employed by the University is as follows:

- Identify all government stakeholders in relation to a proposed action
- Identify all relevant Non-Government Organisations and Indigenous groups that may be stakeholders in relation to a proposed action
- Inform all identified stakeholders of the proposed actions. This may include, but is often not restricted to, such media as the University heritage website, public notices in local and national newspapers, public meetings, etc.
- Receive submissions from interested stakeholders noting any concerns or issues that are raised
- Prepare a short report that specifically identifies what issues have been raised and how these have been dealt with by the University
- Distribute this report to all interested stakeholders

³⁰ <http://heritage.anu.edu.au/index.php?pid=20>

7. MANAGEMENT REQUIREMENTS, CONSTRAINTS AND OPPORTUNITIES

7.1 Goals

The ANU's primary objectives for Toad Hall are threefold:

1. Toad Hall should be protected, valued and understood
2. Significant fabric should be conserved in its original context
3. Research and conservation partnerships are to be encouraged, particularly to enrich the interpretation and public awareness of the place

Methods of interpretation should be investigated to ensure that the identified Commonwealth Heritage, and other values, of Toad Hall are properly presented and transmitted to all generations.

On-site, this involves managing access to and activities at the place appropriately, and ensuring that there is an appropriate program of works to conserve and present the historic building, significant landscape features and associated cultural heritage objects.

Off-site, this involves documenting and interpreting the place in a manner that encourages Australians to appreciate the heritage values of Toad Hall and the role it has played in shaping the Capital, and the Acton campus. Innovative technologies should be examined to enable people to appreciate the site's values without having to travel to the place. This is particularly important in the lead-up to the 40th anniversary of the construction of the building in 2014.

In implementing this HMP, the ANU aims to focus on sympathetic works to the buildings, conduct investigations into the movable cultural heritage in and around the buildings and continue to monitor Toad Hall.

7.2 Proposals for Change

This HMP does not envisage any alterations to the identified Commonwealth Heritage, and other, values of Toad Hall. There are no potential areas for development adjacent to the building that remains without having a detrimental effect to the identified heritage values. Any proposals for demolition and rebuild of adjacent lands will be the subject of a Heritage Impact Statement.

The ANU will continue to be responsible for authorising activities at the site in accordance with policies that it administers for the effective and sensible planning of the Acton campus. The University will continue to consult with DSEWPC, the Australian Heritage Council, the National Trust and other interested stakeholders, as appropriate.

This HMP also finalises the management zones established by the Commonwealth Heritage List. The CHL entry for Toad Hall does not include the front landscape and row of *quercus* trees lining Kingsley Street, though these are an important part of the place.

7.3 Pressures on Commonwealth Heritage Values

Toad Hall is located in the northern part of the Acton campus. There are no immediate risks to the heritage values of the place.

7.4 Logistical Constraints

Resources

The ANU is responsible for ensuring the conservation and management of the site, and the preparation and implementation of this Heritage Management Plan. The University will accord the conservation of the heritage values of Toad Hall the highest priority within the capacity of its heritage management resources.

The ANU is not specifically resourced to undertake on-site conservation works within or around Toad Hall.

7.5 Conservation Works

Generally, Toad Hall is in good condition. The building appears to be structurally sound, with a high degree of intactness.

No conservation works are planned for Toad Hall within the next five years.

7.6 Risks to Cultural Heritage Objects

Management and Documentation of Objects inside Toad Hall

Most of the original fittings, fixtures and furniture have been removed from Toad Hall as part of ongoing refurbishment works. These alterations are an important part of the history of the building and how it has been used. It is important that a record be taken of the current configuration and general furniture scheme before further extensive refurbishment works are carried out. Equally important is an efficient system of monitoring for the building to ensure that the values embodied in the fabrics are conserved.

7.7 Current and Future Uses

Toad Hall was constructed as a new type of student accommodation facility in the Capital. The building has been used for its original purpose since it was built. Toad Hall represents an important phase in the development of university residential accommodation in Australia and is a valuable social venue.

