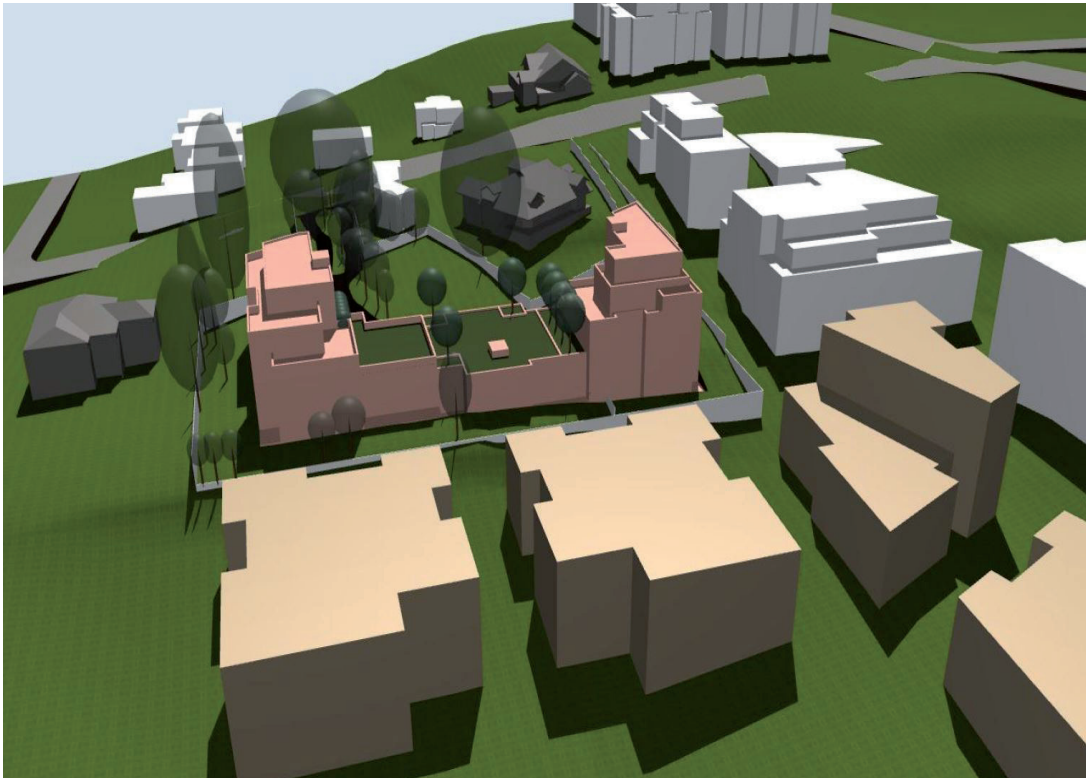


DRAFT

STATEMENT OF HERITAGE IMPACT

8A, 14 & 16 Buckingham Road, Killara

February 2021, Issue C



8A, 14 & 16 BUCKINGHAM ROAD, KILLARA

ISSUE	DESCRIPTION	DATE	ISSUED BY
A	Draft for Review	April 2020	SM
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1.0

INTRODUCTION

1.1 REPORT OVERVIEW

This report has been prepared to accompany a Planning Proposal for 8A, 14 & 16 Buckingham Road, Killara, to develop residential units and amend the current land use zoning from R2 Residential (Low Density) to R4 Residential (High Density) of the *Ku-ring-gai Local Environmental Plan (LEP) 2015* applicable to the above addresses.

It evaluates the planning proposal as represented in drawings by Gelder Architects, and concludes that (subject to recommendations in Section 7.0) it will have an acceptable heritage impact.

1.2 REPORT OBJECTIVES

The main objective of this Statement of Heritage Impact is to determine the suitability of the planning proposal and the heritage impact of the proposal in relation to the guidelines established by Ku-ring-gai Council and by the NSW Heritage Council

1.3 METHODOLOGY AND STRUCTURE

This Statement of Heritage Impact has been prepared in accordance with guidelines outlined in the *Australia ICOMOS Charter for Places of Cultural Significance, 2013*, known as *The Burra Charter*, and the New South Wales Heritage Office (now the Heritage Division of the NSW Department of Premier and Cabinet) publication, *NSW Heritage Manual*.

