

STATEMENT OF HERITAGE IMPACT

**Proposed development at
80-84 and 90 NEW SOUTH HEAD ROAD
EDGECLIFF NSW**



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The following table forms part of the quality management control undertaken by Rappoport Pty Ltd regarding the monitoring of its intellectual property as issued.

Issue	Notes / Description	Date	Initials
1	Draft report (D1) issued for comment.	5.12.14	DM
2	Final report (RI) issued.	10.12.14	DM

1.0 INTRODUCTION

1.1 Authors

This Statement of Heritage Impact ('SOHI' or 'report') has been prepared by Paul Rappoport and Dov Midalia, of Rappoport Pty Ltd, Heritage Consultants.

1.2 The site

The subject site consists of two properties, 80-84 and 90 New South Head Road, Edgecliff, and falls within the boundaries of the Woollahra local government area. The location of the subject site is shown in Figure 1 below.

1.3 Heritage status

The subject sites are not listed as items of environmental heritage in the *Woollahra Local Environmental Plan 1995* (WLEP), the *Draft Woollahra Local Environmental Plan 2014* (DWLEP), the NSW State Heritage Register, the National Heritage List, the Commonwealth Heritage List or the Register of the National Trust of Australia (NSW).

The subject sites are not within any Heritage Conservation Area. They are not within the Darling Point Precinct as described in the *Woollahra Residential Development Control Plan 2003* (WRDCP) and they are outside the catchment area of the Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (see Figure 5). However, they are within the Edgecliff Commercial Centre as described in the *Edgecliff Commercial Centre Development Control Plan 1995* (ECCDCP).

The subject sites are adjacent to the following items of environmental heritage as listed in the WLEP and DWLEP:

- 9 Mona Road, Darling Point
- 11 Mona Road, Darling Point
- 15A Mona Road, Darling Point
- The Mona Road Heritage Conservation Area (MRHCA).

They are also in the vicinity of the following items of environmental heritage as listed in the WLEP and DWLEP:

- 2, 2A, 15, 17, 21, 23 and 25-27 Mona Rd, Darling Point
- The Paddington Heritage Conservation Area (PHCA).



Figure 1. Aerial view of vicinity with subject sites outlined in red (80-84 New South Head Rd) and blue (90 New South Head Rd). (Source: SIXMaps, accessed 20/8/14)

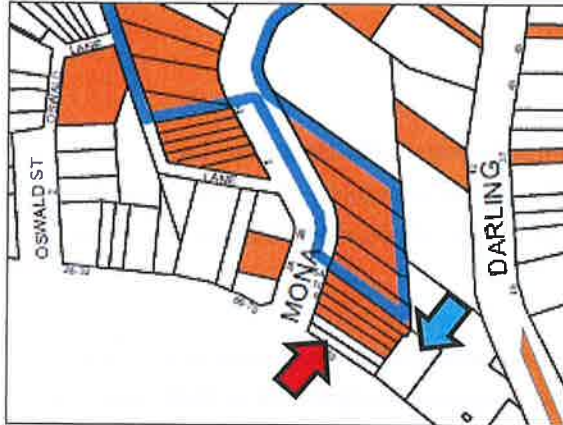


Figure 2. 1995 Heritage Map showing heritage items in orange, Monna Road HCA outlined in blue and subject sites indicated by arrows. Note error: northernmost of the 3 lots making up 80-84 New South Head Rd is shown as heritage item; compare Figure 3. (Source: WLEP, Heritage Map)

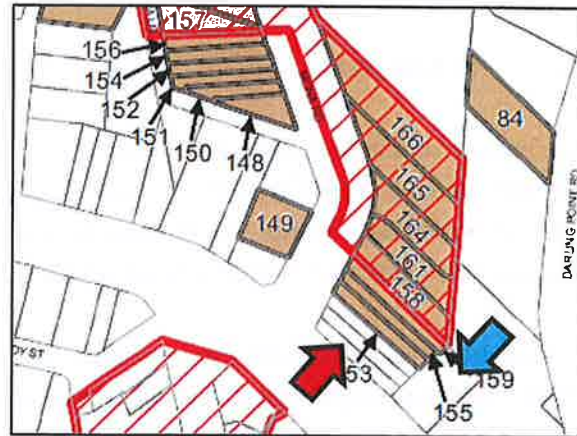


Figure 3. 2014 Heritage Map showing heritage items in tan, Monna Road HCA and Paddington HCA hatched in red and subject sites indicated by arrows. (Source: DWLEP, Heritage Map)

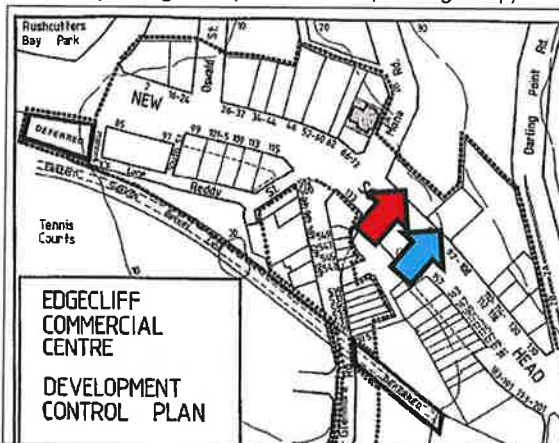


Figure 4. Map of Edgecliff Commercial Centre with subject sites indicated by arrows. (Source: Woollahra Council, *Edgecliff Commercial Centre Development Control Plan 1995*)

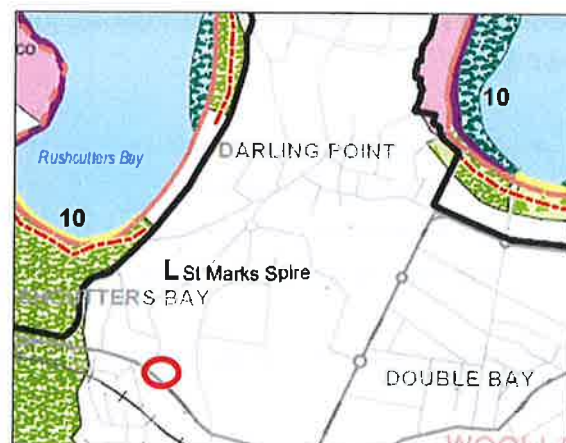


Figure 5. Sydney Harbour Foreshores and Waterways Area Development Control Plan with approx. location of subject sites indicated by circle, outside catchment of SREP 2005. (Source: NSW Dept of Planning & Environment website, <http://www.planning.nsw.gov.au/sydney-harbour-foreshores-area-development-control>, accessed 19/8/14)

1.4 Purpose

Section 26(3) of the WLEP and Section 5.10(4) and 5.10(5) of the DWLEP require Council to assess the potential heritage impact of proposed alterations to items that are heritage listed or within a heritage conservation area or, at Council discretion, in the vicinity of a heritage item. This report has been prepared, on behalf of the owner of the subject site, to enable Council to ascertain whether or not the proposal (as described in Section 5 below) will have a negative, neutral or positive impact upon the significance of these heritage items. This assessment is carried out in Section 6 below.

1.5 Methodology

The methodology used in this SOHI is consistent with *Statements of Heritage Impact and Assessing Heritage Significance* published by the Heritage Branch of the NSW Office of Environment and Heritage and has been prepared in accordance with the principles contained in the most recent edition of *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*.

