



LSJ Heritage Planning & Architecture

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Drummoyne Reservoir, Rawson Avenue, Drummoyne

HERITAGE IMPACT STATEMENT- ADDENDUM

Mike & Shan Pty Ltd -v- City of Sydney Council (LEC 2020/306306)

Prepared for: Milton Architects

Issued: 12th August 2021

1. Introduction

This report is an Addendum to the Heritage Impact Statement (HIS) prepared by Lucas, Stapleton, Johnson & Partners, dated 13th May 2020, in support of the development application DA2020/0161 through Canada Bay Council for the adaptive Reuse of the Drummoyne Reservoir for the provision of an early learning centre, the construction of a new building adjacent and landscaping works.

This report should be read in conjunction with the previous HIS (dated 13th May 2021).

Drummoyne Reservoir is listed as a heritage item on the State Heritage Register (SHR No. 01625).

It is also listed as a local heritage item in Schedule 5 of the *Canada Bay Local Environmental Plan 2013* (Item no. I404) and is located within the *Bourkestown Conservation Area (CA)*, as identified on Heritage map – Sheet HER_06, under the *Canada Bay Local Environmental Plan 2013*.

This report was prepared by Kate Denny of this office with review by Sean Johnson (see attached CVs).

A *Conservation Management Plan (CMP)*, prepared by Weir Phillips Heritage and dated March 2018 supersedes a prior CMP prepared by Sydney Water, dated June 2005. This firm also previously prepared a significance study for the place, dated May 2007. The history and significance assessment contained principally within the CMP prepared by Weir Phillips Heritage has been relied upon in the preparation of this report.

This report follows generally the methodology recommended by the NSW Heritage Office in *Statement of Heritage Impact* (Revised 2002) and is in accordance with the *Australian ICOMOS Charter for Places of Cultural Significance (The Burra Charter)* and the *NSW Heritage Office Heritage Manual*.

2. The Amended Proposal

2.1. Documents Describing the Proposal

The proposed works are described in the following documents:

- Drawings prepared by Milton Architects, Revision F, dated 29th July 2021

2.2. Summary of Amendments

In brief, the amended proposal includes the following:

Undercroft Area

1. Retention of all steel supports.
2. Removal of nine (9) concrete plinths to base of steel supports.
3. Partial removal of twenty-two (22) cross bracing at Level 1.
4. Removal of two (2) cross bracing at Level 1 and eleven (11) cross bracing at Level 2.
5. Reconfiguration of internal partitioning to provide new facilities.
6. Introduction of enclosed fire stair.
7. Introduction of ducted riser for services and stair pressurisation system.

Tank

8. Reduction in number of selected steel plates to be removed to all sides of tank and replacement with new perforated metal sheeting (to provide ventilation and light to interior of tank).
9. Deletion of door openings and metal walkways at Levels 4 and 5 connecting to the Tower.
10. Introduction of new metal walkway with 1390mm high metal framed glazed balustrading connecting Tank with Tower at Level 3.
11. Introduction of new metal walkway with stairs and 1930mm high metal framed glazed balustrading leading to Roof Garden level connecting to Tank.
12. Introduction of condenser unit to Roof Garden level with 1.39m screen.

Tower

13. Retention of existing cantilevered concrete stairs at all levels.
14. Deletion of new door openings at Levels 4 and 5.

The Annex (Ancillary Building)

15. Redesign of the form of the new two (2) level building with trafficable roof.
16. Increased setbacks between the Annex and the Reservoir to 7.129m;
17. Increased setback of Annex building from Rawson Avenue boundary to 8.5m;
- 18.. Introduction of lift over run to roof level of Annex.
19. New materials pallet for Annex.
20. Addition of two signs.

Landscape Works

21. Retention of sandstone boundary wall and introduction of metal palisade fence above wall in front of the Reservoir (southwest of driveway entry).
22. Deletion of acoustic fence to Rawson Avenue and South Street property boundaries,
23. Introduction of planters behind stone wall to Rawson Avenue and South Street boundaries in front of the Annex;

24. Introduction of brick wall with metal palisade fence above to Reservoir Lane boundary.
25. Introduction of metal palisade gate to Rawson Avenue driveway entrance.
26. Introduction of arbor over mouth of entry to basement carpark.

3. Heritage Impact Assessment Methodology

An appropriate assessment methodology is to consider the details of the proposal and to compare them with the recommendations of a properly prepared Conservation Management Plan (CMP) in order to determine whether any aspect of the proposal is not in accordance with the recommended policies.

In this case, the policies contained within Section 8 of the *Conservation Management Plan: Drummoyne Reservoir* prepared by Weir Phillips Heritage, dated March 2018, will be used for this assessment (Assessment 1).

In addition, as the property is also listed as a local heritage item, the heritage conservation provisions contained within the *Canada Bay Development Control Plan 2013* also apply (Assessment 2).

3.1. Heritage Impact Assessment 1: Conservation Policies

In this assessment, only those aspects of the proposal that have been amended will be assessed against the relevant Conservation Policies.

Item	Proposed Works	Comment	Relevant Conservation Policy
Undercroft Area			
1.	Retention of all steel supports.	<p>The undercroft area as a whole is identified as being of high significance. In addition, the steel structural supports and the cross bracing within this area are also identified as being of high significance.</p> <p>The amended proposal reduces the number of cross braces and concrete plinths to the removed and retains all steel supports in the undercroft area, which is a <u>positive outcome</u>.</p> <p>Although some of cross bracing is to be removed, as much as possible has been retained and where feasible, the amount of original fabric to be removed has been lessened by the means of introducing a connecting brace above head-height. In this way, more of the original fabric can be retained and is only to be removed when necessary for the safe use of the undercroft space.</p> <p>The density of structural members within the undercroft space is a hindrance for the proposed use of the undercroft area as office space, facilities and a covered play area.</p> <p>Views into this area from Rawson Avenue, Polding Lane and Reservoir Lane will still allow for an impression of the original structural configuration of this space to be seen and appreciated.</p>	<p>These works are in keeping with the principles of Policy F, as they are proposed to facilitate the new use of the place and ensure its ongoing, viable use. While some fabric is proposed to be removed, the heritage significance of the place is still able to be retained and understood.</p> <p>Policy G requires for elements of high significance to be retained. A number of elements identified as 'high' are proposed to be removed in order to facilitate the adaptive reuse of the place as per Policy F.</p> <p><i>Action M2</i> of Policy M also allows for adaptation (including removal of fabric) where primary significance is conserved, or the best conservation outcome achieved.</p> <p>In this case, the removal of some of the steel supports within the undercroft space complies with the principles of this policy in that the primary heritage significance of the space has been retained, while allowing for a new use for the place.</p>
2.	Removal of nine (9) concrete plinths to base of steel supports.		
3.	Partial removal of twenty-two (22) cross bracing at Level 1.		
4.	Removal of two (2) cross bracing at Level 1 and eleven (11) cross bracing at Level 2.		