It is important that Toad Hall continues to be used as a student accommodation facility for the ANU.

8. CONSERVATION POLICY

In meeting its obligations to conserve the Commonwealth Heritage values, and other values, of Toad Hall, the ANU will ensure that the site is managed in accordance with the highest conservation standards.

The following policies are presented under various headings seen to be those of critical importance to the preservation of the heritage values of Toad Hall and its setting. Each group of policies is followed by an explanatory segment which is intended to highlight the intent behind the policy. This has been done to assist any future discussion of the merits of the policies and possible changes to their recommendations.

Management Policies will address legislative obligations.

8.1 Managing Change

Adoption of the Heritage Management Plan

Policy 1.1 The Australian National University has formally adopted this Heritage Management Plan. It will become a standard requirement for works contemplated at, or adjacent to, Toad Hall to be in accordance with its recommendations.

Policy 1.2 This HMP will be submitted by the ANU to the Australian Heritage Council for approval, before being gazetted and tabled in Parliament as a legislative instrument in accordance with s341S of the EPBC Act.

It is a requirement of s341V of the EPBC Act that a Commonwealth agency must not contravene a plan made under s341S. In addition, s26 prohibits a person from taking an action that is likely to have a significant impact on the environment in or outside the Australian jurisdiction.

Proper Use of the Management Plan

Policy 1.3 The management of the site known as Toad Hall will be informed by an understanding of the cultural significance of the place as described in this Heritage Management Plan.

Policy 1.4 A management structure will be implemented which incorporates the following elements:

- Integration of conservation policies into the overall management of the place
- Provisions for the long-term conservation of the cultural significance of the place
- Dissemination of the aims and intentions of this HMP to appropriate officers
- An outline of the responsibility, at each staff level, for implementing the Heritage Management Plan
- Strive to reach a balance between proposed site functions and the conservation of cultural significance
- Maintenance of a permanent archive at the ANU

Policy 1.5 Heritage management expertise will be drawn upon to ensure that:

- Effective and consistent conservation practices are implemented across the whole site, including the continuous protective care of the grounds
- Areas to be managed are created on logical spatial units that maintain the integrity of the whole site and the various parts within it

Toad Hall is managed by the Australian National University.

This Heritage Management Plan has endeavoured to identify the reasons why Toad Hall is significant. The Statement of Cultural Significance and the significance assessments of individual elements within the site, the policies recommended and the options discussed throughout this report will guide future planning and works.

The conservation policies make recommendations regarding the conservation of the place so that any proposed future intervention will not result in inappropriate loss of cultural significance. It is intended to be of practical use to the managers of the Toad Hall, enabling them to make decisions with due regard to the place's significance.

The effectiveness of this HMP depends on its being implemented. An effective management structure is required to ensure that the policies are acknowledged. The document will be made available to, and read by, all relevant officers. In addition, it is essential that all officers are made aware of the processes which are to be followed when proposing maintenance, or other works that involve the modification of significant fabric.

A person shall be nominated by the Director, ANU Facilities & Services, to be responsible for making all decisions relating to this HMP.

Statutory Considerations

Policy 1.6 Works approval for demolition and for the external design and siting of any new building will be obtained from the National Capital Authority (NCA) and the Department of Sustainability, Environment, Water, Population and Communities (DSEWPC).

Policy 1.7 The NCA and DSEWPC will be given opportunity to consider and comment on any proposals that may affect the cultural significance of the place. If necessary, the works will be formally referred under the EPBC Act.

Policy 1.8 Upgrading of buildings to comply with the requirements of the Building Code of Australia (BCA) and Disability Discrimination Act (DDA) will be undertaken in a way that considers the cultural significance of the building and its setting.

Policy 1.9 The descriptions and the Statements of Significance on the listings maintained by DSEWPC for Toad Hall should be updated to reflect the findings of this report, and periodically reviewed to ensure that the cultural values of the place are accurately represented in statutory listings.

