

Convener's Message

Welcome to a fairly bumper issue of the **PLan Newsletter**. Thank you for supporting us. It has been a very full year, and a lot of hard work. There have been some successes, but the Northern Territory Government seems locked into development for development's sake.

For its first three years, this government, from which we expected more openness and community involvement in planning, especially after our experience in working with Clare Martin, has courted business only.

Then we have two disastrous consultations with the community, i.e. the Little Mindil situation, where the Chief Minister told us to have our say, but said she favoured a resort, and the Waterfront Project. Here, national consultant Socom's major recommendations, after talking to community on essential parameters, were thrown out the window by the government. Can we assume anything else from this except that the ALP government thinks the community does not count?

We have had some useful meetings with Ministers Burns and Scrymgour, formed new friendships with architects and planners, and other experts. We have got to know thousands of members of the public.

Housing must be both liveable and affordable. Suburbs must be green, pleasant and functional. Darwin must become a well-planned, tropical city, but, it must do so as the population grows. Energy-saving and four-square sustainability, in terms of environmental, social, cultural and environmental impacts, are firmly established principles now, due to the Year of the Built Environment.

This is our ninth year. We need more active members. If you want to help in particular ways, behind the scenes, or on stage, put your hand up. You will be welcome. Join the team, and we will find a niche, big or small, for you. You meet wonderful people.

—Margaret Clinch

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**Garden Spectacular,
8–9 August, 2004**

With a neat shady venue, the Spectacular was a pleasant place to set up our photographic display of planning issues, and talk to people about directions in planning. It was commented that ours was one of the most crowded stalls. Two special petitions were featured—one about using 800 m² as the standard minimum lot for the DHA Lee point suburb, and the other about keeping the site of Goyder's camp free of all new buildings in the Waterfront Project.

'Creative Tropical City'

In celebrating the Year of the Built Environment, Charles Darwin University held a two-day symposium entitled 'A Creative Tropical City'. This was a feast of information from a whole range of visiting speakers. What a pity the departmental planners do not appear to have picked up points to apply in planning new suburbs. Perhaps they just follow the lead of developers.

Palmerston PLan

Palmerston **PLan** is alive and well. Brendan Cabry is now on the Council. Congratulations! Hurrah for community!

'Have Your Say' On Myilly Point

In the fourth year of ALP government, there is now a call for the community to have a say. This involves the future use of three Myilly Point sites, which have been zoned B5 (Tourist Business) since CLP days. The sites are the Old Hospital site; the so-called Headland site, not including Flagstaff Park, which has already been won as a public park; and Little Mindil, which is the low area and beachfront foreshore between the casino and the Myilly Promontory.

Strangely this 'have your say' government leaflet has Little Mindil marked 'potential tourist resort'. It is reported that Clare Martin has said publicly that she would like to see Little Mindil as a resort. So much for public consultation and open decision-making.

A strong group led by Lynn Martin has risen to the challenge, with the war-cry 'Save our Beach'. Gary Mills has lent his petition expertise. Over four thousand signatures have been collected on a petition going soon to Parliament. We see no point in an eco resort in central Darwin when we have so many natural places across the harbour and in national parks.

The real issue is that this is our public foreshore, which belongs by tradition to the people forever. It is a cruel joke by hopeful developers to say that access will be guaranteed. With the strata titling of the resort, anything could happen. It would cost us big money for infrastructure to establish this lot as a resort. Tidal surge risk means that the site would need to be raised for residential use.

Darwin people love this hidden wild oasis. The area also has strong Aboriginal associations. If you have never visited, go and see. Go in through the casino car-park. It recently has become very popular with residents in high rise units of nearby areas. It has always been a hidden delight for long-term Darwinites.

Mike Butler of Urban Enhancement is the relevant departmental officer, enthusiastic about the consultation. There is a lot of interest, even from people living interstate. About 700 returns had been already been received. Many of them are full of ideas for the various sites. We understand most people want no development on Little Mindil and the Headland, but that the old hospital site should be used as park, low density

housing, a clinic, or some useful public facility etc.