Item	Proposed Works	Comment	Relevant Conservation Policy
5.	Reconfiguration of internal partitioning to provide new facilities.	<p>The undercroft area is identified as being of high significance.</p> <p>The amended proposal reconfigures the internal partitioning to be introduced into Levels 1 and 2 of the undercroft area. Using the grid pattern of the support structures, the internal partitioning is now aligned with this grid, enclosing already defined areas and reinforcing the geometry of the space. This is a positive outcome.</p> <p>The insertion of new internal spaces and circulation is required as part of the proposed new use of the place and are proposed to provide a kitchen, food prep, office, store, foyer and wet area. These new spaces are contained entirely within the undercroft area of the tank and will not project beyond the existing built envelope of the tankstand.</p> <p>In addition, new glazed partitioning is to be introduced between some of the support structures in order to separate certain areas of the undercroft for different age groups and facilities. The use of glazed partitioning supports views into and through the undercroft area, so that the original configuration of the space can still be appreciated.</p> <p>The new insertions are able to be removed if required, and do not require intrusions into the original fabric of the tank stand.</p>	<p>The proposed works are in keeping with the principles of Policy F, as they are related to the adaption of the place for a new, viable use.</p> <p>Policy G requires that the heritage values of significant elements and spaces should be retained and enhanced and <i>Action G1</i> notes that elements and spaces of exceptional and high significance are to be retained.</p> <p>However, <i>Action M2</i> of Policy M also allows for adaptation (including removal of fabric) where primary significance is conserved, or the best conservation outcome achieved.</p> <p>In this case, the insertion of new partitioning to form offices etc. into the undercroft area will allow for a new viable use in a way that allows for the retention of some of the original fabric and will result in minor visual impacts as the works will not be visually prominent.</p> <p>The original configuration of the undercroft area with its double height spaces of steel support posts and cross bracing will continue to be able to be appreciated.</p>
6.	Introduction of enclosed fire stair.	<p>The amended proposal involves the introduction of an enclosed fire stair to the north-western side of the undercroft area. This fire stair has been proposed so that the original cantilevered stair within the Tower can be retained (see Item 13 below), which is a positive outcome.</p> <p>The stair is to be enclosed and pressurised to ensure the safe passage of staff and children from all levels of the tank and undercroft area in the case of fire.</p> <p>Views of the enclosed stair in the undercroft area will be obscured, due to the location of the stair away from Rawson Avenue and due to the proposed new fencing along Rawson Avenue (see Item 21 below). As such, the introduction of this new feature will have minimal impacts on general views of the Reservoir and the appreciation of the original structure of the undercroft area.</p> <p>The enclosed fire stair is able to be removed if required, being a free standing structure.</p>	<p>The proposed works are in keeping with the principles of Policy F, as they are related to the adaption of the place for a new, viable use.</p> <p>Policy G requires that the heritage values of significant elements and spaces should be retained and enhanced and <i>Action G1</i> notes that elements and spaces of exceptional and high significance are to be retained.</p> <p>However, <i>Action M2</i> of Policy M also allows for adaptation (including removal of fabric) where primary significance is conserved, or the best conservation outcome achieved.</p> <p>The introduction of a fire stair is essential for the adaptive reuse of the Reservoir and providing a free-standing, enclosed stair in the undercroft area will have minimal impacts and allows for the original cantilevered stair in the Tower to be retained and conserved.</p>
7.	Introduction of ducted riser for services and stair	<p>Negligible heritage impact. The insertion of services into the undercroft space is required to facilitate the new use of the place. These</p>	<p>Complies with Policy Q for introducing new services in a sensitive manner. <i>Action Q2</i></p>

Item	Proposed Works	Comment	Relevant Conservation Policy
	pressurisation system.	<p>services will include:</p> <ul style="list-style-type: none"> • Sewer; • Water; • Electrical; and • Air Conditioning. <p>As the proposal includes the construction of a new building on the property (the Annex), the majority of services are able to be contained within this building and brought over to the reservoir via an underground trench, minimising intrusion into original fabric.</p> <p>Services have been concentrated within a ducted riser located to the rear of the enclosed fire stair, thereby reducing any potential for visual impacts. The ducting is able to be removed if required.</p>	<p>requires for the introduction of new services to avoid damage to significant fabric and avoid being fixed to such fabric. <i>Action Q4</i> also notes that routes for new reticulated services should be located and designed in a way that will have minimal adverse impact on fabric and on significance.</p> <p>In this case, services are able to be run underground and through new internal spaces, thus avoiding negative impact on significant fabric and spaces.</p>
Tank			
8.	Reduction in number of selected steel plates to be removed to all sides of tank and replacement with new perforated metal sheeting (to provide ventilation and light to interior of tank).	<p>The tank walls and finishes have been identified as being of high significance.</p> <p>The amended proposal involves a reduction in the number of steel plates forming the original walls of the Tank to be removed, which is a <u>positive outcome</u>.</p> <p>Select panels are proposed to be removed and replaced with perforated metal panels of the same size in order to allow for ventilation and light into the main tank space. This is needed as part of the adaptive reuse of the place and will have a <u>minimal impact</u>.</p> <p>These new panels will be the same metal finish as the existing panels (and the perforations will be small in size). As such, the pattern of steel plates that form the tank exterior walls will be maintained. The panels will not be so open as to allow views through into the tank and generally limited in number to ensure the existing solid metal façade of the tank remains dominant.</p> <p>Drawing A08.02/F provides details of the method to be employed to provide the new perforated panels in a way that will ensure the structural soundness of the tank.</p>	<p>Complies with Policies G and M for treatment of elements and spaces of high significance.</p> <p>The proposed works are in keeping with the principles of Policy F, as they are related to the adaption of the place for a new, viable use.</p> <p>Complies with Policy I in regards to building regulation requirements. <i>Action 15</i> notes all new works meet the performance requirements and provision of the BCA. The provision of adequate daylight and ventilation is a requirement of the BCA.</p> <p>The CMP further notes that for any adaptive reuse of the structure an understanding of the overall shape of the tank must be retained.</p>
9.	Deletion of door openings and metal walkways at Levels 4 and 5 connecting to the Tower.	<p>The tank walls and finishes have been identified as being of high significance and the Tower has been identified as being of exceptional significance.</p> <p>The amended proposal deletes the connecting walkways between the Tower and the Tank at Levels 4 and 5. As such, no new intrusions into the external wall of the Tower are proposed and the number of intrusions into the wall of the Tank have also been reduced. The original significant fabric previously proposed to be removed is now to be retained, which is a <u>positive outcome</u>.</p>	<p>Complies with Policies G and M for treatment of elements and spaces of exceptional and high significance.</p>