The Burra Charter provides definitions for terms used in heritage conservation and proposes conservation processes and principles for the conservation of an item. The terminology used, particularly the words *place*, *cultural significance*, *fabric*, and *conservation*, is as defined in Article 1 of *The Burra Charter*. The *NSW Heritage Manual* explains and promotes the standardisation of heritage investigation, assessment



and management practices in NSW.

1.4 SITE IDENTIFICATION

The subject sites at 8A, 14 & 16 Buckingham Road are located on the south side of Buckingham Road between Pacific Highway and Golf Links Road. They are described by NSW Land Registry Services (LRS) as Lot 2, DP 414101, Lots 3 & 4, DP. 520573.

1.5 HERITAGE MANAGEMENT FRAMEWORK

The subject property is **not** listed as an item of heritage significance in any statutory instrument.

However, it is located in the vicinity of the following items listed in Schedule 5 of the *Ku-ring-gai Local Environmental Plan (LEP) 2015*, as items of local heritage significance, the closest and most relevant being:

- “Southdean”, dwelling house at 10 Buckingham Road, item I255 in LEP;
- Dwelling house at 22 Buckingham Road, item I257 in LEP;
- Killara Golf Course Clubhouse at 556 Pacific Highway, item I341 in LEP.

Other listed heritage items in the wider locality include:

- “Sidmouth”, dwelling house at 26 Buckingham Road, item I258 in LEP;
- Dwelling house at 11 Buckingham Road, item I256 in LEP;
- Dormie House at 558 Pacific Highway, item I342 in LEP.

The subject site is separated from these items by distance, roadways and other development, and is not within their visual catchment. Accordingly, the heritage impact on these items is not further addressed in this report.

The property is subject to the heritage provisions of the *Ku-ring-gai LEP 2015* and the *Ku-ring-gai Development Control Plan (DCP)* under the *Environmental Planning and Assessment Act 1979*. Ku-ring-gai Council must take into consideration the potential impact of any proposed development on the heritage significance of the listed items in the vicinity of the subject site.

1.6 AUTHORSHIP

This report has been prepared by Dr. Shabnam Yazdani Mehr, Heritage Consultant, of GBA Heritage and has been reviewed by the Director, Graham Brooks. Unless otherwise noted, all of the photographs and drawings in this report are by GBA Heritage.

1.7 REPORT LIMITATIONS

While this report is limited to the investigation of European cultural heritage values, GBA Heritage recognises that for over forty thousand years or more Aboriginal people occupied the land that was later to be claimed as a European settlement.

Recommendations have been made on the basis of documentary evidence viewed and inspection of the existing fabric.

Archaeological assessment of the subject site is outside the scope of this report.

This report only addresses the relevant heritage planning provisions and does not address general planning or environmental management considerations.

1.8 COPYRIGHT

Copyright of this report remains with GBA Heritage.

2.0

HISTORICAL SUMMARY

2.1 BRIEF HISTORY OF THE LOCALITY

The subject site is in Killara which is located in Sydney's Upper North Shore and is part of Ku-ring-gai Council, being famous for its residential areas. The first European residents of the area were convict timber cutters and their overseers, who settled and set up a camp on the banks of the Lane Cove River around 1805. The site was dissolved around 1819. On 5 April 1821, Governor Lachlan Macquarie issued five crown grants of land, of decreasing size, in the area that now comprises Killara. Grantees were not allowed to resell their land within five years, whilst they needed to cultivate 20 acres of each grant. These conditions were not enforced. Over the next two decades, the land was exploited for timber. When the timber was exhausted, the original grants were divided and resold many times¹.