Planning Minister Baldwin informed residents' groups personally in 1999 that CLP Cabinet had decided that Little Mindil would never be built on. It would be a very strange and unkind irony if the ALP betrayed that promise. Little Mindil is the end of the arc of recreational space that runs from Bullocky Point, through the Botanic Gardens and the Golf Course, back to the sea. We have already lost access to the beach in front of the casino.

One politician has told us that the responses are even, so the government will have to decide. We find this hard to believe, and hope the government will not endorse the cynics' view that this is a great show, and not real consultation. Let your local member, Planning Minister Burns and Clare Martin know what you want.

Making a call to an office to register your feelings is easy. Numbers count, so please don't leave it to someone else. Politicians need to take notice of the public.

No More New Buildings Please

In the *NT News* of 8 September 2004, Chairman of the Property Council of Australia (NT), George Cridland, was concerned about high vacancy rates in office space. He said: 'I don't know what the government can actually do about it but it probably should not be encouraging developers of new space.' We would add that there are too many units being built too, especially at luxury prices over \$400,000. We need accommodation which is both livable and affordable.

When the *Central Darwin Planning Concepts and Land Use Objectives* were prepared about ten years ago, Darwin's population was expected to grow. Instead, it has remained constant. Development must be sustainable. Construction for construction's sake creates problems for other investors.

Container Legislation

Territorians are very vocal about wanting container legislation. How successful it has been in South Australia, and what a good way for small groups to make money. We are in double jeopardy now, because Keep Australia Beautiful (KAB) no longer receives, via government, \$250,000 litter education money annually from the beverage in-

dustry. Until now, KAB has run a Territory-wide series of annual awards. These supported programs improving the quality of daily life in communities, suburbs and towns.

Ostermann Street, Coconut Grove

The DCA approved an application for three-storey units at the corner of Ostermann Street and Dick Ward Drive, after their bulk was divided into two buildings instead of one. The local residents' group seemed reasonably satisfied.

PLan still has concerns about the effect on the neighbours, and impact on peak traffic at the entrance to Ostermann Street and Martin Crescent. Incidentally Martin Crescent is worth a visit to see some of the most interesting tropical homes in Darwin.

Interim Development Control Order

Planning Minister Burns, recognising interface problems where R3 and R1 lots abut, declared Interim Development Control Order No. 15. This holds development on 88 identified R3 lots to three storeys for two years. PLan has maps showing the lots concerned. They are mostly archaic zonings in Nightcliff, Stuart Park, Parap, and Sanderson.

Unfortunately, the Minister refused a residents' request to down-zone R3 lots at Tiwi, to avoid a repeat of the interface nightmares of Brinkin Beaches. There was huge pressure from developers against the rezoning. Anyone who has clever ideas about how to save the amenity of the R1 lots concerned, please speak up, so that there will be something practical in place when the two-year order finishes.

Old Admiralty House

The sad story of Old Admiralty House continues. On 13 November there was a full-page advert for Lameroo featuring 35 luxurious three-bedroom harbour-front apartments all enjoying spectacular harbour views, priced from \$500,000. We would like the government to tell us how much the developer will pay for the lease. Andrew Liveris explained at the last DCA hearing that Old Admiralty House may be left an orphan because strata title owners do not want to include it in their responsibilities. But aren't we glad Planning Minister Burns assured us the house would not be damaged!

Proposed Lee Point Suburb

A Memorandum of Understanding (MOU), signed late in 2003 between the NT Government and the Defence Housing Authority (DHA), provides for 73 hectares of land between Lee Point Road and Royal Darwin Hospital to be developed as a suburb. DHA's prime role is to provide housing for Defence personnel, but it operates commercially. Thus, on the DHA investment website, units are still for sale in their executive Carey Street towers for over \$400,000 each. Obviously the profit motive is not far away in what they do.

PLan, assisted by Casuarina MLA Kon Vatskalis, met with local DHA staff and felt they wanted a well-planned suburb. However, when Richard Bear announced plans at a public meeting at Tracy Village, the balloon burst. Basically, DHA was planning a subdivision, not a sustainable suburb. It was more an announcement of an investment opportunity than a consultation with people who live in the rest of Darwin, particularly the northern suburbs.