Item	Proposed Works	Comment	Relevant Conservation Policy
10.	Introduction of new metal walkway with 1390mm high metal framed glazed balustrading connecting Tank with Tower at Level 3.	<p>The amended proposal retains the new metal walkway at Level 3 connecting the Tank and the Tower, with an adjustment to the height of the metal framed glazed balustrading to 1390mm.</p> <p>A connecting walkway already exists at this level and the proposal does not involve the introduction new opening into the external wall of the Tower. However, a new opening is required to be introduced into the wall of the Tank to provide direct access into the new Level 3. This new opening, located in line with the Tower will not be visually prominent and the overall structure and appearance of the Tank will be maintained.</p> <p>The amended balustrade will be lightweight in appearance and the use of glazing maintains the visual separation between the two buildings, while still allowing access between the tank and tower.</p>	<p>Complies with Policy I in regard to building regulation requirements. <i>Action 13</i> notes that accessibility should be incorporated in any future plans.</p> <p>The proposed works are in keeping with the principles of Policy F, as they are related to the adaption of the place for a new, viable use.</p> <p>Meets the requirements of <i>Action M2</i> of Policy M which allows for adaptation (including removal of fabric) where primary significance is conserved, or the best conservation outcome achieved.</p> <p>Complies with Policy H in regard to protection of identified significant vistas. Views towards the tank and tower where the two structures appear directly side-by-side are not identified as being significant views. Regardless, the new link walkways will not affect vistas into the site as noted in <i>Action H1</i>.</p>
11.	Introduction of new metal walkway with stairs and 1930mm high metal framed glazed balustrading leading to Roof Garden level connecting to Tank.	<p>The walkway link between the tower and tank has been identified as being of high significance, although the timber has been replaced and is currently in poor condition. It is considered necessary for this timber walkway to be replaced – its current condition is unsafe and it does not comply with BCA requirements.</p> <p>The amended proposal provides a new metal walkway, with stairs leading up to the Roof Garden of the Tank and a metal framed glazed balustrade of an increased height (for safety).</p> <p>The amended walkway and balustrade will be lightweight in appearance and the use of glazing maintains the visual separation between the two buildings, while still allowing access between the tank and tower.</p> <p>The stairs will not be visually obvious or detracting in views of the Tank and Tower, as they are a minor new addition to the proposal required to marry up the different floor levels with minimal intrusion on the significant fabric.</p>	<p>Complies with Policies G and M for treatment of elements and spaces of high significance.</p> <p>Complies with Policy I in regard to building regulation requirements. <i>Actions 15 and 16</i> note all new works must meet the performance requirements and provisions of the BCA and DDA 2005 respectively.</p>
12.	Introduction of condenser unit to Roof Garden level with 1.39m screen.	<p>The amended proposal includes the introduction of a condenser unit with screening to the new Roof Garden level.</p> <p>The floor level of the Roof Garden is 1501mm below the top of the existing balustrading around the top of the Tank and the condenser with screen is to be at a height of 1390mm. Therefore, these new elements will not extend beyond the height of the existing Tank walls and balustrade. The siting of these new</p>	<p>Complies with Policy H in regards to protection of identified significant vistas.</p> <p>Complies with Policies G and M for treatment of elements and spaces of high significance.</p>

Item	Proposed Works	Comment	Relevant Conservation Policy
		elements towards the centre of the Roof Garden also ensures they will not be visible from street level and will not impact on existing views to the Reservoir.	
Tower			
13.	Retention of existing cantilevered concrete stairs at all levels.	The stairs with balustrade and landings within the Tower are identified as being of high significance and the Tower itself, including interiors, has been identified as being of exceptional significance .	Complies with Policies G and M for treatment of elements and spaces of high significance.
14.	Deletion of new door openings at Levels 4 and 5.	<p>The amended proposal involves the retention of the original cantilevered stairs within the Tower, which is a <u>positive outcome</u>. This has been achieved by way of including an enclosed, fire stair in the undercroft area (see Item 6. above) and therefore these original stairs, which are not compliant with the current provisions of the BCA, do not have to be relied on for access in an emergency.</p> <p>The amended proposal also deletes the provision of new walkways connecting the Tower and Tank at Levels 4 and 5 and therefore no new openings are proposed at these levels in the external wall of the Tower, which is a <u>positive outcome</u>.</p>	
The annex (Ancillary Building)			
15.	Redesign of the form of the new two (2) level building with trafficable roof.	The amended proposal involves a redesign to the new building to be constructed on the northern side of the place. The northern half of the site is noted as being of neutral significance .	<p>Complies with Policy F in regards to the provision of an ongoing, viable use for the site. The addition of a new, separate building on the site allows for the adaptive reuse of the place while avoiding excessive or unnecessary alteration of the most significant elements of the place, being the Reservoir Tower and Tank.</p> <p>Complies with Policies G and M for treatment of elements and spaces of exceptional significance. As above, the provision of a new separate building reduces the need to make adaptations or alterations to the Reservoir Tank and Tower.</p> <p>Complies with Policy H in regards to <i>Action H2</i> notes that the location of new buildings/structures, their envelope and massing and scale should be carefully determined in order, to protect and enhance vistas.</p> <p>Complies with Policy L in regards to the maintaining of an appropriate setting for the site, specifically in relation to the setting within the site.</p> <p>Complies with Policy N in regards to new work to significant buildings, fabric and external</p>
16.	Increased setbacks between the Annex and the Reservoir to 7.129m;	Further consideration of the design and siting and materials palette of the new building has taken into account the significance of the Reservoir and its location within the Bourketown Conservation Area (see discussion below).	
17.	Increased setback of Annex building from Rawson Avenue boundary to 8.5m;	Massing and Scale	
18.	Introduction of lift over run to roof level of Annex.	The new building is designed to be a low scale, flat roofed, horizontal building that will be subservient to the Reservoir. The overall design of the Annex has been simplified to ensure that the new building will not visually detract from the adjacent Reservoir. The solidity of the new building has been increased, with no glazed balustrading and glazed internal partitions set behind openings in the external masonry walls, to appear more traditional in style and form and to lessen the potential impacts of reflectivity.	
19.	New materials pallet for Annex.	Siting <p>The amended proposal includes increased setbacks for the Annex, which is a <u>positive outcome</u>. In particular, the new building is now setback from the Rawson Avenue boundary and the primary street front by 8.5m. This increases available views from the north</p>	