Both the NCA and DSEWPC have jurisdiction over works at Toad Hall if the works may impact on heritage values.

The Australian National University's Acton campus, including Toad Hall, is Designated Land, and as such under jurisdiction of the NCA for external design and siting of any new development.

Works to upgrade the existing buildings to comply with the requirements of the BCA and DDA guidelines will consider the cultural significance of the site and fabric.

The findings of this HMP have been based on extensive research and analysis of all aspects of Toad Hall. The assessment of the place's cultural heritage values has not been undertaken lightly.

Approach to Maintenance of the Fabrics

Policy 1.10 Routine maintenance is undertaken by the ANU Maintenance Division, in sympathy with the identified heritage values in this HMP.

Policy 1.11 The significant fabric of the building and its landscaped setting will be maintained to an appropriate heritage standard to safeguard the heritage values of the place.

Policy 1.12 Work done to the significant fabric of the building and its setting will be undertaken in accordance with the principles of the Burra Charter.

Routine maintenance inspections are undertaken on Toad Hall in order for the significance of the items to be retained for future generations, and that it is fit for University occupation.

In general, the approach towards the maintenance of the historic and culturally significant fabric will be in accordance with the Australia ICOMOS Burra Charter, which is widely recognised by conservation professionals in Australia as the standard for conservation practice. Work done on items of heritage significance is generally required to be undertaken in accordance with the principles of this Charter. While the HMP provides an assessment of the condition of the place, the precise specifications of maintenance or restorative works are not detailed; each are examined on a case-by-case basis when works are proposed and align to the principles and protocols outlined in the HMP.

Approach to Changes of the Fabric

Policy 1.13 While recognising the need for change, the approach to the building fabric will be one of sympathetic intervention.

The fundamental principle of the Burra Charter is one that requires the least intervention in the fabric as possible while achieving the desired results. This approach as applied to Toad Hall would recognise the intrinsic value of the fabric and its ability to tell an important story. It is an approach that respects the existing fabric and intervenes, when necessary, in a sensitive way.

Policy 1.14 Retain, enhance and retrieve the culturally significant fabric as the opportunities arise.

This policy will be implemented when and as the opportunities arise and take into consideration the differing needs of the various future uses.

Recording Changes

Policy 1.15 Changes to Toad Hall will be carefully recorded.

When decisions are made requiring changes to the building fabric a process of recording those changes will be immediately instituted. All changes to Toad Hall, including change of use and occupation patterns and changes to the fabric of the site (building and landscape) will be recorded.

It is acknowledged that the fabric can tell an important story; this fabric will be carefully recorded to ensure that the story is not lost or diluted. Future generations of historians, archaeologists and scientists will be grateful for the adoption of this attitude. The record of these changes will become part of the permanent archive held by ANU Facilities & Services Division, in conjunction with ANU Central Records and University Archives at the Noel Butlin Archives Centre.

It is important to document all alterations to the place. Past alterations, even if unsympathetic, reveal an important chapter in the 'life' of the structure and the changing attitudes and uses of the place. A full record of such changes will facilitate understanding of the building in the future, and provide the basis for comparison of any new works to be carried out.

Integration of the Services

Policy 1.16 Upgrading of services to Toad Hall will be undertaken in such a manner as to ensure:

- Minimal impacts to significant fabric
- The location of services in areas designed for, or previously damaged by, services
- The location of services in areas that are not visible, wherever possible
- The provision of services that are complementary to their surrounding
- The use of fixings that do not damage significant fabric, where practicable

It is recognised that services of a specific nature may be required for future new use(s) of the buildings and that future upgrading of services will be needed. These will be designed with respect for the significant fabric and spaces.

Conservation Advice

Policy 1.17 Conservation work undertaken at Toad Hall will be carried out in consultation with qualified and experienced conservation consultants acting within the guidelines of the adopted HMP.