1.6 Limitations

- This SOHI is based upon an assessment of the heritage issues only and does not purport to have reviewed or in any way endorsed decisions or proposals of a planning or compliance nature. It is assumed that compliance with non-heritage aspects of Council's planning instruments, the BCA and any issues related to services, contamination, structural integrity, legal matters or any other non-heritage matter is assessed by others.
- This SOHI relies solely on secondary sources. Primary research has not been included in this report, other than the general assessment of the physical evidence on site.
- It is beyond the scope of this report to address Indigenous associations with the subject site.
- It is beyond the scope of this report to locate or assess potential or known archaeological sub-surface deposits on the subject site or elsewhere.
- It is beyond the scope of this report to assess items of movable heritage.
- Rappoport Pty Ltd has only assessed aspects of the subject building/place that were visually apparent and not blocked or closed or to which access was barred, obstructed or unsafe on the day of the arranged inspection.
- Rappoport Pty Ltd holds copyright for this report. Any reference to or copying of the report or information contained in it must be referenced and acknowledged, stating the report's name and date and Rappoport's authorship.

2.0 HISTORICAL CONTEXT

The traditional Aboriginal owners of much of the Woollahra district were the Cadigal clan. The first European settlement in Woollahra occurred two years after the arrival of the First Fleet when a flagstaff was erected at South Head in 1790 to serve as a landmark for ships arriving at the Heads. During the first 40 years of European settlement, the land at Woollahra was acquired by members of the colony by grant or purchase.¹ The name 'Woollahra' is apparently derived from the Aboriginal word 'Woo-La-Ra' meaning 'camp' or 'meeting ground'. Sir Daniel Cooper named his house Woollahra in the later 19th century, which afterwards lent its name to the suburb and municipality.

The Woollahra area began life as a series of large estates strung along what is now Oxford Street and Old South Head Road. The earliest settlers probably followed Aboriginal tracks, creating thoroughfares which were in use as early as the 1790s: New South Head Road follows a track the Aboriginals called 'Maroo'.² From the outset the convict colony was critically short of food and so a lookout post, commanded by Captain John Hunter, was established in the Woollahra area to signal any passing ships. It was from here in June 1790 that the arrival of the Second Fleet was signalled to Sydney.

In the later 1810s a number of land grants were surveyed for individuals, mostly soldiers. Lieutenant (later Captain) John Piper purchased these lands, which never seemed to be occupied by the grantees. Piper also obtained a personal grant of 500 acres between Double Bay and the Old South Head Road and in 1816 he built a house on his grant at Point Piper. His land holdings in the Woollahra area eventually totalled nearly 700 acres, stretching south from Point Piper, but by 1827 he was bankrupt and his estate sold to Daniel Cooper.

The Woollahra area grew and developed under the ownership of Cooper and his descendants. Darling Point was opened up for residential development in 1833, and became a preferred place of residence for Sydney's elite.³ Thomas Ware Smart, a self-made businessman, magistrate, anti-transportation activist and member of the Legislative Council, purchased land here in 1841 and built the mansion 'Mona', giving Mona Road its name.⁴

The Borough of Woollahra was incorporated on 17 April 1860. The area remained largely residential, although a few industries commenced operations locally in the later 19th century. By 1861 the population of the Borough stood at 2,100; twenty years later it had almost trebled to 6,100 and by 1891 it was 10,000.

For many years the horse-drawn omnibuses provided the only means of public transport to and from Woollahra. An important stimulus to development was the extension of tram services along Oxford Street to Ocean Street in 1881 and to Waverley, via Old South Head Road, in 1887.⁵ Edgecliff Post Office on the corner of New South Head Road and Edgecliff Road was constructed in the 1890s.⁶

¹ Woollahra Municipal Council, 'A Brief History of Woollahra'

² Woollahra Municipal Council, 'Local History Fast Facts'

³ *Ibid*

⁴ *Ibid*

⁵ *Ibid*.

A popular cable tram service commenced in late 1894, running from King Street in the city to Ocean Street, Edgecliff. These trams were not powered by steam as was common, but "*pulled along by a wire cable that ran in a gutter between the tracks.*" This was treated as a recreational pursuit, and they became a tourist attraction. The service was electrified in 1905 and replaced by buses in 1960. The Eastern Suburbs Railway, with a station at Edgecliff, opened in 1979.⁷



Figure 6. Edgecliff Road near corner of New South Head Road with Harbour beyond, c.1864, (Source: State Library of NSW, <http://acms.sl.nsw.gov.au/item/itemDetailPaged.aspx?itemID=414122>, accessed 3/12/14)



Figure 7. New South Head Road with Edgecliff beyond, 1870-75. (Source: State Library of NSW, <http://acms.sl.nsw.gov.au/item/itemDetailPaged.aspx?itemID=63500>, accessed 3/12/14)



Figure 8. Mansions, Darling Point, 1870-75. (Source: State Library of NSW, <http://acms.sl.nsw.gov.au/item/itemDetailPaged.aspx?itemID=63492>, accessed 3/12/14)

⁶ Pollon, p. 94.

⁷ *Ibid*, pp. 94 – 95



Figure 9. Tramways work, New South Head Road, Double Bay, 1898. (Source: State Records NSW, http://investigator.records.nsw.gov.au/asp/photossearch/photo.asp?17420_a014_a0140001108, accessed 3/12/14)

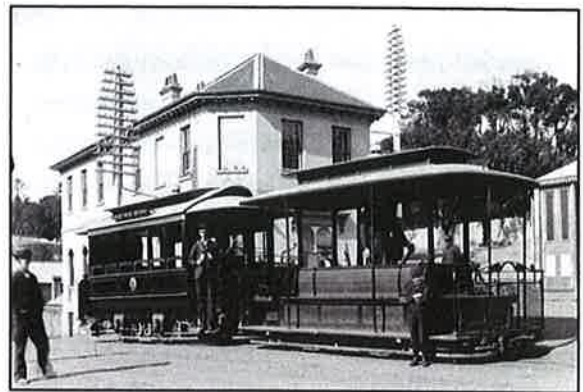


Figure 10. Cable tram terminus at Edgecliff Post Office, corner New South Head Road and Edgecliff Road, c.1898. (Source: State Library of NSW, <http://acms.sl.nsw.gov.au/item/itemDetailPaged.aspx?itemID=14966>, accessed 3/12/14)



Figure 11. Shop, 125 New South Head Road, corner of Glenmore Road, 1926. (Source: State Library of NSW, <http://acms.sl.nsw.gov.au/item/itemDetailPaged.aspx?itemID=165490>, accessed 3/12/14)



Figure 12. View east along New South Head Road, corner of Darling Point Road, 1925. (Source: Woollahra Library Image Gallery, <http://photosau.com.au/WoollahraImages/scripts/home.asp>, accessed 3/12/14)