Item	Proposed Works	Comment	Relevant Conservation Policy
		<p>looking up Rawson Avenue (an important view corridor) to the Reservoir.</p> <p>Materials & Colours</p> <p>The amended proposal provides a revised materials palette for the Annex including face brick masonry walls in a cream colour, with metal palisade balustrading to match the new boundary fencing. Landscaping to the roof level and to each terrace level will serve to further soften the contemporary character of the new building and further minimise visual impacts. Additional landscaping has been included to both the South Street elevation and the internal (south) elevation with a strained wire trellis system designed to support climbing plants.</p> <p>The limited materials palette and use of face brick is more in keeping with the predominant built character of the surrounding locality.</p> <p>Views</p> <p>Some of the views identified in the CMP (see Figure 49 of the CMP) will be disrupted due to the placement of the new building. Specifically, Views 1 and 2 from South Street will be disrupted due to the placement of the new building.</p> <p>The amended proposal introduces a lift over run to the roof level of the Annex, however this structure is located towards the rear (northwest) and on the southern side of the roof and will result in minimal impacts on views of the Tank as seen from South Street.</p> <p>However, Views 3 and 4 from Rawson Avenue will be retained and have been improved due to the increased setback of the Annex from the street frontage boundary, which is a <u>positive outcome</u>.</p> <p>As the new building is low scale, long range views from throughout the broader locality and further afield will not be impacted.</p>	<p><u>spaces</u>.</p> <p>Complies with Policy O, which notes that any future development should be designed to complement existing significant buildings, external spaces, and landscapes.</p> <p>As with Policy N, <i>Action O4</i> notes that the scale, form and materials of any future development should be compatible with the existing significant buildings.</p>
20.	Addition of two signs.	The amended proposal includes two signs to be attached to the South Street and Rawson Avenue elevations of the Annex. No signs are proposed for the Reservoir. This aspect of the proposal will have no impact on the significance of the place.	N/A
Landscape Works			
21.	Retention of sandstone boundary wall and introduction of metal palisade fence above wall in front of the Reservoir (southwest of driveway entry).	The amended proposal deletes the acoustic barrier along the Rawson Avenue and South Street property boundaries and replaces this barrier with a metal palisade fence above the retained sandstone wall along Rawson Avenue in front of the Reservoir and no additional fencing on Rawson Avenue or South Street around the Annex (see also Item x below). This is a <u>positive outcome</u> .	Complies with Policies G and M for treatment of elements and spaces of high significance as the majority of original fabric has been retained and conserved.

Item	Proposed Works	Comment	Relevant Conservation Policy
22.	Deletion of acoustic fence to Rawson Avenue and South Street property boundaries	<p>The sandstone wall has been identified as being of high significance and its retention is a <u>positive outcome</u>.</p> <p>The metal palisade fence is proposed as an interpretation of the original metal palisade fence designed for the site (although it appears never constructed). The fence will be contemporary in detailing but traditional in form and therefore sympathetic to the character of the Reservoir and the surrounding conservation area.</p>	
23.	Introduction of planters behind stone wall to Rawson Avenue and South Street boundaries in front of the Annex;	The amended proposal deletes the suspended concrete planter above the sandstone wall around the Annex and instead, the wall is to be retained, with planters located behind the wall. This is a <u>positive outcome</u> .	Complies with Policies G and M for treatment of elements and spaces of high significance.
24.	Introduction of brick wall with metal palisade fence above to Reservoir Lane boundary.	<p>The amended proposal deletes the acoustic barrier along the Reservoir Lane (rear) boundary. The existing chain wire and steel pole fence along this boundary is to be removed and instead proposes a face brick masonry wall with metal palisade fence above. This is a <u>positive outcome</u>, as the face brick and palisade fencing is a traditional detail that will assist with unifying the site and is compatible with the traditional details and elements of the surrounding conservation area.</p>	<p>Complies with Policy P in relation to the removal of existing intrusive elements, specifically, those alterations and additions (including services) which do not contribute to an understanding of the heritage significance of a site or which detract from this heritage significance.</p> <p>Complies with Policy K in relation to the provision of security to the site.</p>
25.	Introduction of metal palisade gate to Rawson Avenue driveway entrance.	<p>The existing driveway has been identified as being of neutral significance.</p> <p>The amended proposal provides for a metal palisade gate to match the metal palisade fencing in order to obscure any visual impacts on the setting of the place as a result of the mouth of the underground carpark. This gate will be able to be kept in a closed position at all times other than drop off and pick up periods. The gate has been designed with double palings at the lower level to further obscure views of the entry into the basement carpark. This is a <u>positive outcome</u> that will assist with unifying the site and is compatible with the traditional details and elements of the surrounding conservation area.</p>	Complies with Policies G and M for treatment of elements and spaces of neutral significance. <i>Action M4</i> notes that elements of neutral significance may be removed or replaced.
26.	Introduction of arbor over mouth of entry to basement carpark.	<p>To further ameliorate any visual impacts of the mouth of the carpark, the amended proposal provides for a landscaped arbor projecting over the mouth of the carpark entry, which is a <u>positive outcome</u>.</p>	

3.2. Heritage Impact Assessment 2: Canada Bay DCP 2017

In this assessment, only those aspects of the proposal that have been amended will be assessed against the relevant provisions of the *Canada Bay Development Control Plan 2017*

D2 – Development of Heritage Items

Control		Comment
D2.3: Form and Detailing		
C1	Important elements of the form of a heritage item such as roof forms, chimneys, parapet walls, verandahs etc should not be demolished or obscured by alterations and additions	<p>The original forms and detailing of the Tower and Tank are to be retained (with minor alterations), however the overall form of the Reservoir is to be retained.</p> <p>The proposal includes the addition of a new ancillary building (the Annex) to the north of the Reservoir, which will impact on some views of the Tank stand as seen from South Street. However, the amended proposal includes an increased setback of 8.5m to the Annex from the Rawson Avenue frontage which maintains principal views of the Tower, Tank and Tank stand from the north looking up Rawson Avenue.</p>
C4	New development, alterations and additions to heritage buildings must be consistent with the scale, shape and materials of the existing (or adjacent) significant building so as not to detract from the visual importance of existing historic buildings in the area or the area's visual consistency and amenity. Materials for additions should be the similar to the existing house, or lighter weight materials such as painted timber, iron or timber cladding.	<p>The amended proposal provides for a revised design to the new building, although it will still be a low scale, horizontal building, subservient to the Reservoir. It would not be appropriate for the new building to be consistent in scale or shape of the Reservoir, rather a simple, horizontal building which does not visually detract from the Reservoir is proposed.</p> <p>The amended proposal provides for a revised materials palette of cream face brick, with horizontal openings with glazing set in behind the external masonry walls. The use of face brick is an appropriate material selection being characteristic of the surrounding traditional residential character of the locality and using a cream colour brick will relate to the rendered masonry of the Tower and Tank stand of the Reservoir.</p>
C6	“Pop top” additions (an additional form extruding above the roof) are not acceptable	The amended proposal includes the addition of a condenser unit on the Roof Garden of the Tank with screening. However, this new addition will not project above the height of the existing balustrade around the edge of the Tank and its location towards the centre of the Tank means it will not be visible from ground level.
D2.4: Materials and Colours		
C5	Materials for additions and alterations to heritage items should be harmonious with the original materials of the heritage item.	The amended proposal provides for a revised materials palette of cream face brick, with horizontal openings with glazing set in behind the external masonry walls. The use of face brick is an appropriate material selection being characteristic of the surrounding traditional residential character of the locality and using a cream colour brick will relate to the rendered masonry of the Tower and Tank stand of the Reservoir.
D2.5: Doors and Windows		
C5	<p>New window and door openings in important elevations of a heritage item must be:</p> <p>a) Carefully located to retain the original relationship of solids and voids; and</p> <p>b) Of proportions, materials and details similar to existing windows and door openings in</p>	<p>The amended proposal includes the reduction in the number of new openings to be introduced to the Tower and the Tank. No new openings are proposed to the Tower, while only one (1) new door opening is to be introduced at Level 3 of the Tank. This new door is located in line with the Tower and will not be obvious in views of the Tank from Rawson Avenue.</p> <p>In addition, the amended proposal involves a reduction in the number of steel plates forming the original walls of the Tank to be removed. Select panels are proposed to be removed and replaced with perforated metal panels of the same size in order to allow for</p>