The conservation of a wide variety of items requires the expertise of professionals. The coordination and briefing of these professionals will be performed by a suitably qualified conservation consultant, such as a conservation architect, in conjunction with ANU Facilities & Services Division.

Policy 1.18 Prior to undertaking conservation, maintenance or demolition works on any part of the significant building's fabrics or spaces, additional investigations may need to be carried out.

The purpose of additional investigations would be to:

- a) Assist in the determination of the impact of future works on the elements, spaces or components of significance.
- b) Assess the suitability of specific adaptive re-use works required for the accommodation of a new use, or for the upgrading of facilities for an existing function, and would include the assessment of impact of:
 - a. Detailed alterations in relation to significant spaces, details and fabric
 - b. Removal of unsympathetic additions which may or may not reveal or deface the original fabric
 - c. Additional investigations would be required to assist any proposed conservation works, including the examination of windows and door locations and original joinery details, colour schemes, etc.

Archaeology

Policy 1.19 The assessment of the likely impact on the archaeological resource of the area within the immediate vicinity of any proposed development, within the boundary or adjacent to the HMP curtilage, will be undertaken prior to works commencing.

Policy 1.20 An Archaeological Management Strategy will be prepared for any proposals that are likely to have an impact on the archaeological resource of any proposed development areas within the HMP boundary area.

Policy 1.21 Any excavation works that may be required at the site shall be undertaken with care. Significant findings during excavation will be reported immediately and not be disturbed until the appointed ANU representative issues formal instructions.

Conservation, reconstruction, refurbishment or upgrading of works associated with any compatible future use proposal may result in the potential disturbance of, or uncovering of, the evidence of activities associated with earlier uses. In order that the history and significance of the building and its site may be fully understood and appreciated, the evidence shall be professionally recorded and assessed. The planning of works affecting the buildings and grounds is to consider the effect on the identified archaeological resource. Impacts will be minimised wherever possible.

Priority will be given to retaining the archaeological resource, if assessed to be of national significance, undisturbed. To this end, recommendations to minimise disturbance will be considered once details of specific works impacts are known. The discovery of major archaeological remains may require localised stop-work while the remains are recorded and advice sought.

The efficient management of archaeological resources is a vital part of the heritage management of a site. The ANU Heritage Management Manual outlines specific processes relating to the possible discovery of archaeological material, as well as

Indigenous Heritage consultation. When managing the archaeological resource of a place, a consultant of suitable expertise will be engaged to prepare the Archaeological Management Strategy, in conjunction with the ANU Facilities & Services Division.

The Interpretation of the Site

- Policy 1.22** Prepare an Interpretation Plan for Toad Hall that examines the need for accommodating visitors to the site, while protecting the significant cultural fabrics of the place and privacy of the residents.
- Policy 1.23** The interpretation of Toad Hall, including the surrounding landscape and archaeological evidence (any artefacts found on-site) will be seen as an important element of the conservation of the place.
- Policy 1.24** Any reconstruction of elements of the site will be on the basis of their ability to interpret key aspects of the cultural significance of the place.
- Policy 1.25** Retention of any unsympathetic alterations will be on the basis of their ability to interpret key aspects of the cultural significance of the place.
- Policy 1.26** The site's history has been documented in this HMP. The continued publication (via the ANU Heritage webpage) and revision of this text will facilitate public appreciation of Toad Hall in the future.

The following possibilities will be addressed in the interpretation of the site:

- The public accessibility of the place by special appointment
- Publicity
- Presentation of a site map with a basic site history and key indicators of significant items and elements at the place
- A modest interpretive display at a key location
- Publication of an interpretive document

Public access will be coordinated with the ANU to determine times that will not disrupt the staff or student activities of Toad Hall. The frequency of open days will also be determined by an assessment of the anticipated nature and extent of the adverse impact on the fabric arising out of public visitation. The frequency shall be determined and subsequently monitored (and revised if necessary to minimise adverse impact).