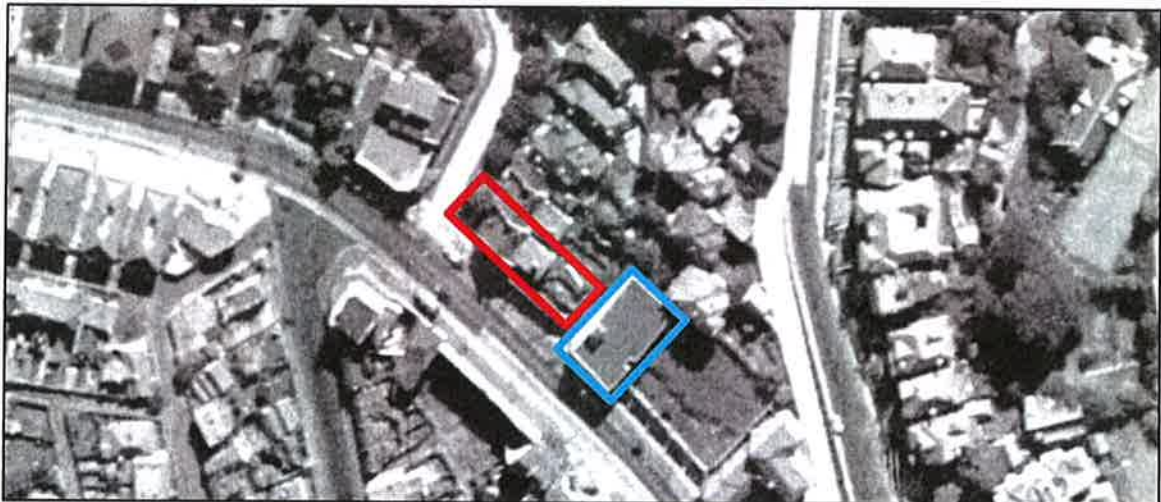


Figure 13. Aerial view of vicinity, 1943, showing terrace housing at 80-84 New South Head Rd (red outline) and existing office building (blue outline). (Source: SIXMaps, accessed 3/12/14)

3.0 PHYSICAL EVIDENCE AND SETTING

The subject site consists of two properties, 80-84 New South Head Road and 90 New South Head Road in Edgecliff, approximately three kilometres from central Sydney on the corner of Mona Road. New South Head Road is a busy six-lane artery linking central Sydney to the eastern suburbs, with minimal vegetation and falling towards the west. Mona Road is a relatively quiet, well-treed, winding suburban street climbing away from New South Head Road and occupied by a mixture of Victorian terrace housing, large detached dwellings and apartment complexes.

Two buildings occupy the subject site:

- 90 New South Head Road is a 1928 three-storey office building in a modest but characteristic Interwar style with a rendered masonry exterior and large windows. The exterior is in good condition; the interior is in good condition but has been extensively modernised. The building is currently used as offices. Adjacent to this on the south-east and north-east sides are a contemporary apartment building and carpark, while to the north-west of the building's north-eastern section lie the back yards of heritage houses in Mona Road.
- 80-84 New South Head Road is a late 1980s, two-storey glass- and masonry-clad commercial building housing various tenancies including a gym and offices. Adjacent to this on the north-east side is a heritage house in Mona Road.

The following photographs provide a visual survey of the site and its setting.



Figure 14. View from south-west showing 80-84 New South Head Road (red arrow) and 90 New South Head Road (blue arrow). (Source: Rappoport Pty Ltd, 19 August 2014)



Figure 15. View from south-east along New South Head Road. (Source: Rappoport Pty Ltd, 19 August 2014)



Figure 16. View from south-west along New South Head Road. (Source: Rappoport Pty Ltd, 19 August 2014)



Figure 17. View south along Mona Road with approx position of heritage house at 9 Mona Road indicated by yellow arrow (behind trees) and top of 100 New South Head Rd indicated by green arrow. (Source: Rappoport Pty Ltd, 19 August 2014)



Figure 18. View south along Mona Road with location of 9 Mona Road indicated by arrow. (Source: Rappoport Pty Ltd, 19 August 2014)



Figure 19. View east across Mona Rd showing 9-15A Mona Rd and west façade of 80-84 New South Head Rd (arrow). (Source: Rappoport Pty Ltd, 19 August 2014)



Figure 20. View east showing junction of 80-84 New South Head Rd (right) and 9 Mona Rd (arrow). (Source: Rappoport Pty Ltd, 19 August 2014)



Figure 21. View west across back yard of 9-11 Mona Road with north-east façade of 80-84 Old South Head Rd on left. (Source: Rappoport Pty Ltd, 19 August 2014)



Figure 22. Heritage building at 33A Mona Road (left) and contemporary building at 29-33 Mona Road (right). (Source: Rappoport Pty Ltd, 19 August 2014)

4.0 ASSESSMENT OF SIGNIFICANCE

4.1 Application of Significance Criteria

In order to make an assessment of whether or not the proposed modifications to the subject site would have either a negative, neutral or positive impact upon the significance of the subject building or the pertinent heritage conservation areas, it is necessary first to ascertain the significance of the subject building. The assessment is based upon criteria specified by the NSW Heritage Office⁸.

Table 1 : Assessment against significance criteria

Criterion	Assessment	
	80-84 New South Head Road	90 New South Head Road
A. Historical Significance An item is important in the course, or pattern, of NSW's cultural or natural history (state significance); OR it is important in the course, or pattern of the local area's cultural or natural history (local significance).	The site was once occupied by a Victorian terrace house similar to those at 9-11 Mona Road and thus represents the development of the area at the time. The present building dates from the late 1980s and has no historical associations.	The existing office building dates from 1928 and reflects the growing commercial activity in the area. It has some historical significance at a local level.
B. Associational Significance An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (state significance); OR it has strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of the local area (local significance).	The sites have no known associations with important persons or groups. The subject sites therefore do not meet the requirements of this criterion.	
C. Aesthetic Significance An item is important in demonstrating aesthetic characteristics and/or high degree of creative or technical achievement in NSW (state significance); OR it is important in demonstrating aesthetic characteristics and/or high degree of creative or technical achievement in the local area (local significance).	The building is an example of late 20 th Century Modernism and occupies a prominent corner position in a busy location. However it is not important in demonstrating the aesthetic characteristics of the style and has minimal aesthetic significance.	The building is an intact example of the Interwar Commercial Palazzo ⁹ style, reflecting the character of the area at the time and contributing to the current streetscape and area. It has some aesthetic significance at a local level.

⁸ NSW Heritage Office, *Assessing Heritage Significance*

⁹ Apperly pp.168-71

Criterion	Assessment	
	80-84 New South Head Road	90 New South Head Road
D. Social Significance An item has a strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons (state significance); OR has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons (local significance).	The buildings and sites have no known associations with particular groups or communities. The subject sites therefore do not meet the requirements of this criterion.	
E. Technical/ Research Significance An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (state significance); OR has potential to yield information that will contribute to an understanding of the area's cultural or natural history (local significance).	There is no evidence to suggest that the buildings have any technical significance beyond that contained in the common building practices of the day. The subject sites therefore do not meet the requirements of this criterion.	
F. Rarity An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (state significance); OR possesses uncommon, rare or endangered aspects of the area's cultural or natural history (local significance).	Neither building possesses or signifies rare or uncommon aspects of NSW history. The subject sites therefore do not meet the requirements of this criterion.	
G. Representativeness An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places or cultural or natural environments (state significance); OR is important in demonstrating the principal characteristics of a class of the area's cultural or natural places or cultural and natural environments (local significance).	While the buildings are representative of the styles of their eras, neither is important in demonstrating principal characteristics of the style. The subject sites therefore do not meet the requirements of this criterion.	

4.2 Statements of Cultural Significance

4.2.1 80-84 New South Head Road

The site rather than the building has some minor historical significance at a local level, and given its prominent location the building has minimal aesthetic significance. No associational, social, technical, representative or rarity significance has been identified.

4.2.2 90 New South Head Road

As an early office building in this vicinity the building has some historical significance, and its characteristic architectural style, prominence and intactness give it some aesthetic significance at a local level. No associational, social, technical, rarity or representativeness significance has been identified.

5.0 DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed development would include:

- demolition of 80-84 New South Head Road;
- partial demolition of 90 New South Head Road, retaining the southern façade;
- construction of a seven-storey mixed use building with one basement level below.