Control		Comment
	the building.	ventilation and light into the main tank spaces. This approach will result in minimal change to the overall appearance of the Tank.
C8	Extensive areas of glazing are not permitted unless this feature was a feature of the original design of the building visible from the public realm.	The amended proposal includes a redesign of the new Annex building which involves the deletion of external glazing. Glazed balustrading is no longer proposed and glazed partitions are now located set behind the openings in the external masonry walls. Glazing will no longer dominate the appearance of the Annex.
D2.6: Carparking		
C2	Garages and carports must be located as far behind the front building alignment as possible.	The proposal provides for basement carparking, entered via the existing driveway from Rawson Avenue with the mouth of the basement located 17m into the site, well behind the front building alignment of the Tower. The amended proposal provides for a metal palisade gate at the entry of the driveway, to be kept closed at all times other than during drop off and pick up periods. The gate is proposed to obscure the appearance of the entry into the basement carpark, as seen from Rawson Avenue.
D2.7: Fencing		
C2	New fencing and gates to a heritage item should be of a style and scale that is consistent with the style of the building.	<p>The amended proposal provides for metal palisade fencing above the existing sandstone base wall along Rawson Avenue in front of the Reservoir, a face brick wall with metal palisade fencing along Reservoir Lane boundary and an acoustic arbor wall along Polding Lane boundary. No fencing is required along South Street as the new Annex is located adjacent to the boundary.</p> <p>The use of metal palisade fencing is appropriate, being of traditional form, although contemporary in detail and is sympathetic to the architectural style of the Reservoir and the character of the surrounding conservation area.</p> <p>The acoustic arbor along Polding Lane is required as residential development is located directly across the road. Being an arbor however, this fence will be covered in vegetation, presenting as a green wall, and disguising the wall itself.</p>
C4	Unless documentary or physical evidence is provided to establish a greater height, fencing forward of the building line constructed of (non-solid) material such as timber pickets, metal palisades or wrought metal should not be greater than 1.2m in height above the adjacent public footpath level.	<p>As the proposal involves the adaptive reuse of the place as a child care centre, boundary fencing for both security and privacy is required.</p> <p>The amended proposal provides for metal palisade fencing above the existing sandstone base wall or above a masonry wall. Due to the slope of the land and the need to prevent clear views into the children's play areas, the boundary fenceings will be higher than 1.2m at some points along the Rawson Avenue and Reservoir Lane boundaries. However, the use of metal palisade fencing, being of traditional form, will ensure that the boundary fencing does not appear out of character with the surrounding conservation area. The proposed acoustic arbor wall along Polding Lane necessarily is required to be higher than 1.2m, as it is needed to reduce noise impacts for the adjacent residential properties.</p>
D2.10 Modern Technologies		
C2	Modern technologies should not be higher than the main ridge line of a building that is or is part of a heritage item and shall be located so that they are not visible from the public realm.	As discussed above, the amended proposal includes a condenser unit with screening to the Roof Garden level of the Tank. However, this will not project above the top of the existing balustrade around the top of the Tank and being located towards the centre of the roof, will not be visible from the public realm.
D2.14: Adaptive Reuse		
C3	Additions to a building as part of adaptive reuse should be designed to respect the original architectural	Additions to the site primarily involves the construction an entirely new structure, separate from the Reservoir designed to specifically accommodate the proposed new use of the place. The amended

Control	Comment
	proposal includes a revised design for the Annex, providing a simple, face brick building with horizontal proportions that will not detract from the architectural qualities, form or scale of the Reservoir.
C6	Fire engineered solutions should be sought to allow retention of original structural systems that would otherwise not meet “deemed to comply” provisions of the Building Code of Australia. The amended proposal provides for an enclosed fire stair to be inserted into the under-croft space of the Tank. This amendment has been proposed so that the original cantilevered stairs within the Tower are able to be retained.

D3 – Development in the Vicinity of Heritage Items

Control	Comment
D3.1: Setting	
C2	Development in the vicinity of a heritage item should not have a scale, bulk or height that is incongruous with the setting of the heritage item. The amended proposal provides a revised design for the new Annex building, which is to be low scale (2 storeys), horizontal in proportions and terraced in form, with horizontal openings in the external face brick walls. The new building is of a scale and bulk that is compatible with the surrounding traditional residential development and of a lower scale and lesser bulk than the adjacent public school, commercial shop buildings and late 20 th residential flat buildings in the immediate vicinity. The amended proposal provides for a lift over run to the roof level of the Annex which will extend the height of the building to approximately 11m, but only for the lift over run and not the remainder of the building. Regardless, the height of the lift over run is substantially lower than the height of the Reservoir.
C6	Development in the vicinity of a heritage item should not adversely affect its setting by introducing an uncharacteristic building or element. The amended proposal provides a revised design for the new Annex building, which is to be low scale (2 storeys), horizontal in proportions and terraced in form, with horizontal openings in the external face brick walls. Although contemporary in design, the use of face brick and the simple form and detailing of the building means that architecturally, the Annex will not compete with the character of the Drummoyne Public School, the shop and residence at 54 Thompson Street or Bourketown Square to the southwest of the subject property. Along the north-eastern end of Rawson Avenue closest to where the new Annex building is to be located, there is a mix of early 20 th century single storey residences and late 20 th century residential flat buildings. The new Annex will not appear out of character with this mixed setting and is compatible in form, material and scale with the residential flat building immediately adjacent.
D3.2: Scale	
C1	The scale of new development in the vicinity of a built heritage item should not be greater than that of the heritage item. The amended Annex building is to be two storey in height with a lift over run and will not be of a greater height than the Reservoir, the main buildings of the Drummoyne Public School or the nearby shop and residence at 54 Thompson Street.
D3.3 Siting	
C1	The setback of new development in the vicinity of a heritage item should ensure that important views to or from the heritage item are not adversely impacted. The amended proposal provides for an increased setback of 8.5m from the Rawson Avenue frontage for the new Annex building, which increases views from the north looking up Rawson Avenue to the Reservoir. The siting of the new Annex building will have no impact on existing view lines to other heritage items

Control		Comment
		in the vicinity.
D3.4: Materials and Colours		
C1	Materials and colours for development in the vicinity of a heritage item shall be selected to avoid stark contrast of the adjacent development where this would result in the visual importance of the heritage item being reduced.	The amended proposal provides a revised materials palette for the new Annex building, which will be of a cream colour face brick with dark grey metal palisade balustrading. The use of face brick is in keeping with the character of the early 20 th century development of the locality and the use of the light colour is compatible with both the rendered masonry of the Reservoir and light face brick exteriors of the residential flat buildings located along Rawson Avenue to the north of the site. The new Annex will not appear in stark contrast to adjacent development, rather it will reinforce the existing character of the mixed development along Rawson Avenue and South Street.