In 1834, 160 acres of land were granted to Mrs Jane Macgillivray (Bradley) as a marriage portion. Around 1856, this land was known as 'Springdale'¹. In 1890, James George Edwards purchased the majority of the Springdale Estate². Edwards was the son of a convict, who became a real estate developer. In 1893, he owned 165 acres and had begun building roads, preparing for subdivision and sale. At this time, the North Shore Railway line was opened for residential development. Killara was the name given by Edwards to the suburb that developed around the railway station that opened in 1899 between Lindfield and Gordon. The majority of Killara was originally part of Springdale. Killara, as the name of a suburb, was chosen by Edwards, which is an Aboriginal word, meaning 'permanent', 'always there'¹.



Figure 2.1

Killara station, c. 1905-1915

Source: State Library of Victoria, <http://tinyurl.com/ng3xl24>



Figure 2.2

Parish of Gordon, County of Cumberland: Metropolitan Land District, Eastern Division N.S.W / compiled, drawn and printed at the Department of Lands, Sydney N.S.W

Source: National Library of Australia, MAP G8971.G46 svar

¹ Ku-ring-gai Historical Society Inc (2008-2014)

² SHI for 73 Arnold Street, Killara prepared by NBRS Architecture Heritage (2019)

By the late 19th Century, Sydney was experiencing rapid urbanisation, resulted in air pollution, poor sanitation and cramped living condition. Consequently, the need for urban reform became evident. During this time, the idea of “Garden City” which was initiated by Ebenezer Howard in the United Kingdom³, spread to Australia and gained strength over the Federation period of the next twenty years⁴. Edwards played an important role in developing Killara as a ‘garden suburb’ with large allotments, little commercial development and no industrial sites⁴. Real estate agencies considered the area’s greenery as a selling point for their potential clients, emphasising its clean air and views to attract wealthy people from rapidly urbanising Sydney⁴.

According to the Conservation Management Plan of the Killara Golf Course Clubhouse Building (2017, p.9):

The first residential subdivisions in Killara were south of Fiddens Wharf Road and north of Buckingham Street (the “Great Northern Township”, c. 1880) and Edwards began promoting the ‘Springdale Estate’ in 1896. The new suburb featured large allotments, often over an acre in size, and most of the houses were substantial and architect-designed to suit the lifestyle of the moneyed gentry who lived in them. with the growth in housing, Killara acquired the accoutrements of an up-market community.

Edwards’ preference for keeping Killara away from industry and commerce was in line with other founders of the area, made residential development as the main industry of the area¹.

Killara became a well-known and high-class residential suburb with rapidly evolving demarcation line between classes. The eastern side of the Killara was patronised by gentlemen, stockbrokers and architects, whilst in the western side of it a draper, a gardener and a bricklayer lived³. Killara is described as ‘lush haven’, ‘a quiet retreat’ and an area of ‘solid respectability’. Although Killara has experienced changes in the 20th century, it still has its “air of respectability and homeliness”¹.

The Shire of Ku-ring-gai was formed in March 1906, and in 1928, the Shire became a municipality with four wards. Residential development was mainly considered in all of Ku-ring-gai as opposed to commercial and industrial developments until 1940. At the present time, Ku-ring-gai is a culturally diverse society, that keeps much of its unique natural and built heritage intact⁵.

3 CMP - Killara Golf Course Clubhouse Building, GBA Heritage (2017)
4 Preliminary Assessment of Heritage Impact, GBA Heritage (2020)
5 Ku-ring-gai Council; Ku-ring-gai’s history