- Policy 1.27** The Interpretation Plan will allow for the interpretation of all elements of the site, either current or 'lost'.

The interpretive displays and information will be prepared to enable the significance of each item to be understood by future generations.

For any proposed future use, adequate financial resources will be made available for the preparation of a professional Interpretation Plan, in order that the representation of the building to the site's users and occupants, the general public and the visitor is carefully planned to accurately and simply reflect the scientific, historic, aesthetic and social importance of the place.

Policy 1.28 The important phases of the historical development of Toad Hall will be acknowledged in future interpretation of the site, including:

- The role of Toad Hall as part of the development of the ACT and the ANU
- The role of the building as part of the evolutionary development of architecture on the University campus
- The location, size, mass, texture of fabrics and identification of the building as part of the built environment on the Acton campus.

The distinct phases of Toad Hall will be acknowledged and interpreted in any future proposals. The historical development of the place is demonstrated through the physical development of the building and landscape setting.

Public Accessibility of the HMP

Policy 1.29 A copy of the adopted HMP will be lodged with DSEWPC.

The endorsed HMP will be included on the ANU Heritage website. It will be accessible to the public in order to raise and foster community awareness of the significance of Toad Hall.

Review of HMP

Policy 1.30 This HMP will be reviewed by the ANU as the need arises. The results of future studies will be kept up to date, regularly reviewed and revised as necessary. The adopted HMP must be reviewed every five years (EPBC Act s341X).

This HMP, and particularly the conservation policies found herein, may need adjustment to take into account discrepancies and unforeseen circumstances, to clarify intentions or as a result of uncovered evidence. It is a requirement of the EPBC Act (s341X) for management plans to be reviewed at least every five years.

8.2 Policies for Future Use/Development

Policy 2.1 The site will continue to be used by the Australian National University

Policy 2.2 The preferred new uses of Toad Hall are those that enhance the appreciation of the significance of the place, ensure the conservation of the fabrics and landscape features, and serve as teaching or learning space for University purposes

Policy 2.3 No new buildings are to be introduced in immediate proximity to Toad Hall without removal of pre-existing unsympathetic

elements. Adjacent areas suitable for development should only be examined provided that they respect the significance of the heritage values of Toad Hall, the pattern of historic development and the landscape characteristics of the site

- Policy 2.4** Any future use of Toad Hall will acknowledge the historic significance of the place as a unique student accommodation facility, and have regard to issues of public access.

Principles for the adaptation of Toad Hall have been discussed in Section 7. New future use(s) for the building would be acceptable provided that they adhere to these principles.

The management of the site will include careful siting of any adjacent future development so that it will enhance the appreciation of the cultural significance of the place.

While Toad Hall is significant as an individual site, it is important to recognise the values of the place as part of the ANU's Acton campus. Distinct features of the place that set it apart from the other campus buildings must be maintained. This includes, but is not limited to, the site, fabrics, internal functions and nature of exhibitions befitting the importance of the building to the history of the campus.

8.3 General Treatment of the Fabric

- Policy 3.1** Significant elements such as fabric, relationships, spaces or vistas, as outlined in the HMP, will be carefully considered in any future proposals. This will ensure that the work will not reduce, but reinforce, the identified levels of significance.
- Policy 3.2** Appropriate conservation methods and processes will be used to guide future conservation of the building and site fabrics, features and artefacts.
- Policy 3.3** Surviving areas of significant original and early fabric and spaces of the original construction and design will be retained intact and conserved unless otherwise stated within these policies and as funding provides for.
- Policy 3.4** All conservation works will be preceded by thorough investigation, and monitored to assess their effectiveness.
- Policy 3.5** Identified fabric, features and associated artefacts of contributory and little or no significance to Toad Hall will either be conserved, through retention and interpretation, or recorded prior to adaptation or removal.