D4 – Development In and In the Vicinity of Heritage Conservation Areas

Control		Comment
D4.1: Setting		
C1.	The side and front setbacks of new development in and in the vicinity of a conservation area should be similar to the spacing of contributory buildings in that conservation area.	<p>The subject property is located within an area of the Bourketown Conservation Area that consists of a mix of development types, with a public school directly across the road to the south, commercial development of shop top housing to the west and residential flat buildings and Federation bungalows to the east and north. As such, there is no consistency in setbacks in the surrounding development.</p> <p>The amended proposal provides for a revised design for the Annex building, with revised setbacks. The new building has an increase front setback of 8.5m to Rawson Avenue and is built along the side boundary to South Street but steps back with terracing and planters along the boundary line. The proposed setbacks are consistent with the setbacks of the garages fronting South Street to the north of the site and with the residential development along Rawson Avenue to the east.</p>
C2.	New buildings should conform to the orientation pattern of existing buildings in the area.	The new Annex building is orientated north-south, in line with the Reservoir and other development that fronts Rawson Avenue.
C3.	No new structures should be built forward of the established street building line.	As above. The new Annex building is setback 8.5m from the Rawson Avenue frontage, well behind the front setback of the Reservoir.
C6.	New work in a heritage conservation area is to respect the relevant contributory components of that conservation area.	<p>The subject property is in that portion of the <i>Bourketown Conservation Area</i> that is characterised by a number of important urban buildings including a public school and commercial buildings all relating to the early twentieth century development of the precinct and of high value both individually and for understanding the development of the area.</p> <p>The future character for this large and mixed area is principally to retain the strong overall heritage urban character of the streets with their mix of one and two storey houses on lots of mixed size.</p> <p>New buildings should retain the scale and overall character of the immediate area as it relates to bulk, form and use of materials. Given the large lot sizes for much of the area, additions and new buildings can be in a range of forms including good contemporary design with the emphasis on 'fit' into the setting.</p> <p>The amended proposal provides for a two storey, low scale building of horizontal proportions of cream face brick with dark grey metal palisade balustrades. The building is terraced, with horizontal openings and glazing set behind the external masonry</p>

Control		Comment
		walls. The building also has a trafficable roof, with terracing leading up to the roof on its southern façade fronting Rawson Avenue. The Annex is appropriately contemporary in design and the simple form and detailing of the building, together with the use of traditional face brick, means that the new building ‘fits’ into the setting, drawing influence in its design from both the nearby face brick Federation bungalows and the light face brick, flat roofed residential flat buildings.
C7.	Additions are to be set behind the main body of the existing house so that they have limited visibility.	The new Annex building is located on the intersection of South Street and Rawson Avenue, and although it will be visible in the streetscape, the overall design, form, scale and materials of the new building are compatible with the character of the surrounding development.
C13.	Minimum setback to the front alignment for new buildings is 8 metres, or average of setbacks of immediately adjoining houses on either side.	The new Annex building is proposed to be setback from the principal street frontage of Rawson Avenue by 8.5m.
C14.	Side walls should not exceed 7 metres in length.	The new Annex building is located along the South Street boundary for a length of more than 7m, however, the South Street elevation contains large openings, the upper level is setback and a strained wire trellis is to be provided with climbing plants. As such, this elevation is well articulated and will not present as an extended length of wall.
D4.2 Scale		
C1.	For new buildings, keep and repeat the single storey scale with maximum wall height to relate to nearby contributory buildings or heritage items (notwithstanding landmark mansions, public buildings, schools etc.). New buildings should utilise architectural language compatible to that of the area and the adjacent streetscape, including scale, roof form and slope, massing, proportions, fenestration patterns, materials, finishes, colours and other features.	In this case, the subject property is not located nearby buildings of single storey scale. The site contains the heritage listed Reservoir, with the Drummoyne Public School across the road and two storey shop top housing to the southwest. Contributory buildings are located along South Street, however, in this locality, it is the rear garages that front the street. As such, a single storey scale is not the predominant character in this area of the Conservation Area. The new Annex building is proposed to be of a two storey scale, which is compatible with surrounding development. The new Annex building is contemporary in design, however, it will consist of face brick masonry walls with metal palisade balustrading to the terraces, horizontal proportions openings in a cream colour. Utilising traditional materials and details in a contemporary form, the new Annex building has a compatible architectural language that unites both the Federation residential character and the late 20 th century character of adjacent residential flat building located in the immediate vicinity.
C3.	For new buildings, use face brick, clay tiles or corrugated iron, painted timber and other materials predominant in the area. Do not use hearted, speckled, multicoloured or textured bricks in light colours, or glazed tiles. Preference is given to materials in darker, recessive colours	The new Annex building utilises cream face brick which is appropriate given that face brick is the dominant material found throughout the conservation area and the choice of a lighter colour is sympathetic to the rendered masonry of the Reservoir.
D4.3 Form and detailing		
C2.	The roof forms of new development in or in the vicinity of a conservation area are to complement the original roof forms of existing nearby buildings that contribute to the conservation area.	The new Annex is located on the same site as the Reservoir and is surrounded by mixed development of both flat roofs and gabled and hipped roofs. For the new building, a terraced, trafficable roof is being provided as additional play area. Although a contemporary roof form, it is not out of character with mix of building types, forms and architecture that is found in the