Mr Bear announced about 725 lots, of which half would be for Defence families. The average Defence family, he said, was three children, a dog, and a trampoline. There would be no school or community centre, sporting facilities would be associated with the Tracy Village Social and Sports Club, and everyone could go to Casuarina for shopping.

The bombshell is DHA's intention for lots averaging 635m². When advertising for joint venture partners, DHA estimated there would be 600 to 900 lots. DHA ignores the fact that the *Darwin Town Plan* (as distinct from the *Palmerston Town Plan*) stipulates that 800m² (R1) is the minimum size for the standard house lot.

The prospect of house lots for tropical living less than 800m² was canvassed by **PLan** at the Garden Spectacular with people from Darwin, Palmerston and Howard Springs, and a weekend petition collected and presented to Parliament. People have seen with their own eyes the impact on tropical family living of lots less than 800m² in estates at Gunn and Fairway Waters, with DHA:

- Houses too close together
- Poor house orientation for heat

- Breezes blocked out
- Little room for shade trees
- Yards too small for play, or pets
- Limits on outside living, day and night
- Lack of privacy
- Noise problems from air-conditioners, dogs, and neighbours

Maximising of lot numbers means roads are too narrow. Using drainage lines as recreation space, and water features for marketing, means costly ongoing maintenance by Council at ratepayer expense.

People are outraged that DHA aims to repeat this formula in Darwin, where the *Darwin Town Plan* forbids it. They are also outraged that local planners seem to be going along with it. Haven't they heard of the Year of the Built Environment, where sustainability is the key to good planning? We need environmental, social, and cultural, as well as economic sustainability in any new suburb. We need energy-efficient comfortable living.

Our existing northern suburbs are well planned, and we need to keep up these standards. **PLan** agrees that there is a place for a mix of zonings, with some clusters and duplexes, but the basis of the suburb must be family houses on lots more than 800m².

Almost daily we see, in the media, Darwin fathers greeted home from Iraq by their families. These families must not be short-changed with small, hot lots, and no community facilities. DHA may intend to use a number of joint venturers developing estates as subdivisions within the new suburb, and using the RO zoning for new estates. The public understanding is that RO was created for inner-suburban living, not outlying, complete suburbs like Lee Point, which cover expansive areas.

At the July Public Works Committee hearing in Darwin, submissions were made by **PLan**, Darwin City Council, the Royal Australian Institute of Architects (NT) and Matt Coffey. There was stress on the need for standard house lots with a minimum of 800m², provision for tropical living rather than using southern designs and materials, and the need to plan for social sustainability in

the suburb. Chairman Judy Moylan roundly complimented **PLan** on its submission.

The DHA submission lacked necessary detail. The submissions can be read at: [www.aph/committee/pwc/reports/htm/Proposed Development of Land at Lee Point](http://www.aph/committee/pwc/reports/htm/Proposed%20Development%20of%20Land%20at%20Lee%20Point).

The *Planning Act* requires that there be land use objectives. Casuarina residents have been requesting these for the area including Lee Point from Peter Adamson, Paul Henderson, and Kon Vatskalis since the first Tiwi debacle in 1998. Land use objectives involve consultation with the community *prior* to planning local areas. Why have departmental planners not complied with the Act by producing land use objectives? When will they do so? Without them, the Lee Point development should not go ahead.

The NT Government itself is ultimately responsible to us for the planning of a sustainable Lee Point suburb.

WHAT CAN YOU DO? You can press your local member and Planning Minister Burns with the great urgency for:

1. Land Use Objectives for the Lee Point Area
2. The use of the *Darwin Town Plan* R1 zoning with its minimum of 800m² for house lots, as the basis of the new Lee Point suburb.
3. The provision of elements within the new suburb essential for social sustainability, eg. useable parks, public transport, a community centre, childcare, preschool, basic shopping and youth facilities.
4. Assurance that the suburb catering for Defence families will not become a substandard ghetto of the northern suburbs.

Parap Residents Association

The new plans for the Arafura Social Club land have gone to the DCA. This was a triumph for community. The land was divided for medium-density housing, a park to commemorate Parap's association with early aviation, and to form an entry statement. It could have been different, but the PRA fought on.