Specific details of the proposed development are shown in drawings by PTI Architecture Pty Ltd, dated 19 November 2014, received by Rappoport on 2 December 2014. These are partly reproduced below at small scale for reference purposes; the full-size drawings accompanying the application should be referred to for any details.

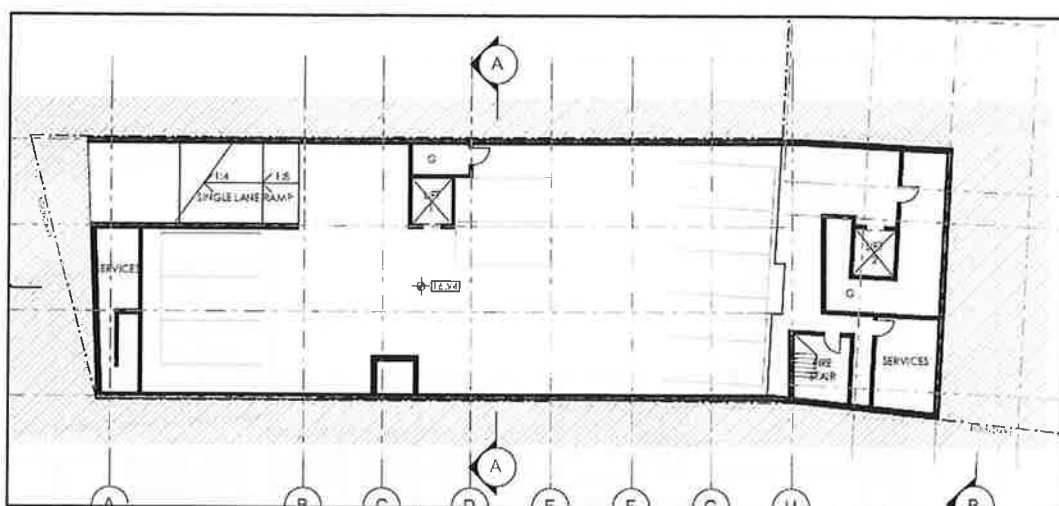


Figure 23. Proposed basement plan. (Source: PTI Architecture Pty Ltd)

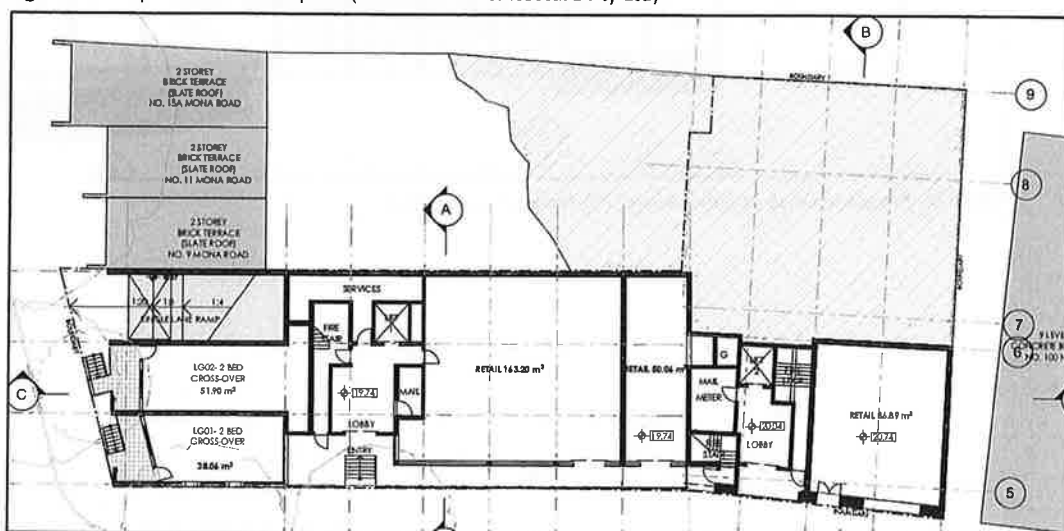


Figure 24. Proposed lower ground floor plan. (Source: PTI Architecture Pty Ltd)

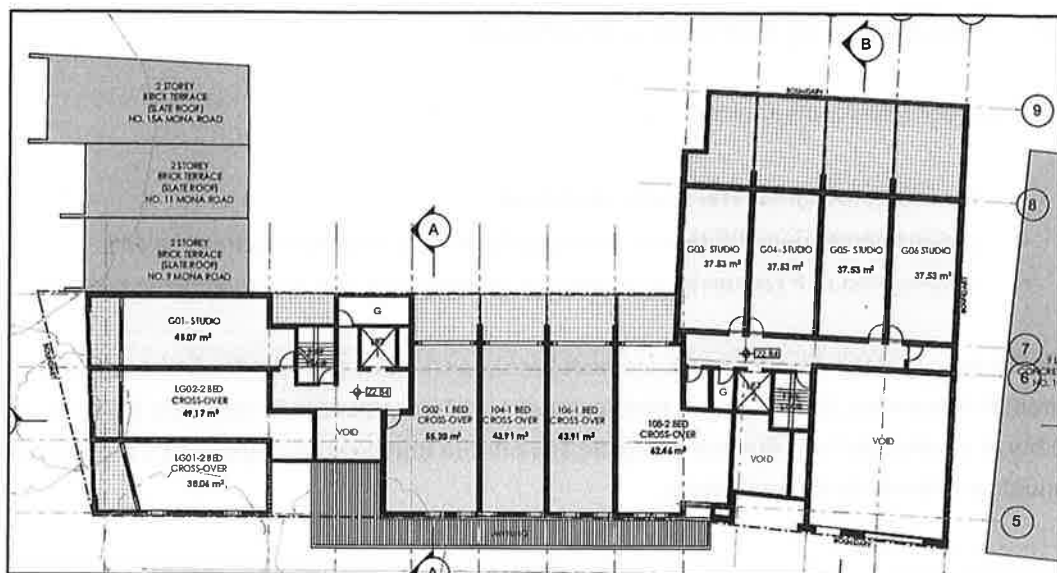


Figure 25. Proposed ground floor plan. (Source: PTI Architecture Pty Ltd)

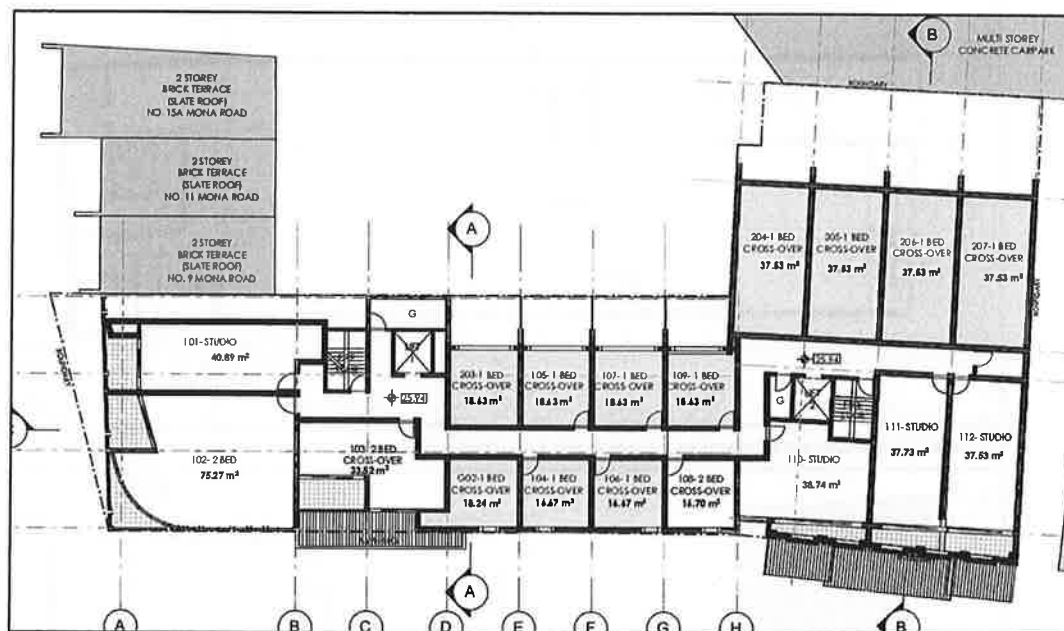


Figure 26. Proposed Level 1 plan. (Source: PTI Architecture Pty Ltd)