Control		Comment
		immediate locality.
C4.	Additions should utilise same or similar materials as the existing house, or lighter weight materials, such as painted timber.	The new Annex building utilises cream face brick which is appropriate given that face brick is the dominant material found throughout the conservation area and the choice of a lighter colour is sympathetic to the rendered masonry of the Reservoir.
C5.	Additions and alterations to existing buildings that contribute to the character of a conservation area should not detract from the original form of the existing building as viewed from the public realm.	The amended proposal includes alterations to the Reservoir including the introduction of a new door opening into the Tank, removal of some of the steel plates forming the Tank and replacing with perforated metal sheets and partitioning into the under-croft area. None of these changes alter the overall form of the Reservoir as viewed from the public realm.
C6.	Additions should utilise architectural language compatible to that of the original house. This includes scale, massing, roof form and slope, proportions, fenestration patterns, materials, finishes, colours and other externally visible features.	In this case, the revised design for the Annex building utilises an architectural language that is compatible with the scale, massing, form and materials of the surrounding mixed development. As the Reservoir is a one of a kind, structure, it is appropriate that this State heritage item should remain a distinct element within the conservation area.
C7.	The treatment of the street façade of new development in or in the vicinity of a conservation area should relate to existing nearby buildings that contribute to the conservation area. This should include consideration of the massing and modifications of the building, proportions of verandahs and height.	As above, the subject property is located in a portion of the conservation area that is mixed in style, form and scale and contains a mix of building types. As such, there is no consistent treatment of street facades along Rawson Avenue, such as is found along Thompson Street for example with its rows of Federation bungalows and terrace houses. The street frontage of the Annex building presents as a simple single storey development with recessed open verandah set well back from the front boundary with palisade fencing. Contemporary in style, the Annex building incorporates traditional form and materials that relate to the overall character of the conservation area.
C8.	Verandahs on the front and sides of buildings within a conservation area should not be infilled and inappropriate infill or enclosure should be reversed.	The Annex building includes open recessed verandahs to the Rawson Avenue and South Street facades.
D4.4 Siting		
C1.	The front setback of new development (including alterations and additions) in or in the vicinity of conservation areas should match that of adjacent contributory development. Where adjacent developments have different setbacks, new development should align with the greater setback.	The new Annex building has a generous setback of 8.5m from the principal street frontage of Rawson Avenue.
C2.	Side setbacks of new development (including alterations and additions) in or in the vicinity of conservation areas should match the pattern of adjacent and/ or nearby contributory development. This will often include a greater setback on one side of the development to provide vehicular access at the side of a property.	The subject property is surrounded on three sides of what are essentially laneways, with typical laneway development of garages and the side elevations of buildings located on the street frontage. The new Annex building is located along the South Street boundary, although does provide a setback containing garden planters. As such the Annex building does not present such a hard edge to South Street as is found in the adjacent and nearby contributory buildings along the remainder of South Street, Polding Lane or Reservoir Lane.
C3.	The orientation of new development in or in the vicinity of conservation areas should follow the established	As above, the Annex is orientated north-south in line with the majority of development along Rawson Avenue and the Reservoir.

Control		Comment
	pattern of development in the conservation area.	
D4.5 Materials and colours		
C1.	Original materials of contributory buildings in conservation areas should not be replaced with different materials, or with materials of different colours.	The proposal includes the replacement of some of the steel plates forming the Tank of the Reservoir with perforated metal plates in order to provide air and light into the interior of the Tank. Although this involves replacing an original material with a different material, the perforated metal plates are sympathetic to the materials and appearance of the Tank.
C5.	Materials for new development in or in the vicinity of conservation areas should be compatible with the original materials of the dominant contributory buildings in the conservation area.	The new Annex building utilises cream face brick which is appropriate given that face brick is the dominant material found throughout the conservation area and the choice of a lighter colour is sympathetic to the rendered masonry of the Reservoir.
C6.	Colour schemes for existing and new development in or in the vicinity of conservation areas should have a hue and tonal relationship with traditional colour schemes for the dominant style of development in the conservation area	As above.
D4.6 Doors and Windows		
C1.	Extensive areas of glazing are not permitted for doors and windows visible from the public realm on buildings within or in the vicinity of a conservation area.	The revised design for the Annex provides open recessed verandahs and glazed internal walls and partitioning is located well behind the external masonry walls.
C6.	New door and window openings to contributory buildings in a conservation area that are visible from the public realm should be of proportions and details that relate to existing door and window openings.	As discussed above, a new door opening is to be introduced to the Tank at Level 3 and some of the steel plates of the Tank are to be replaced with perforated metal sheets. These new elements are consistent with the details of the original material of the Tank and the new door opening will be of a sympathetic proportion and detailing, although contemporary in design.
D4.7 Carparking		
C1.	Garages and carports must be located as far behind the front building alignment as possible and at least 1m behind front wall.	The proposal provides for basement carparking under the Annex building and the mouth of the carpark is located well behind the front building alignment of both the Reservoir and the new Annex building.
C5.	Driveways and crossovers should be made of concrete, bitumen, gravel, dark bricks or other non-obtrusive material. Wheel tracks with central grass/planting are preferred to fully paved driveway space.	The new driveway and cross over is to be concrete.
D4.8 Fencing		
C1.	Keep existing fences that are contemporary and contribute to the understanding of the history and development of the area.	The existing fences around the boundaries of the subject property are steel pole with chain wire and are considered to be intrusive and do not contribute to an understanding of the history of the site. It is appropriate that the existing boundary fencing be removed as part of the proposal.
C3.	For new developments, use new front low brick fences (under 1.2m high) designed to match the materials of the house and associated	The amended proposal provides for the retention of the existing sandstone base wall along Rawson Avenue with the addition of a metal palisade fence above in front of the Reservoir. Automatic gates to both the pedestrian entry and the driveway are required

Control		Comment
	metal gates on front boundaries of properties. Sliding gates and automated gates are not supported.	for safety reasons, as the site is to be used as an early childhood centre.
C6.	Unless documentary or physical evidence is provided to establish a greater height, fencing forward of the building line constructed of material such as timber pickets, metal palisades or wrought metal should not be greater than 1.2m in height above the adjacent public footpath level.	As the proposal involves the adaptive reuse of the place as a child care centre, boundary fencing for both security and privacy is required. The amended proposal provides for metal palisade fencing above the existing sandstone base wall or above a masonry wall. Due to the slope of the land and the need to prevent clear views into the children's play areas, the boundary fencings will be higher than 1.2m at some points along the Rawson Avenue and Reservoir Lane boundaries. However, the use of metal palisade fencing, being of traditional form, will ensure that the boundary fencing does not appear out of character with the surrounding conservation area. The proposed acoustic arbor wall along Polding Lane necessarily is required to be higher than 1.2m, as it is needed to reduce noise impacts for the adjacent residential properties.
D4.9 Landscape elements including paving and driveways		
C1.	Street trees in conservation areas should not be removed to allow for new development	No street trees are to be removed as a result of this amended proposal.
C4.	Existing driveways and footpath crossings that relate to original development in a conservation area should not be relocated.	The existing driveway and crossing is to be slightly enlarged to allow for vehicles to enter and exit safely.
C6.	New driveways should be pairs of driveway strips constructed of off-white or red oxide coloured concrete, or brick on edge, with grass or ground cover between.	As this proposal relates to a commercial use and vehicle access into and out of the site will be reasonable heavy, it is appropriate that the driveway be concrete.
D4.11 Modern Technologies		
C2.	Modern technologies should not be higher than the main ridge line of a building and shall be located so that they are not visible from the public realm in a conservation area.	The amended proposal provides for a lift over run to the roof level of the Annex which will extend the height of the building, but only for the lift over run and not the remainder of the building. The lift run will be visible from the public realm, however, as this is a new building and the remainder of the roof is a trafficable play area, the lift run has been designed to form part of the overall form and style of the new building.
D4.14 Signs		
C1.	All commercial signs on a heritage item or a building in heritage conservation area are to be restrained in visual prominence, of design compatible with style of the building, of high standard of materials, construction and graphics, and carefully placed in an appropriate location avoiding damage to the significant fabric.	Two small signs are proposed to the Rawson Avenue and South Street elevations of the Annex building. Both are in appropriate locations, will not be visually prominent and in a design compatible with the contemporary style of the Annex.