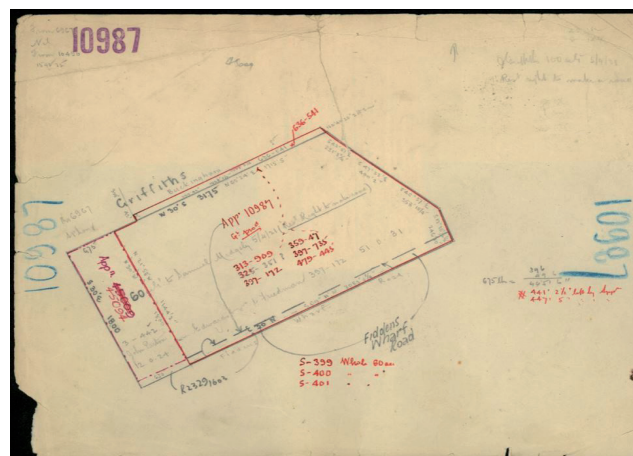


Figure 2.3
60 acres of land granted to Samuel Midgley in 1821
Source: NSW Land Registry Services, Application No. 10987

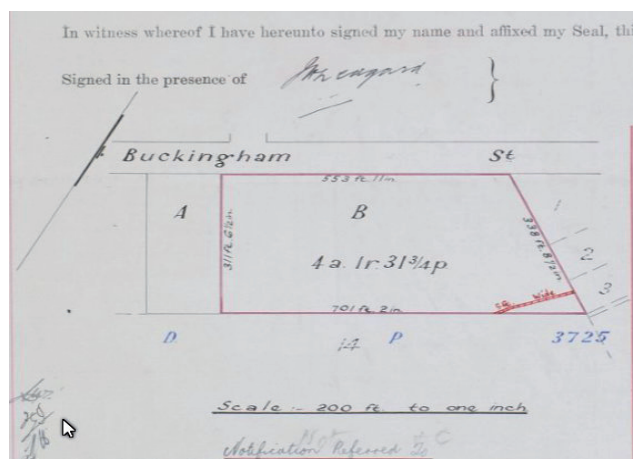


Figure 2.4
A piece of land (A) was sold off to Lionel A.G. Hooke in 1935
Source: NSW Land Registry Services, Vol. 4689 Fol. 33

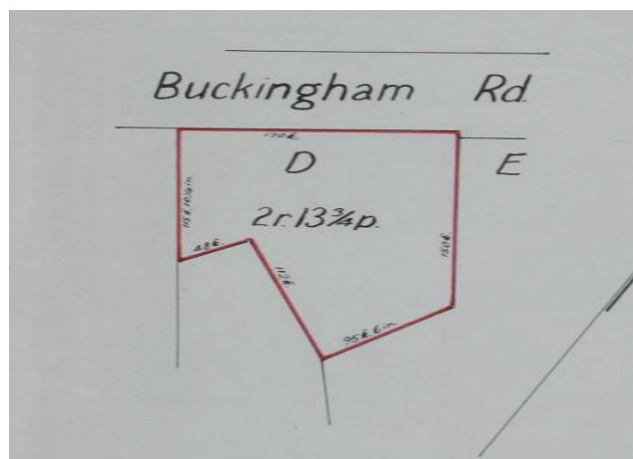


Figure 2.5
A piece of land (D) was sold off to Robson-Scott in 1952
Source: NSW Land Registry Services, Vol. 6556 Fol. 207

2.2 BRIEF HISTORY OF THE SITE

Non-indigenous settlement of the settlement of Killara began in the 19th century when Governor Macquarie issued five Crown grants of land which now form the suburb of Killara. One of the Grantees was Samuel Midgley who was granted 60 acres of land on 5th April 1821. The western boundary of the Midgley grant was the Pacific Highway (formerly the Lane Cove Road)⁶.

The subject site is part of the 5 acres of land which was acquired by Charlotte Elizabeth Robson-Scott in 1901, who was the likely builder of 'Southdean' c.1910-1920. This land was part of the Midgley grant. The property remained undivided until 1935, when a piece of land was transferred to Lionel Alfred George Hooke⁷ (Figure 2.4).

In 1952, a piece of land was sold off to Robert Ronald Robson-Scott⁸ (Figure 2.5). The heritage item at 10 Buckingham Road, "Southdean", is located on this land.

In 1941, a piece of land (22 Buckingham Road) was purchased by Hilda Florence Eastment⁹. The dwelling house was possibly constructed at this time (Figure 2.6).