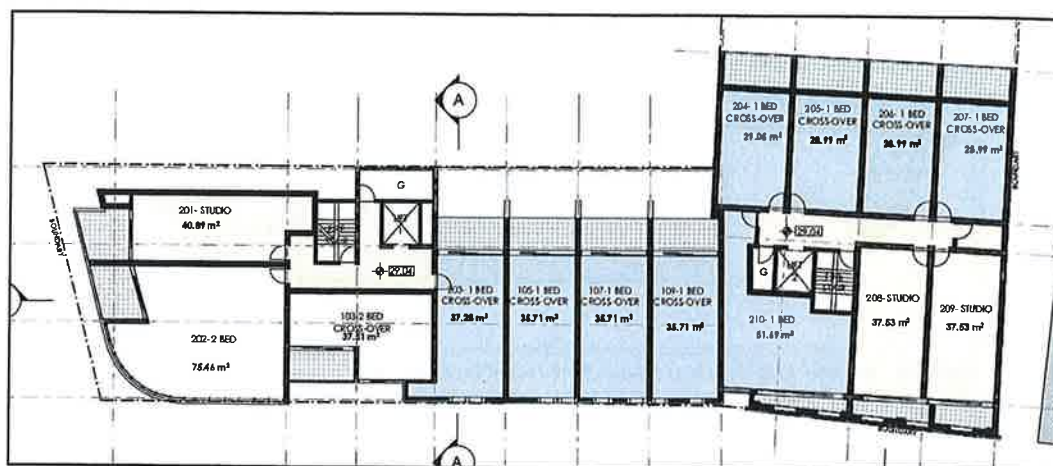


Figure 27. Proposed Level 2 plan. (Source: PTI Architecture Pty Ltd)

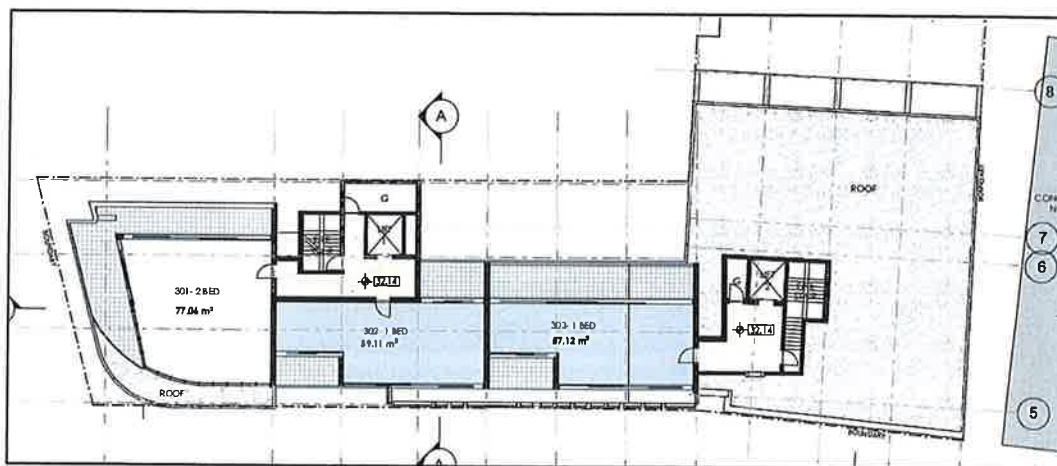


Figure 28. Proposed Level 3 plan. (Source: PTI Architecture Pty Ltd)

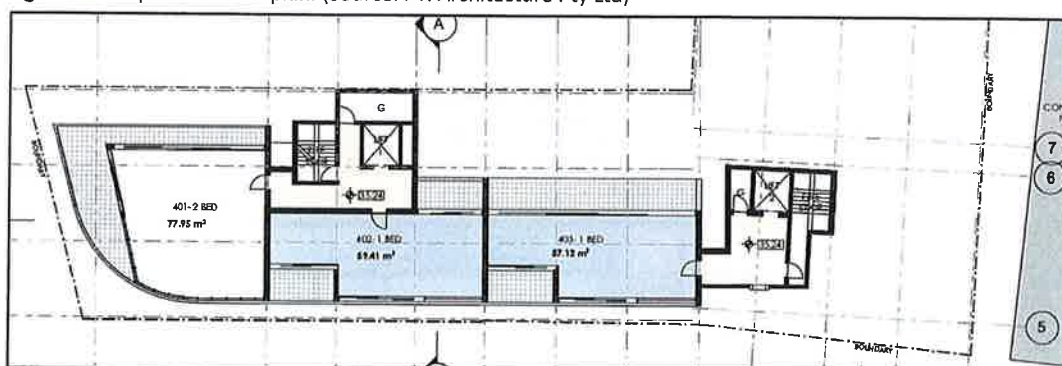


Figure 29. Proposed Level 4 plan. (Source: PTI Architecture Pty Ltd)

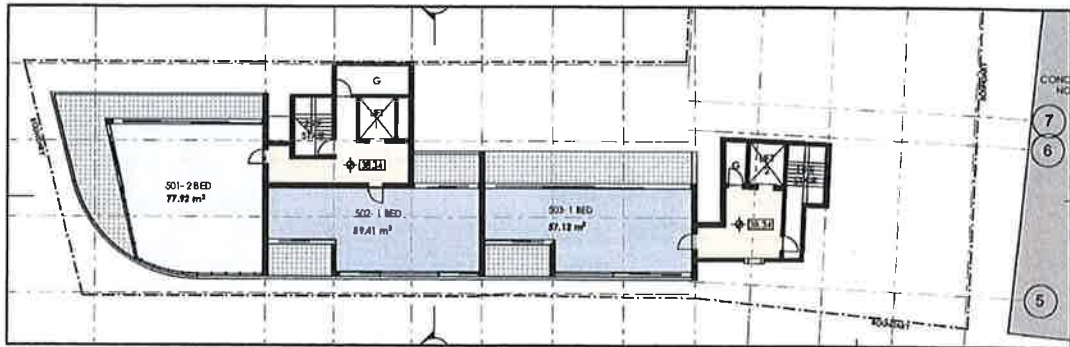


Figure 30. Proposed Level 5 plan. (Source: PTI Architecture Pty Ltd)