Waterfront Project

PLan has worked hard for more than a year, contributing to the development of the Waterfront Project. According to the original maps we have, the area of Goyder's Camp will be kept clear of new building, and left as open space to allow interpretation.

In recent weeks the model of the master plan of the preferred consortium has been on display, and brochures issued. From the brochures the heights appear low. On the model all buildings appear light, buildings near the escarpment are downplayed or invisible and the buildings on the finger wharves only look low, until you count the floors. Comments were sought from the public. PLan commented politely that some of the buildings on the wharves looked too high. What has happened to the answers to the people's comments?

In late January, 2004, Socom, the national firm commissioned by the NT Government to assess community feelings that would guide the project, produced an executive summary of its findings after consultation. In part, this states:

- The people of [the] Territory will be disappointed and not be drawn to the site if:
 - The view from the top of the escarpment is a building or a roof-top rather than the waterfront;
 - The view from the bottom masks any views of the escarpment. (P.3)

Now the architect for the preferred consortium ABNAMRO has stated that the firm was never required to preserve the view of Darwin's green escarpment. We suspect other contenders were required to do so, so there may have been an uneven playing field to start. The other designs may have honoured the green escarpment, but the government refuses to let us see them. We now have many buildings higher than the escarpment.

It is likely therefore that we may not have the best design. Apparently the way the money stacks up is more important to the government than how the design affects the community in the long run. The value of the project has increased from \$600 million to \$1 billion in recent days.

The original concept for the Darwin Wharf Precinct was that it be low rise, open, and a flexible people-place. What we have now, apart from the convention centre, will be largely an inner-

city housing development, unrelated to Wharf Precinct themes and activities. We can also expect user-pays, as this is a very non-public commercial exercise. Some trade off!

The NT Government is now rushing to make the Darwin Town Plan fit the Master Plan. Existing height levels are 15 metres AHD for most of the precinct. The new plan is expected to be 55 metres AHD—an entirely different concept. Originally the area was to be handled by a trust so that the land remained in public ownership.

The Government has now announced that the Waterfront Project will be built as in the model, except for the building in front of Bridgeport. What then was the object of seeking public comments? Where are the responses? Looks like we are left with a Leviathan.

Darwin City Council Consults

You may not be aware that Darwin City Council is consulting the community on the future of its swimming pools, on a Central Darwin Streetscapes Policy, and on a draft Capital City Charter (see next column). These are good initiatives, but few know about them. It is beyond PLan's ability to be middleman in these matters, particularly as the time frame is short, the Council charges for its venues, and we have no funds to advertise public meetings.

When asked why Council did not organise public meetings for consultation and feedback, Lord Mayor Peter Adamson said that he did not like them, they were ineffective as opportunities for people to speak, and that he relied on people speaking to him individually. Oh! How things have changed since PLan's election forum earlier this year, when candidates saw local government consultation with the community so very important. This is the same Lord Mayor who used his *casting vote* to endorse Council's support of a resort at Little Mindil.

Walkways are an endangered species with Darwin City Council. According to a survey carried out this year, if they are not going to a set type of destination, like a school, they are not essential, and could easily be closed and sold. There goes a variety of walking routes, and playing with the kids in the back street, or spending the afternoon with a friend. More people in the neighbourhood is useful for discourag-

ing criminal activity. Night closures have proved effective, and there is no substitute for prompt, persistent policing.

Draft Capital City Charter

Received 26 November, for comment within a week, is the draft Capital City Charter. Two years ago at a special forum, speakers from Brisbane and Adelaide introduced the idea of the NT Government and the Darwin City Council combining to promote Darwin as a capital city for tourists and prospective residents. This involves creating a symbolic marketing image that epitomises the unique character of Darwin, eg. a resilient tropical city. This image should rely not only on physical setting, but also historical experience and character of the people. The community should then be involved in the marketing.

The statement starts well with a commitment to involving the community and catering for physical, social, cultural and environmental aspects of Darwin, but falls down by wanting to focus on the central business area, when it should be talking about Darwin as a destination for tourists and new settlers. It fails to identify a new sound-bite type image of Darwin, and falls back on the hackneyed and irrelevant 'vibrant' image. Back to the think tank!