In 1963, a piece of land (currently known as 8A Buckingham Road) was sold off to P.C. HOLDINGS PTY¹⁰. In 1957, a piece of land (currently known as 14 & 16 Buckingham Road) was purchased by Lionel A.G. Hooke¹¹. These pieces form the subject site (Figures 2.7 & 2.8).

Killara Golf Club erected a small clubhouse on the site as early as 1901 and a larger one in 1908, replaced by the first section of the present building in 1933. This building was oriented toward the west, with a large arch loggia facing the links. Views to the north were not generally available from the building; the current western terrace was added in 1954. Accordingly, the visual connection between the two heritage dwellings and the golf links has historical and aesthetic significance, having influenced the subdivision of the suburb and the sitting and possibly orientation of the dwellings⁴.

In the 20th century, Killara was named as a 'Gentlemen's suburb', emphasising that there would be no commercial and industrial developments in the area. Consequently, few shops have remained as part of the original development of the area until the

present time.

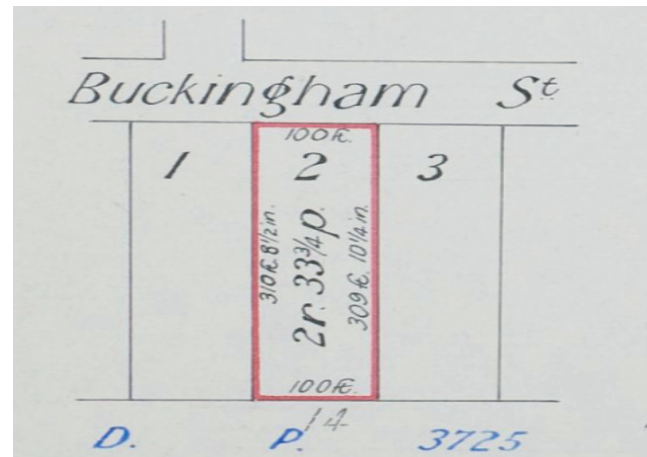


Figure 2.6

A piece of land (2) was sold off to Hilda Florence Eastment in 1941
Source: NSW Land Registry Services, Vol. 5272 Fol. 35

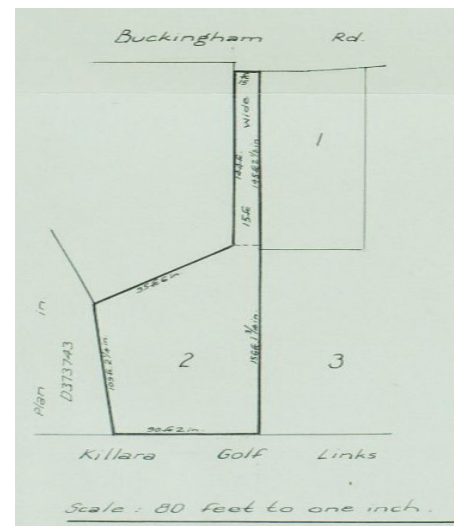


Figure 2.7

A piece of land (2) was sold off to P.C. HOLDINGS PTY in 1963
Source: NSW Land Registry Services, Vol. 8429 Fol. 56

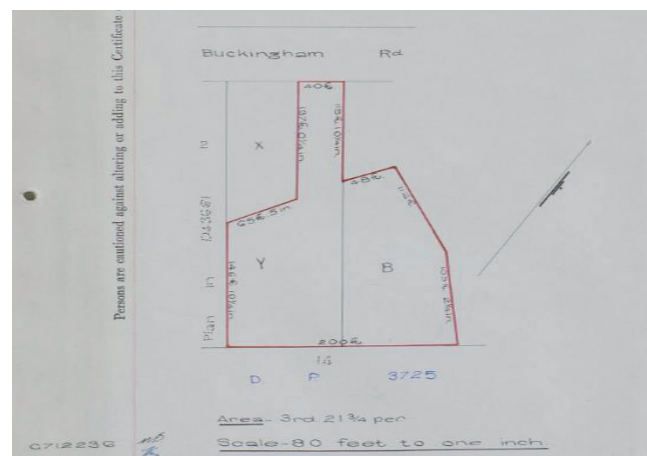


Figure 2.8

Pieces of land (Y & B) were sold off to Lionel A.G. Hooke in 1957
Source: NSW Land Registry Services, Vol. 7374 Fol. 4