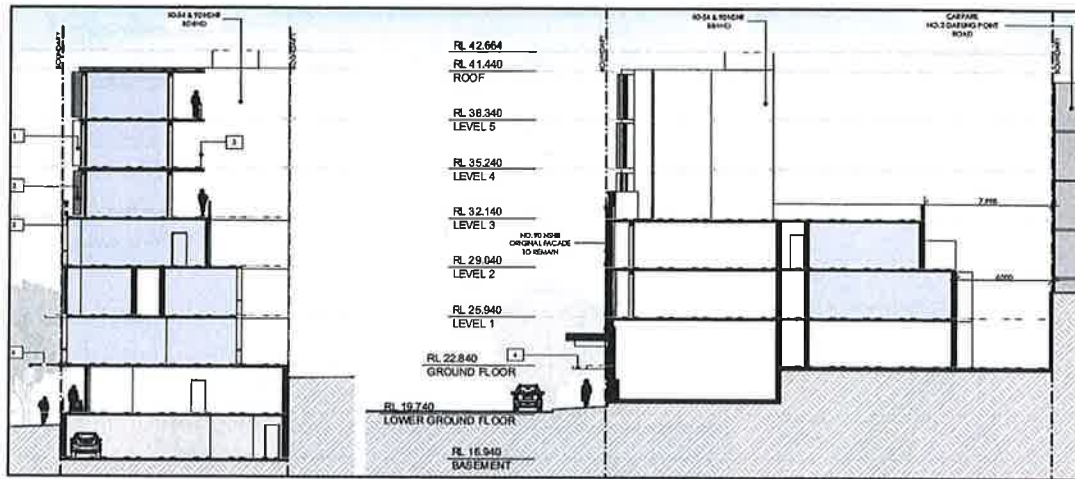


Figure 31. Proposed sections A (left) and B (right) with New South Head Rd on left. (Source: PTI Architecture Pty Ltd)

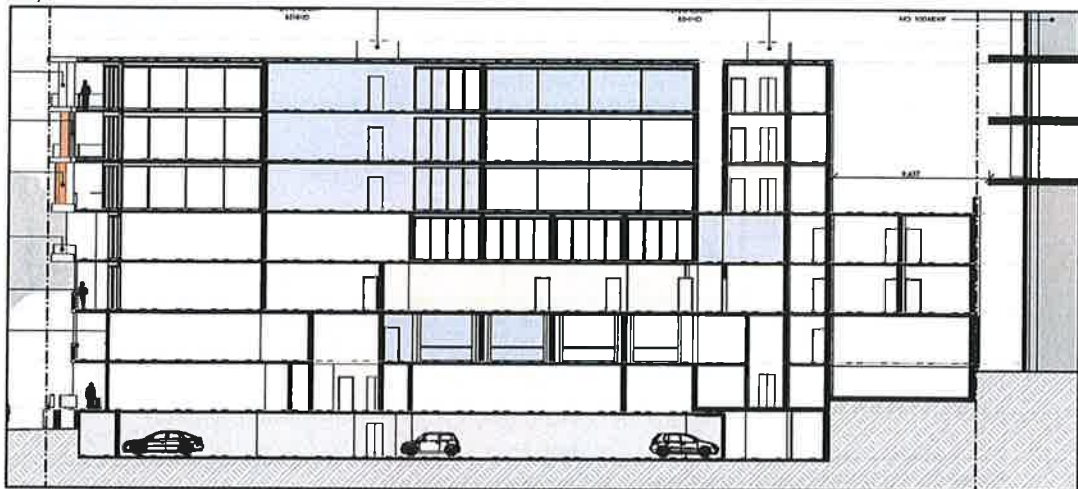


Figure 32. Proposed section C with Mona Road on left. (Source: PTI Architecture Pty Ltd)



Figure 33. Proposed south-west elevation. (Source: PTI Architecture Pty Ltd)

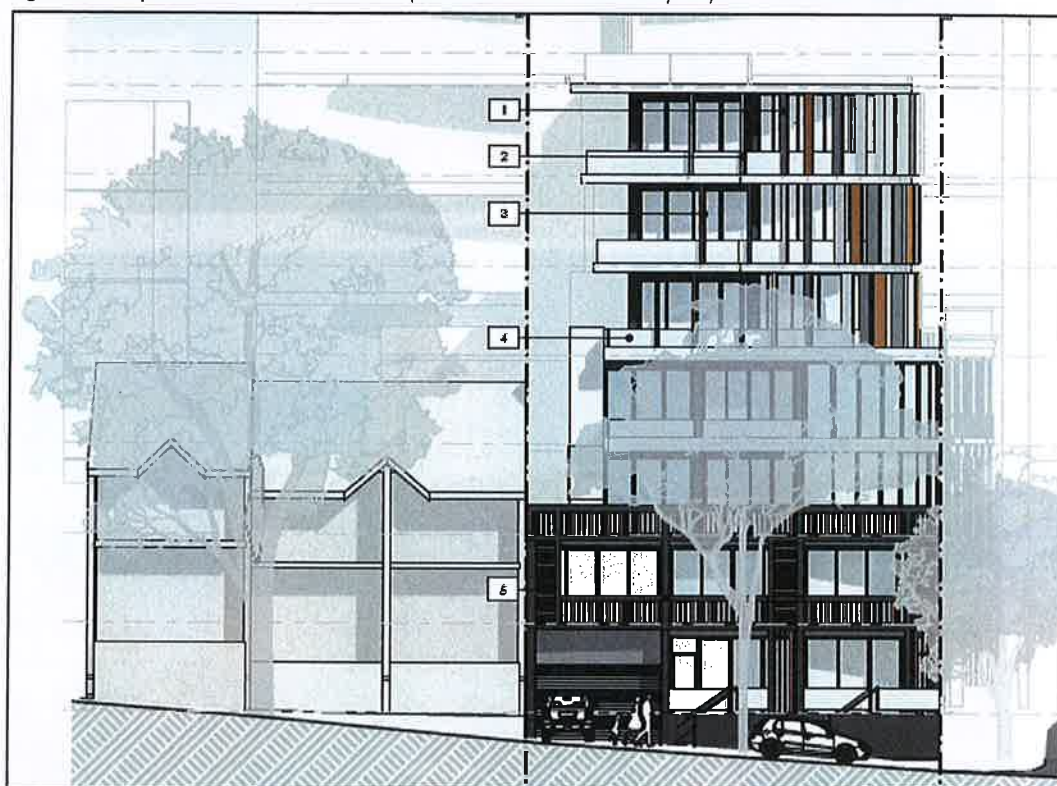


Figure 34. Proposed north-west elevation, with 9-15A Mona Rd on left. (Source: PTI Architecture Pty Ltd)



Figure 35. Proposed view from west. (Source: PTI Architecture Pty Ltd)



Figure 36. Proposed view east along New South Head Road. (Source: PTI Architecture Pty Ltd)

TYPICAL PROPOSED FINISHES

LOUVER SCREENS AND BALUSTRADES
-VERTICAL/HORIZONTAL WOODEN
SCREEN IN BLACK METAL FRAME



WINDOWS
-CLEAR GLAZING IN BLACK ALLUMINIUM
FRAMING



BALUSTRADE
- 15mm FRAMELESS GL
BALUSTRADE



PRIVACY FINS
-AMBAR TINT GLASS



PRIVACY FINS
-WHITE COLORBACK GLASS



PRIVACY FINS
-DARK COLORBACK GLASS



EXISTING BALUSTRADE TO REMAIN

6.0 ASSESSMENT OF HERITAGE IMPACT

This assessment is based upon: the Statement of Cultural Significance (refer to Section 4.2 of this SOHI); the physical inspection of the site and the graphic evidence (refer to Section 3 of this SOHI); and a review of the pertinent planning instruments and sources relating to heritage aspects of the proposal.

The Statement of Cultural Significance in section 4.2 of this report has determined that the subject site has some historical and aesthetic significance, primarily residing in the south-western façade of 90 New South Head Road. The site is also located adjacent to a heritage conservation area and within the vicinity of heritage items. We therefore assess the impact the proposed development would have upon the subject site, the conservation area and the heritage items in the vicinity. To this end, the issues outlined below are addressed.