'Height Of Absurdity'

3 November 2004 brought us the NT News 'Height of Absurdity' editorial in which the News accused PLan of opposing any development in the city, and every housing development in the suburbs. Extraordinary logic followed, linking tower blocks with business, and stock phrases equating inner-city living with prosperity. No investigatory journalism, no dialogue, just the same repetitive phrases about the feel-good of construction. We used to have some journalists who could think two sides of a picture. Where are they?

We knew how ridiculous most of the community would see this editorial, but we wrote a reasoned reply. The editor Brett de Vine refused to publish it, because he said the matter was already covered. Later the News refused to publish a PLan letter giving reasons why Little Mindil should remain undeveloped, whilst publishing two in one issue for the resort. The letters pages used to be the last bastion of free speech. It seems that the News is for construction at any cost.

Tall Buildings Debacle

We know from direct feedback that most people do not like tall buildings in Darwin. Very few people want to live in a city like Singapore. A **PLan** Survey earlier this year showed that an estimated 94% of the community want the CBD to have building height restrictions. The planning system is not equipped to deal with buildings over 8 storeys. It is odd to find the RAAF the arbiter of building height.

Our older tall buildings, such as most Esplanade hotels, the AANT, and Marrakai, are set back from the road. Why is it then, that the 33-storey building, proposed on four domestic house lots, in 8-metre wide Gardiner Street, would come right to the pavement? We know that the Darwin Town Plan allows commercial buildings to have no setbacks, but in this case, it is ridiculous. The building would contain 108 flats. The site is too small, amenity of neighbours would be destroyed, traffic would be unsafe at peaks, there is insufficient public recreation space nearby, there would be serious safety issues in emergencies, and it would be a social time-bomb.

Before accepting any more applications, the government should review the Darwin Town Plan to quantify requirements for buildings over 8 storeys. The DCA has the power to approve or reject all development applications in the CBD. It has generally not used its consent powers to enforce the criteria set down in Section 51 of the *Planning Act*. In doing so it has failed its planning role.

Look at the Foelsche, Woods, Bennett, McMinn lots, where thousands of people will live, without any new public recreation space. Here the DCA refused to show the public the master plan. The Commonwealth flats, with 150-year-old banyan tree, were an example of good tropical living. There are already traffic problems at the corner of Foelsche Street.

The area of the CBD, as defined in the Central Darwin Planning Concepts and Land Use Objectives, 1999, runs from Packard Place and the Golf Links Escarpment to the Darwin Wharf Precinct Escarpment on the one hand, and from Mitchell Street to Tiger Brennan Drive on the other. This is a far bigger area than the public understands as the CBD.

Both the Property Council and **PLan** have previously said that the area of the CBD as defined is too large. Applications for tall buildings can come in from all of this area, instead of just the traditional CBD. The lower cost of land on the edges may even encourage applications from the edges. In some cases large long-term excavations indicate where finance has failed, after an approval.

Without a planned arrangement of tall buildings they will be scattered amongst shorter buildings, spoiling their amenity. People have a right to be treated fairly in relation to their major investments, and it is a government's role to manage this.

Height limits within the official CBD are predominantly 90m AHD and 120m AHD, with an area of 55m AHD at the Golf Course end, and unspecified heights at the Civic end, above the Wharf Precinct escarpment (Figure 4). If you do not know what that means, join the club! Because the planners chose to express the heights in this way, the community did not know that buildings could be so high. (A rough yardstick is 7 metres per storey, but why is it not expressed in this way?)

The basic planning tools are the Land Use Objectives (LUOs). The Central Darwin Planning Concepts and Land Use Objectives, 1999, set out those for the CBD. The fourth LUO reads as follows:

To develop a city form with the highest buildings and structures concentrated at the centre of the peninsula stepping down towards the perimeter and optimising the opportunities for harbour views (p. 6).

Most people understand and expect this to be a pyramid shape, so that the tallest buildings would be in the central core CBD with others stepped down at the sides. This would maximise everyone's views.

The DCA can approve extra storeys for merit. Lameroo, for instance, next to Old Admiralty House, will be 14 storeys, even though it is in the Esplanade Precinct (55m AHD) and not in the CBD at all. In the eyes of the DCA high ticket items often appear to have merit. It is easy to see that height requirements need to be reviewed so that the LUOs are reaffirmed, and the Darwin Town Plan extended. Both then should be properly applied by the DCA.