6 Ku-ring-gai Heritage Conservation Area., Job No: 1374
7 NSW Land Registry Services, Vol. 4689 Fol. 33
8 NSW Land Registry Services, Vol. 6556 Fol. 207
9 NSW Land Registry Services, Vol. 5272 Fol. 35
10 NSW Land Registry Services, Vol. 8429 Fol. 56
11 NSW Land Registry Services, Vol. 7374 Fol. 4

3.0

SITE DESCRIPTION

3.1 URBAN CONTEXT

Killara is located in Sydney's Upper North Shore in the local government area of Ku-ring gai Council, fourteen kilometers away from Sydney. Killara is a residential suburb that is recognised for its quality residential areas. The Pacific Highway is the main road through Killara. Buckingham Road is located on the western side of the Pacific Highway.

The site neighbourhood is largely residential with wide, quiet, well-treed streets and large lots occupied by large single dwellings, as well as more recent medium and high density development. Immediately east of the site is a recent high density development on Pacific Highway. To the north is the heritage item 'Southdean' and to the west is a heritage listed residence built c. 1940s. To the south is the Killara Golf Club and its extensive links and the heritage listed Killara Gold Clubhouse. The subject site is set well back from Buckingham Road and accessed by two existing 14 & 16 Buckingham Road driveways for entry/exit to the proposed development. The site is generally flat with some large well-established trees and other vegetation, and three dwellings constructed c.1950s, when the lots were subdivided.

Buckingham Road, Calvert Avenue, Ellsmore Avenue and Fiddens Wharf Road are streets of high quality, owing to the combination of street trees and intact housing.¹



Figure 3.1

Aerial view showing the subject site outlined in purple and the original lot outlined in yellow.

Source: SIX Maps



Figure 3.2

Aerial view showing views from the heritage items at 10 and 22 Buckingham Road (shaded in yellow and pink respectively) toward the Golf Course in 1943

Source: SIX Maps

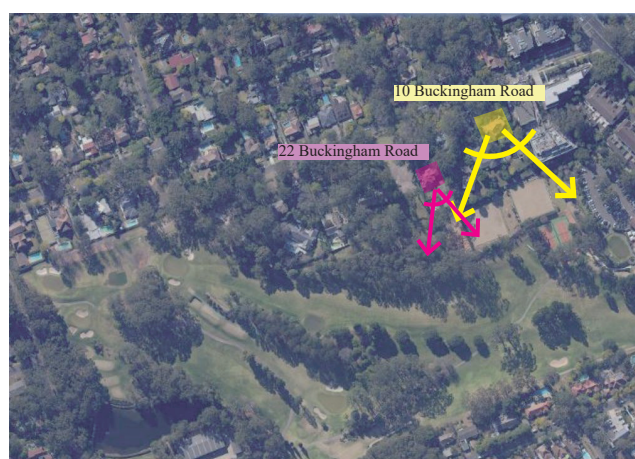


Figure 3.3

Aerial view showing current views from the heritage items at 10 and 22 Buckingham Road (shaded in yellow and pink respectively) toward the Golf Course.

Source: SIX Maps

¹ Ku-ring-gai Council; Ku-ring-gai's history

3.2 VIEWS TO AND FROM THE SITE

The subject site is located at 8A, 14 & 16 Buckingham Road, between the two heritage items, one on the north and north-east side of the subject site at 10 Buckingham Road, and the other one on the west side of the site at 22 Buckingham Road. The golf links and the Killara Golf Clubhouse are located on the south and south-east side of the subject site.