4. Conclusion

The amended proposal provides for a revised design for the new Annex building with materials and form of greater compatibility with the character of the surrounding conservation area, improved boundary treatments to the site with fencing of a traditional form, increased setbacks to Rawson Avenue to support important view lines, and a reduction in the amount of original fabric to be removed or altered for the Reservoir. These amendments have been made in response to discussions and advice provided by Canada Bay Council's heritage advisors and NSW Heritage.

The amended proposal retains the Drummoyne Reservoir as the principal feature of the site and the new elements proposed to be introduced aim to unify the site in a way that is sympathetic to the heritage values and architectural style of the Reservoir and is compatible with the character of the surrounding Bourketown Conservation Area and other heritage items and contributory items in the vicinity.

Given that the Drummoyne Reservoir no longer has a function, it is appropriate that a new use be introduced to the place; and given that the Reservoir is a structure with a specific, built for purpose, form, the adaptation of the Reservoir itself is somewhat limited. As such, the introduction of a new, ancillary building and features to support the new use is appropriate and ensures that intrusions on the significant form and fabric of the Reservoir are minimised. This amended proposal supports the long-term care and maintenance of the Reservoir and, in our opinion, should be supported.



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Recent work includes:

Conservation Management Plans

- Thompson Square Conservation Area, Windsor
- Macquarie Lightstation, Vacluse
- Hyde Park Barracks, Sydney
- Sydney General Post Office, Sydney
- Brisbane General Post Office, Sydney
- Roseneath Cottage, Parramatta
- Juniper Hall, Paddington
- No. 1 Fire Station, Castlereagh Street, Sydney
- Woolloomooloo Finger Wharf, Woolloomooloo
- Goods Island Lighthouse, Torres Straits
- Booby Island Lighthouse, Torres Straits
- Double Island Point Lighthouse, Queensland
- Milton Terrace, 1-19 Lower Fort Street, Millers Point
- Major House, 35 Lower Fort Street, Millers Point
- Vernon's Flats, 30-42 Lower Fort Street & 2-4 Trinity Avenue, Millers Point
- Steven's Building, 73 Windmill Street, Millers Point
- (former) Shipwright's Arms Hotel, 75 Windmill Street, Millers Point
- (former) Baby Health Centre, 87 Lower Fort Street, Millers Point
- (former) Hit or Miss Hotel, 69 Windmill Street, Millers Point
- Bronte House, Bronte
- Experiment Farm Cottage, Harris Park
- University of Sydney Grounds (Camperdown and Darlington campuses)
- Mallet Street Campus, University of Sydney
- Blackburn Building, University of Sydney
- Exeter Park and School of Arts Building, Exeter, NSW
- Mining Museum, George Street, The Rocks
- Braemar, Springwood
- Penshurst Street Baby Health Clinic (former), Penshurst
- Cabarita Federation Pavilion, Cabarita Park
- Penshurst Street Baby Health Centre, Penshurst

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- Trinity Avenue and Kent Street (various), Millers Point

Heritage Studies and Assessments

- (former) HMAS Platypus, North Sydney
- Penrith Regional Gallery & the Lewers Bequest, Emu Plains
- Hunter Region Rural Homestead Complexes comparative study for the NSW Heritage Office
- Leura Post Office, Leura
- Wayzgoose Café, Leura Mall, Leura
- Our Lady of Mercy College, Parramatta
- Regent Theatre, Mudgee
- (former) Metropolitan Remand Centre, Glebe
- Gap Bluff, Sydney Harbour National Park, Watsons Bay
- Millers Point heritage strategy, Department of Family and Community Services
- Ku-ring-gai Council Review of Potential Heritage Items
- Kirribilli Village and Milson Point Railway Station, Ennis Road, Kirribilli
- Catherine Hill Bay Conservation Area Heritage DCP
- NSW Parliament House, Macquarie Street, Sydney
- Pier One, Walsh Bay
- Willoughby Council Heritage Review
- St Paul's College, University of Sydney
- St Andrew's Anglican Church, Summer Hill
- St Andrew's College, University of Sydney

Interpretation Plans and Strategies

- Queen Mary Building, University of Sydney
- New Law Building, University of Sydney

Heritage Development Work (applications to consent authorities)

- Glenfield, Casula
- Roseneath Cottage, Parramatta
- Telford Lodge (Place), 159 Brougham Street, Kings Cross
- Ennis Road shops and North Sydney Train Station Entry, Kirribilli
- Greenwich Baths, Lane Cove
- Craginairn, Burns Road, Wahroonga
- Craigmyle, Burns Road, Wahroonga
- Queen Mary Building, University of Sydney
- Sydney GPO, Martin Place, Sydney
- Former Police Station, 103 George Street, The Rocks
- St Keirans, Fairfax Road, Bellevue Hill
- Tresco, Elizabeth Bay
- Woolloomooloo Finger Wharf (residential component), Woolloomooloo
- Our Lady of Mercy College, Parramatta
- Blackburn Precinct and Vet Science Precinct, University of Sydney
- Donald Bradman's boyhood home, 52 Shepherd Street, Bowral
- Old AMP Building, Circular Quay
- Adelaide Villa, 48 Botany Street, Bondi Junction
- Lyndoch Place, 2 Barker Road, Strathfield
- Hazelmere, 49 Queen Street, Woollahra
- Lipson, 70 Jersey Road, Woollahra
- 198 Queen Street, Woollahra (former Woollahra Grammar School)
- Lane Cove Council (Heritage Assessment Officer services- ongoing)

Assistance in preparing statements of evidence for NSW Land Environment Court:

- Bidura and (former) Metropolitan Remand Centre, Glebe
- 139 Goods Street, Parramatta
- Lansdowne, 3 Anderson Street, Neutral Bay
- Hazelmere, 49 Queen Street, Woollahra
- Clovelly Hotel, Clovelly

- Banksia, 3 Beach Street, Double Bay

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