8.4 Specific Treatment of the Built Fabric

Toad Hall is in very good condition. It has sustained some alterations, though is highly intact and serves its original purpose well. The values of the building are largely intertwined in the fabrics of the place; it is important that the fabrics are maintained with due regard to the heritage values.

Policy 4.1 Undertake the following works:

- Upgrades of the main sewer and hot water systems
- Replace all windows and frames to address issues with design flaws
- Upgrade fire systems and electrical systems to comply with current Building Code of Australia (BCA) requirements
- Identify necessary alterations to address Disability Discrimination Act (DDA) requirements
- Investigate sustainable energy sources for the building, such as solar panels, with due regard for original fabrics
- Prepare for 40th Anniversary celebrations of the construction of the building in 2014

8.5 Site Conservation Guidelines

Significant items, in particular the built fabrics, contribute to the place as a whole. The curtilage of Toad Hall, as detailed in this HMP, has been developed as a management tool to assist in defining areas of specific characteristics and appropriate conservation guidelines for the different components of the place.

Extensions to Toad Hall are not considered in the HMP, and very little opportunities exist for development on adjacent lands. The scale and character of any future developments should not compromise the particular characteristics or values of Toad Hall or the values of adjacent lands.

Retention of open spaces in accordance with the historical context for each part of the curtilage area is important for the setting of the building within the campus landscape. In addition, the potential for future archaeological research is an important feature and should be considered in any new development, where the location permits. The following conservation objectives will have an influence on the development of planning controls:

- Conservation and/or effective re-use of the significant buildings and landscapes
- Maintenance of an adequate setting for Toad Hall
- Maintenance of the significant vegetation and landscape elements of the place

8.5.1 Conservation Guidelines for new developments

The Australian National University will adopt the following principles to guide future developments at or near Toad Hall.

General Policies for new developments

- Policy 5.1** A Heritage/Environment Impact Statement will be prepared to address any new major development at or near the place and

assess the likely impact on the identified Commonwealth Heritage values. If necessary, it will be prepared by a third party not directly involved with the development process.

Any proposed new buildings or developments at or near Toad Hall will be carefully considered, and sited to respect the historic uses, important views and vistas and general character of the area. A Heritage/Environment Impact Statement will assess the proposed works in light of the identified heritage values of the place and policies as outlined in this document, and determine the likely impact of future works.

Any new development in areas adjacent to Toad Hall will be thoroughly reviewed to ensure that the values are retained.

Policy 5.2 The relationship between Toad Hall and the rest of the ANU campus will be retained.

It is important to understand the development of Toad Hall as part of the Acton campus. The early planning principles established in connection to Toad Hall are still very relevant, and this connection can be conveyed in interpretation materials.

8.6 Development controls

The following development controls have been formulated to ensure the protection of the Commonwealth Heritage values of Toad Hall, and will influence future planning in the area.

Controls for new developments at or near Toad Hall	
Bulk and Scale	Any new buildings or extensions to existing buildings are to be complementary in bulk and scale to the existing building. New structures must not be of such a scale to dominate the existing structures or detract from their setting.
Building Style	The style of new structures will complement the existing significant buildings. Design of structures may be in the language of the existing buildings but will not attempt to replicate the original. The design of new structures will not conflict with the design of existing structures.
Materials and Colours	New fabrics will respect the existing materials of the building.
Design details	Experienced personnel with suitable architectural skills must be employed. A combination of heritage conservation and design skills is essential. The location and design of new buildings will ensure that any significant views are retained, and any significant planning axes preserved.
Access	Kingsley Street will remain the primary entrance to toad Hall, and is to remain in its current form.
Location	Very little opportunities exist for development of adjacent lands. New buildings are not necessarily to have like functions to those of Toad Hall.

8.7 Recommendations for development of adjacent properties

It is vital that any future development of adjacent land is controlled. The Commonwealth Heritage values of the area must be safeguarded (this also includes heritage values of adjacent lands, such as the Drill Hall Gallery).