As it can be seen from Figure 3.2, there were partial visual connection between the two properties at 10 & 22 Buckingham Road, and the Killara Golf Clubhouse in 1943. However, dense vegetation, mature trees, intervening development, and distance have largely obscured their visual connection.

Figures 3.5 and 3.6 show the heritage item at 11 Buckingham Road is in the wider locality and is not visible from the subject site. Therefore, the heritage impact on this item is not further addressed in this report.



Figure 3.4

Aerial view showing current views to and from the heritage items at 10, 11, and 22 Buckingham Road, as well as Killara Golf Club (shaded in blue) toward the subject site at 8A, 14 and 16 Buckingham Road (outlined in red).

Source: NearMaps



Figure 3.5

View southward to the subject site from the heritage item at 11 Buckingham Road. As it can be seen, the dense vegetation and mature trees have blocked views.

Source: GBA Heritage



Figure 3.6

Looking north toward the heritage item at 11 Buckingham Road from the subject site. The land topography and the considerable distance of the heritage item from the subject site, have resulted in the reduced visibility of the heritage item.

Source: GBA Heritage



Figure 3.7
Looking north to the heritage item at 10 Buckingham Road from the subject site (8A Buckingham road). The dense vegetation has blocked views to the heritage item.
Source: GBA Heritage



Figure 3.8
Looking south to the subject site (8A Buckingham Road) from the heritage item at 10 Buckingham Road. The dense vegetation has blocked views to and from the heritage item.
Source: GBA Heritage



Figure 3.9
Looking north to the heritage item at 10 Buckingham Road from the upper floor balcony of the property at 8A Buckingham Road. The heritage item is not visible due to the dense vegetation.
Source: GBA Heritage



Figure 3.10
Looking south-west toward the heritage item at 10 Buckingham Road. The building is surrounded by dense vegetation and mature trees, being less visible by the public domain.
Source: GBA Heritage



Figure 3.11

Looking south to the Killara Golf Club from the property at 8A Buckingham Road. The dense vegetation, mature trees, and distance have resulted in the reduced visibility of the Killara Golf Club.

Source: GBA Heritage



Figure 3.12

Looking south to the Killara Golf Club from the upper floor balcony of the property at 8A Buckingham Road. The dense vegetation, mature trees, and distance have resulted in the reduced visibility of the Killara Golf Club.

Source: GBA Heritage



Figure 3.13

Looking west to the heritage item at 22 Buckingham Road from the upper floor balcony of the property at 8A Buckingham Road. Dense vegetation, mature trees, distance, and intervening development have blocked views to the heritage item.

Source: GBA Heritage



Figure 3.14

Looking north to the heritage item at 10 Buckingham Road from the upper floor balcony of the house at 14 Buckingham Road. As it can be seen, the heritage item is not visible due to the dense vegetation.

Source: GBA Heritage



Figure 3.15
Looking east to the heritage item at 10 Buckingham Road from the property at 14 Buckingham Road. Mature trees and timber fence have almost blocked views to the heritage house.
Source: GBA Heritage



Figure 3.16
Looking south-east toward the Killara Golf Club from the upper floor balcony of the property at 14 Buckingham Road. The Killara Golf Club is not visible due to the mature trees and distance.
Source: GBA Heritage



Figure 3.17
Looking west toward the heritage item at 22 Buckingham Road from the upper level balcony of the property at 14 Buckingham Road. The mature trees and intervening development have blocked views to the heritage item.
Source: GBA Heritage



Figure 3.18
Looking south-east toward the Killara Golf Club from the property at 16 Buckingham Road. The Killara Golf Club is not visible due to the dense vegetation, mature trees, distance, and the land topography.
Source: GBA Heritage



Figure 3.19
Looking west toward the heritage item at 22 Buckingham Road from the property at 16 Buckingham Road. Mature trees have partially blocked views to the heritage item.
Source: GBA Heritage