6.1 Planning instruments

In TABLE 2 below we assess the proposal against the most pertinent heritage controls.

TABLE 2 : ASSESSMENT AGAINST PLANNING CONTROLS	
Planning objective/control	Assessment
WOOLLAHRA LEP 1995	
27. The Council must take into consideration the likely effect of the proposed development on the heritage significance of a heritage item... heritage conservation area, archaeological site or potential archaeological site, and on its setting...	Rappoport has worked with the architects and project managers to ensure consideration has been given to the proposal's effect on heritage items in the vicinity including the Mona Road Conservation Area and the streetscapes involved. Note that consideration of impact on archaeological significance is beyond the scope of this report.
WOOLLAHRA DRAFT LEP 2014	
Aim 1.2(2)(f) to conserve the built and natural environmental heritage of Woollahra	Rappoport has worked with the architects and project managers to ensure heritage items in the vicinity such as the dwelling at 9 Mona Road and the Mona Road Conservation Area are minimally impacted. For example, the north-eastern façade of the proposed building has been pulled back from the boundary above the lower ground floor level and significantly articulated in order not to dominate 9 Mona Road or present a blank façade towards the conservation area; the south-west façade of the Interwar building at 90 New South Head Road, which has been determined to have some aesthetic significance (see section 4 above) and contributes to the street character, has been retained.
5.10(1) The objectives of this clause are as follows: (a) to conserve the environmental heritage of Woollahra, (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views.	

TABLE 2 : ASSESSMENT AGAINST PLANNING CONTROLS

Planning objective/control	Assessment
Woollahra Residential DCP 2003	
5.1 Streetscape O 5.1.2. To ensure development conserves or enhances items and areas of special architectural, social, cultural or historic interest.	The building at 90 New South Head Rd has been determined by Rappoport to have some historic and aesthetic significance (see section 4 above) and in its position on a main traffic artery contributes to the character of the streetscape and the Edgecliff Commercial Centre. Its aesthetic significance lies chiefly in its south-western (front) façade and this would be retained.
C 5.1.4 Where permissible, multiple occupancy of heritage significant properties and contributory buildings is encouraged, generally within the existing building envelope but with allowance for alterations and additions which do not adversely impact on the significance (heritage significant properties include listed heritage items and potential heritage items).	
5.12 Mixed development in business zones O 5.12.5 Development preserves and enhances the special built form character and heritage context of individual commercial centres and neighbourhood shopping areas.	The façade of 90 New South Head Road, which contributes to the historic character of the area, would be retained. The proposed building is stepped back from neighbouring terrace houses in Mona Road and its facades are articulated and subdivided so as to refer to those of both 90 New South Head Road and 9 Mona Road, thus visually integrating into the heritage context. The importance of the corner of Mona Road and New South Head Road, where New South Head Road changes direction, offering a landmark view of any building on this corner, is acknowledged by the proposal's use of a curve to both emphasize and soften the corner.
Edgecliff Commercial Centre DCP 1995	
3 Aims and objectives 3.2 The general objectives of the controls contained in this plan are: b) to protect and enhance the character of the conservation area	The subject site is in the vicinity of the Mona Road Conservation Area (north of the site) and the Paddington Conservation Area (across New South Head Road, to the south). The proposal respects and alludes to the traditional residential scale of both areas through its careful articulation according to one-, two- and three-storey forms common in the vicinity. Its use of masonry, timber and glass elements also refers to the traditional mix of materials common in both areas and the use of curtain glass walls or uncharacteristic face brick has been avoided. The upper storeys are stepped progressively away from the street and boundary facades to maximise retention of views across the site and to ensure gradual transitions between building heights. The
4. Height 4.1 The objectives of the height controls are: b) to protect the scale and character of the conservation area	

TABLE 2 : ASSESSMENT AGAINST PLANNING CONTROLS

Planning objective/control	Assessment
	north-eastern façade has been stepped back from the neighbouring terrace houses and is articulated from ground floor level up through the use of balconies, etc, so as not to present a blank wall to the conservation area. As indicated in Figure 17 above, the proposed building would be minimally visible from Mona Road itself.
6. Building design 6.1 The objectives of the controls in relation to building design are: b) to protect the townscape character of the conservation area as an important entry to Paddington; and c) to protect the heritage items.	The façade of 90 New South head Rd would be retained as an element of the existing and original townscape, and the proposal's design is inflected towards both this and neighbouring buildings in Mona Road. The building would add a clearly contemporary element to the setting but would also be carefully articulated to acknowledge local townscape scale and the traditional mixture of materials. The design is sympathetic to heritage terrace houses at 9-15A thanks to the pulling back, and articulation into multiple human-scale components, of its north-eastern façade (as indicated in available plan and elevation drawings).
6.9 New buildings within the conservation area or on land adjoining a heritage item should be in architectural harmony with the adjoining historical buildings in respect of massing, modelling of facades, fenestration and external materials, colours and finishes.	The subject site is in the vicinity of a variety of buildings, each with different massing, styles, materials and colours. The proposal addresses this through clear articulation into both storeys and vertically defined two- and three-storey elements, and the use of a mixture of materials and white or earthy colours. The result in our view is a light presence which reflects and acknowledges the various forms, scales and masses in the vicinity while also forming a legible, contemporary whole. Thus the massing and scale of the building, while significantly less than that of the apartment complex at 100 New South Head Road, relates well to both the 2-storey terrace house at 9 Mona Road, the retained section of 90 New South Head Road and the heritage building at 2A Mona Road. Visible fenestration is in keeping with the scale of that at both 9 Mona Road and 90 New South Head Road.

6.2 Heritage Division questions

We are also required to address specific issues raised in the Heritage Division guidelines for the preparation of Statements of Heritage Impact. We address these in TABLE 3 below.

TABLE 3 : ASSESSMENT AGAINST HERITAGE DIVISION QUESTIONS	
Question	Assessment
Demolition	
Have all options for retention and adaptive re-use been explored?	The buildings to be wholly or partly demolished (the façade of 90 New South Head Rd would be retained) are not heritage items or in a Conservation Area. The existing floor space and layouts would not accommodate the required amount or kind of space.
Change of use	
Does the existing use contribute to the significance of the heritage item?	The combined site is not heritage listed but is adjacent to and in the vicinity of heritage items. The existing commercial/office use continues the historical commercial use of 90 New South Head Road but not the residential use of 80-84 New South Head Road (see Figure 13).
Why does the use need to be changed?	The proposed change from office to residential use reflects the changing nature of what constitutes 'the orderly and economic use of and development of land' as provided for by the <i>Environmental Planning & Assessment Act 1979</i> . ¹⁰
Additions and new developments	
How is the impact of the addition on the heritage significance of the item to be minimised?	The subject site is in the vicinity of the Mona Road Conservation Area (north of the site), the Paddington Conservation Area (across New South Head Road) as well as heritage buildings at 9-15A and 2A Mona Road. • The proposal respects and alludes to the traditional scale of both Conservation Areas through its careful articulation into one-, two- and three-storey visual components. • Its use of masonry, timber and glass elements also refers to the traditional mix of materials common in both areas and the use of curtain glass walls or face brick has been avoided. • The upper storeys are stepped progressively away from the street and boundary facades to maximise retention of views across the site and to ensure gradual

¹⁰ Section 5(a)(ii)