The siting of the building and landscape were important considerations of the planning of the place and must not become obscured. Toad Hall is bordered by very distinct landscape areas that have not been reduced over time; these areas serve as 'buffer zones' from surrounding roads and buildings and are an important part of the original design of the place. Principles for the management of landscape and areas of biodiversity values are found in the ANU Environmental Management Plan and the ANU Biodiversity Management Plan³¹.

Toad Hall has a number of important connections to the neighbouring buildings and landscapes that must be maintained. This is particularly important for the stretch of land to the rear of the building, along Sullivans Creek.

³¹ Both the EMP and BMP are available from the ANU Heritage Office upon request

9. POLICY IMPLEMENTATION

This section provides a strategic management approach for the successful implementation of the conservation policies and guidelines for Toad Hall. The implementation program is set out with appropriate time-frames to coordinate with the Australian National University Facilities & Services Division and the use of the site by the student community for the long term. The ANU will prioritise the potential activities to suit available resources.

Implementation of the management policies will be monitored by the ANU Heritage Project Officer, who operates as part of the Facilities & Services Division. The Heritage Officer will monitor the implementation program to ensure that all milestones are reached in specific time-frames. Annual reporting on this will form part of the Heritage Project officer's Annual Report that will be forwarded to the Associated Director, ANU Facilities & Services Division.

9.1 Short Term (<1 year)

Short-term implementation strategies will be undertaken within a one-year time-frame. These works should include the following:

- Findings of the Heritage Management Plan will inform the future planning decisions for Toad Hall
- Identify a routine maintenance program that will guide the future maintenance of the site
- Prepare a Heritage Record of Toad Hall
- Identify works to upgrade the services of the building
- Identify works to upgrade the main sewer system
- Identify problems with windows and work to rectify
- Record any alterations, recovered artefacts or movable objects
- Investigate feasibility of installing solar panels or other sustainable energy/water options
- Identify works to upgrade the building to comply with BCA and DDA requirements

9.2 Medium Term (1-5 years)

Medium-term implementation strategies are those which can or will be undertaken within the next five years. They recognise that some actions need to be planned and evaluated before they can be implemented, while others take some time to commence, given the available financial resources, and then continue for a few years. They include the following:

- Review/revise the HMP as necessary
- Ensure all works are properly recorded to provide a valuable archival resource
- Ensure maintenance program is continued

- Develop appropriate responses to BCA/DDA compliance requirements and implement identified work
- Monitor condition of significant landscape elements in conjunction with ANU Gardens & Grounds Division
- (2-3 years): Prepare for the 40th anniversary of the construction and opening of Toad Hall in 2014; this should include preparation and installation of interpretive materials

9.3 Long Term (5-10 years)

Long-term implementation strategies are not expected to commence for up to five years, or which need a major change in the overall situation of the place before they will become feasible or realistic. They also include the ongoing management and monitoring of programs.

- Review the content and policies of the HMP and revise as necessary
- Review condition of significant fabric and act in accordance with the Burra Charter and the principles for conservation
- Ensure all future works are recorded
- Review extent of archival records prepared to date and revise recording program as necessary
- Review scope of work of maintenance program and amend as necessary
- Periodically monitor buildings for BCA/DDA compliance
- Periodically monitor the buildings for service productivity and client requirements
- Periodically review the content and format of the interpretation and revise and update as necessary

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- <http://www.actpla.act.gov.au/>
- <http://www.canberrahouse.com>
- <http://www.environment.act.gov.au/heritage/actheritageregister/actheritageregister-suburblist>
- <http://www.environment.gov.au/heritage/ahbd/index.html>
- <http://heritage.anu.edu.au/index.php?pid=20>
- <http://www.icomos.org/australia/burra.html>

- http://www.nationalcapital.gov.au/planning_and_urban_design/national_capital_plan/

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- *ANU Reporter* 23rd August 1974.
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