Visioning The Future

This was the title of our 4th Annual Forum, held at Spillett House on 22 August 2004. It is a perfect venue for us. His Honour the Administrator, Ted Egan, gave a thought-provoking address. We thank John Gronow (DIPE), Tom Cowen (EDO), David Hibbert, Bob Elix (DCA) and Jim Henderson from Ostermann Street, for sharing their experience on current planning issues. A most stimulating program was arranged by Louise Finch. The evaluations were very positive. We all learnt a lot, and the platter afternoon tea was delicious.

API (NT) Planning Bus Tour

For World Planning Day, 6 November 2004, the Australian Planning Institute, NT (API) invited us to join their bus trip around Darwin and Palmerston, featuring planning issues. We appreciated this invitation and aim to reciprocate. Forming friendships and comparing views is so important. Unfortunately, no **PLan** members could stay on for a social end to the afternoon, although many conversations took place along the way.

We visited Wulagi with its green access-ways, the retirement village at Leanyer, Goyders Hill under demolition, an integrated set of small lot houses, Fairway Waters, and the banyan tree at the Magistrates Court.

Year of the Built Environment, 2004

It is interesting that the slogan for this year is 'Towards sustainable communities'. The seven national themes for the year are all very relevant to us:

- Towards sustainable communities
- Healthy communities
- Excellence in building
- Our Built heritage
- Imagining the future
- Design for all; and
- Building regional communities.

All very relevant to our work. The website is worth viewing at: www.builtenvironment2004.org.au. The architects also held very stimulating events which **PLan** members attended. Sustainability and tropical living were very much the theme. A competition to design and build a green house had winners in Darwin and Alice Springs.

Interface Compensation

This week, ABC Radio News noted a statement by Dr Glen Searle of the University of Technology, Sydney. He is promoting the idea that developers who devalue other properties by building in front of, or adjoining them, spoiling amenity, quality of life, and taking away views, should pay compensation. Since developers can steal the view, its worth should be assessed in the asking price as they promote it in the sales pitch.

We think this idea should be seriously considered, in the interests of a level playing field. Tiwi residents came into abuse as they fought to protect their amenity, quality of life, and safety. The *NT News* called neighbours of nearly 30 years 'bystanders'.

PLan has long pointed out that the value of houses in one street soon outweighs that of a new development, eg. Martin Crescent. If the government's purpose is to grow the population, there is no point driving residents and their investment money away.

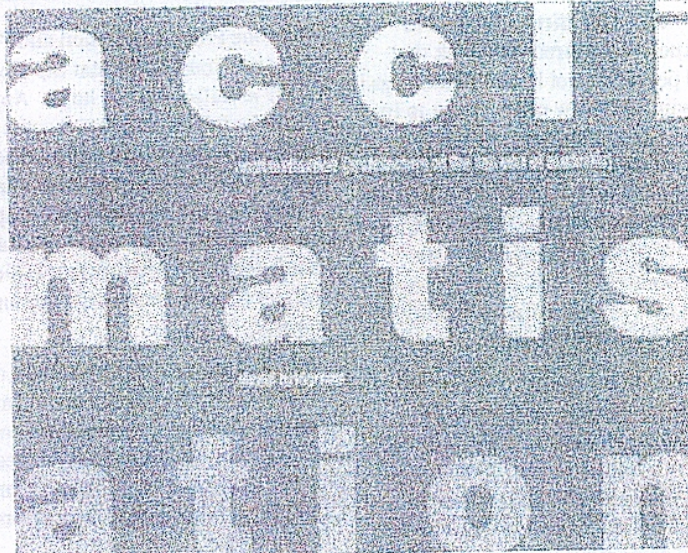
Planning Act Review

The review of the *Planning Act*—a promise of the ALP Government—is still incomplete. Residents groups met for a workshop in Minister Burns' office months ago, because departmental planning staff stated, totally incorrectly, that in the previous workshop to which they were asked to respond, the groups were not in agreement. The 2004 workshop was a more forceful version than the 2003 one, but putting forth the same principles.