TABLE 3 : ASSESSMENT AGAINST HERITAGE DIVISION QUESTIONS	
Question	Assessment
	transitions between building heights. • The articulation of the facades into 2- and 3-storey components reflects and sympathises with the scale of both the heritage terrace house at 5 Mona Road and the retained façade of 90 New South Head Road. • The building contacts the heritage terrace house at 5 Mona Road in the same manner as the existing building (see Figure 20), leaving the house form legible. • The proposed building's north-eastern façade has been stepped back from the neighbouring terrace houses and is articulated from ground floor level up through use of balconies, etc, so as not to dominate the terrace houses any more than is presently the case, and so as not to present a blank wall to the conservation area. • As indicated in Figure 17 above, the proposed building would be minimally visible from most of Mona Road itself.
Can the additional area be located within an existing structure?	The existing floor space and layouts would not accommodate the required amount or kind of space.
Will the additions visually dominate the heritage item?	• Rappoport has worked with the architects and project managers to minimise the impact on and domination of the heritage terrace houses in Mona Road and the Mona Road Conservation Area in general. This has been achieved by stepping the north-eastern façade of the proposed building away from the adjacent terrace house above the lower ground floor level, and articulating it through use of balconies and fenestration so as not to present a blank wall in this direction. • The greater height of the proposed building compared to the existing building at 80-84 New South Head Road will not dominate the corner, the street, the Edgecliff Commercial Centre or the Paddington Conservation Area, thanks to the articulation of the façade into one-, two- and three-storey components, the use of glass balustrades and the breaking up of the facades both horizontally and vertically through use of privacy fins, timber screens and balustrades, etc. As shown in Figure 36, the proposed building would not be the dominating structure in the area.

TABLE 3 : ASSESSMENT AGAINST HERITAGE DIVISION QUESTIONS

Question	Assessment
Is the addition sited on any known or potentially significant archaeological deposits?	The proposed development is not, to our knowledge, sited on any known or potentially significant archaeological site. However, it is beyond the scope of this report to address the probability of sub-surface deposits.
Are the additions sympathetic to the heritage item?	As discussed above, Rappoport has worked with the architects and project managers to ensure maximum sympathy with and minimum negative impact upon the heritage items and conservation areas in the vicinity.
How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?	• Generally, sight lines have been analysed and addressed though the stepping back of the proposed building's upper storeys. • Views from the Mona Road Conservation Area to the south and south-west will be minimally impacted given the relatively low height and position of the proposed building in relation to the higher elevation and built-up nature of most of the conservation area. The north-western façade of the proposed building has also been stepped back and articulated so not to present a blank wall to the area. • Views upwards from the heritage items at 2A and 9-15A Mona Road upwards will be somewhat reduced by the greater height of the proposed building compared to the existing building at 80-84 New South Head Road. However these are secondary views; the existing primary, horizontal views would not be impacted. • Views to the heritage buildings or conservation areas would only be impacted, and only to a minor extent, from upper floors of high-rise buildings.
Will the public and users of the item still be able to view and appreciate its significance?	The Views to the Mona Road and Paddington Conservation Areas would be minimally impacted, while views to heritage buildings at 2A and 9-15A Mona Road, as well as other heritage buildings further up Mona Road, would not be blocked except from upper floors of some high-rise buildings. The public would still be able to view and appreciate their significance.

6.3 Summary

The NSW Heritage Office's 'Statement of Heritage Impact' guidelines require the following aspects of the proposal to be addressed.

TABLE 4 : ASSESSMENT OF GENERAL IMPACT	
Aspect	Assessment
Aspects of the proposal which respect or enhance the heritage significance of the item or conservation areas.	The significance of the heritage buildings and conservation areas in the vicinity of the subject site would in our view be respected by: • retention of the façade of 90 New South Head RD which Rappoport has determined to have aesthetic significance; • the otherwise clearly contemporary nature of the proposed building; • the stepping back of upper storeys of the proposed building to maximise retention of existing views to and across the site from, minimise domination of, and retain the legibility and appreciability of, heritage items in the vicinity; • the stepping back from ground level of the north-eastern façade adjacent to the heritage item at 9 Mona Road in order to avoid domination of the item; • the restriction of the junction between the proposed building and 9 Mona Road to the extent of the existing junction between 9 Mona Road and 80-84 New South Head Road (see Figure 20); • the Articulation of the proposed building's facades into one-, two- and three-storey components so as to reflect the scales of the retained facade of 90 New South Head Road, the terraces at 9-15A Mona Road and the general character of the Mona Road and Paddington Conservation Areas; and • the articulation of the facades through use of projected sections, expressed slabs and privacy fins, and the variation of materials and colours, in order to lighten the apparent mass, emphasise the human scale and inflect the appearance towards the character of the surrounding area. The significance of the heritage items and conservation areas in the vicinity would in our view be enhanced by the replacement of the building at 80-84 New South Head

TABLE 4 : ASSESSMENT OF GENERAL IMPACT	
Aspect	Assessment
	Road by the proposed building, which would in our view be much more sympathetic to the character of the area.
Aspects of the proposal which could have detrimental impact on heritage significance.	There is potential for a building of the proposed height on this site to impact negatively on the significance and appreciability of the heritage terrace houses at 9-15A Mona Road in particular, and generally of the streetscape and nearby conservation areas. However, in our view the proposed building's sensitive design, highly inflected to sympathise with adjacent buildings and the character of the area, and stepped back to retain maximal views to, from and across heritage sites, would have minimal impact on such significance.
Sympathetic alternative solutions which have been considered and discounted.	Rappoport worked together with the designers to ensure maximum conservation of significance as described above. No alternative solutions of greater sympathy with the significance of pertinent heritage items were discounted to our knowledge.

7.0 CONCLUSION

The site is a complex one, being located on both a significant traffic artery in a designated commercial centre and an elegant residential street, adjacent to heritage residences and a heritage conservation area and within the vicinity of further heritage buildings and another heritage conservation area. Further, one of the two existing buildings on the site (90 New South Head Road) has been determined by Rappoport to have some heritage significance and make some contribution to local historic and aesthetic character, despite not being officially designated as a heritage or contributory item. The challenge to the designers was to achieve maximum sympathy with and minimise impact on all these items while providing high quality, economically efficient, contemporary residential space. This has been achieved in consultation with Rappoport, by the following strategies:

- Retention: the 1928 façade of the building at 90 New South Head Road would be retained.
- Sympathetic design: the facades of the rest of the proposed building have been treated in a sophisticated manner, articulating the elevations in three dimensions to present not only legible storeys, that is, a one-storey, human scale, but two- and three-storey units which reflect and allude to the two-storey dwellings in Mona Road and the three-storey building at 90 New South Head Road. The facades are also broken up vertically by use of privacy fins and changes in material. The resulting sub-units also refer to the general scale of buildings in both the nearby conservation areas. Local character is further alluded to in the mixture of materials (masonry, timber, glass) and colours (white and earth tones), and the avoidance of large areas of any one character. Bulk and mass are also minimised by this articulation and visual subdivision of the façades, and by the stepping back of the upper storeys, resulting in a lighter-looking structure than might otherwise have been the case. The significance of the prominent corner site is also acknowledged in the curved corner treatment at upper levels.
- Limitation of size: impact on views to, from and across heritage items and conservation areas is also minimised by both the articulation of facades and the stepping back of upper levels, notably with regard to views from the Mona Road Conservation Area towards the south. The impact on the neighbouring terrace houses at 9-15A Mona Road has been especially considered, and minimised by stepping away from the north-western boundary (despite some cost in gross floor area), limiting contact with 9 Mona Road to the existing extent and by significant articulation of the north-eastern façade.

In Rappoport's view the resulting proposal is a highly successful contemporary solution which respects and enhances the heritage significance of the site and the various heritage items in the vicinity, and minimises impact upon them.

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