We have not seen the government's response of the 2004 workshop. We suspect that the delay is due to departmental staff wishing to promote the draft *NT Planning Scheme*. This scheme makes things simpler for developers and departmental planners. It eliminates any concept of local character, and land use objectives. We have told the Minister that the community will not look at this until the new *Planning Act* has been through parliament, and is in place.

Tropical Reading

Darwin's architectural history is featured in a prize-winning book by local architect David Bridgman. The book won the inaugural Chief Minister's NT



David Bridgman's *Acclimatisation: Architecture at the top end of Australia*

History Book Award this year. It focuses on the development of a suitable tropical domestic architecture. Following is part of a review by Shaneen Fantin, appearing in the Sept./Oct. issue of *Architecture Australia*. (See: www.archmedia.com.au/aa)

David Bridgman. *Acclimatisation: Architecture at the top end of Australia*. Royal Australian Institute of Architects, 2003. \$38.50.

Having just returned to living in the tropics of North Queensland, I found David Bridgman's book a timely reminder of how one might live an inclusive relationship with the oppressive humidity, chirruping geckos, thunderstorms and an extraordinary amount of mildew. At first glance, *Acclimatisation* appears as a soft-cover coffee-table edition, but closer inspection reveals an exquisite array of photographs: verandas veiled with timber slats or plantation shutters, potted palms and low reclining chairs, and a text that is full of useful references for further reading on B. C. G. Burnett, Troppo Architects, Harry Seidler and Glen Murcutt. *Acclimatisation* is an ideal reference for early environmental design courses in architecture.

David Bridgman, one of few Australian architects who practises and writes simultaneously, has produced a flexible work which can either be read as a series of individual essays or as a chronology of European settlers changing relationships with the climate and environment of the Top End. Examples of this are evident in his analysis of the progression of plan forms in tropical

housing from pre-war to post-war: from layered, flexible and fluid to modern, linear and dictated by functional planning. Bridgman also provides fascinating descriptions of the cyclonic tie-down system for the Wesleyan Methodist Church of 1897 and the diversity of window shutters found at Timber Creek, Coburg Peninsular and Darwin.

Acclimatisation promotes a more 'climateinteractive' architecture for hot humid climates; there are no split systems to be found among its pages, only split bamboo, buildings with big hats and shady undercrofts. But, as Bridgman states:

While purists may object to the use of air-conditioning on philosophical grounds, a humid afternoon in late November is capable of making converts of even the most resolute.

The order of architecture in the book illustrates how early European colonialists learned to use verandas and gardens as cooling devices. At first the buildings are objects in the landscape on manicured lawns or red bull dust, but as time progresses they are pictured enclosed in foliage. In the early descriptions and images, the built environment exhibits a bravery as the occupants worked against an environment conspiring them to abandon their station. The later descriptions demonstrate how some architects have progressed from an adversarial approach to co-existence with the environment.

Acclimatisation should be read, and the images consumed, on a slow, sarong-clad Sunday afternoon sipping a gin and tonic on the veranda.

MEMBERSHIPS & RENEWALS

PLan is an incorporated voluntary community organisation working towards a better living environment. We know we have thousands of supporters because people tell us. We make sure of the facts, lobby governments, work with media, write letters, facilitate campaigns, support residential and special purpose groups and individuals, work with allied groups, do surveys, run a website, and arrange public meetings and annual forums. It is fun and you meet people and learn a lot.

We need more members. It's only **\$10 per year**. You can join any time. Renewals are automatically due at the date of the AGM in Nov/Dec each year. We run on a shoestring. Subscriptions help us with hall and stall hire, legal searches, postage, displays, photocopying, advertisements, annual forums, etc., as these are costs that cannot be avoided. Help in kind is welcome too.

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DONATIONS, however small, are always welcome!!

ENCLOSED IS: \$..... for **PLan**

Please send to:
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PRIVACY statement: **PLan** undertakes not to disclose any of the above information to third parties.

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MEMBERSHIP & RENEWALS

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MEMBERSHIP however small, are always welcome!

ENCLOSURE 1: 1 for PLAN

Please send to:
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PLAN, The Planning Action Network
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For more information, contact DR 8337 1907
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