Figure 3.20
Looking north-west toward the heritage item at 22 Buckingham Road from the property at 16 Buckingham Road. The dense vegetation, and land topography have partially blocked views to the heritage item.
Source: GBA Heritage



Figure 3.21
Looking south-east to the subject site from the heritage item at 22 Buckingham Road. The dense vegetation and distance have mainly blocked views to and from the heritage item. The property at 14 Buckingham Road is partially visible from the heritage item.
Source: GBA Heritage



Figure 3.22
Looking east to the subject site from the heritage item at 22 Buckingham Road. The property at 14 Buckingham Road is partially visible from the heritage item. Views to and from the heritage building are mainly obscured due to the dense vegetation, mature trees, and distance.
Source: GBA Heritage



Figure 3.23

Looking east to the Killara Golf Club. The subject site is on the left. As it can be seen, mature trees, distance, and land topography have mainly obscured views to and from the subject site.

Source: GBA Heritage

In 1901, the land, which was not legally transferred to the Golf Club until 1906, was cleared and new golf links were created, with a timber Clubhouse located on the western side of the Pacific Highway. Killara Golf Course had a substantial impact on the subdivision of the suburb, as well as the sitting and orientation of buildings in that area. Accordingly, the heritage items at 10 and 22 Buckingham Road had historical and aesthetic views to the Golf Course, which could be graded as high significance (Figure 3.2). However, their historic views have been mainly blocked by dense vegetation, well-established trees and houses over time, having resulted in loss of their substantial views. Consequently, their views to the Golf Course have been diminished, thus can be graded as moderate significance (Figure 3.8, 3.21, 3.22, 3.23, 3.24, and 3.25).

Considering the original orientation of the Clubhouse westward and change of ground level, the Clubhouse current views to the subject site and the heritage properties are not considered to have heritage significance. Views to and from the bulk of the Clubhouse building on the north and south sides of the heritage building are almost restricted by dense vegetation, mature trees, and a change of ground level. Accordingly, development in the subject site would have low impact on the heritage significance of the Clubhouse building and its setting.



Figure 3.24

Looking north to the subject site from the heritage curtilage of the Killara Golf Club. The dense vegetation, land topography, mature trees, and distance have obscured views to the subject site.

Source: GBA Heritage



Figure 3.25

Looking north to the subject site from the Killara Golf Club. Views to the subject site are mainly blocked due to the distance and mature trees.

Source: GBA Heritage

3.3 DESCRIPTION OF THE BUILDINGS ON SUBJECT SITE

The existing residences on 8A, 14 & 16 Buckingham Road are two storey modern residential buildings. The existing building at 8A Buckingham Road (Figure 3.26) is a two storey house with a free standing carport on its western side. The property at 14 Buckingham Road (3.27) is a two storey residential building which is centrally located on the site. The existing houses at 8A and 14 Buckingham Road shape a row of residential blocks at the back of the heritage item at 10 Buckingham Road. The property at 16 Buckingham Road (Figure 3.28) is a two storey residential block which is located on the south side of the site. The three modern houses and garage will be demolished as the result of the proposed development.



Figure 3.26

View toward the building and carport at 8A Buckingham Road from the south side of the site

Source: GBA Heritage



Figure 3.27

View toward the building at 14 Buckingham Road from south side of the site

Source: GBA Heritage



Figure 3.28

View toward the building at 16 Buckingham Road from south side of the site

Source: GBA Heritage

4.0

DESCRIPTION OF THE PROPOSAL

The proposed development, designed by Gelder Architects, is detailed in the plans and Statement of Environmental Effects that accompany this application. It includes:

- demolition of the existing two storey buildings on the subject site.
- rezoning of the property from R2 Low Density Residential to R4 High Density Residential.

The aim of the proposal is to rezone the property from R2 Low Density Residential to R4 High Density Residential, in keeping with other existing and approved zoning in the immediate vicinity.

The existing driveways at 14 & 16 Buckingham Road will be used for entry/exit to the proposed development. Accordingly, the landscaped area between 8A and 10 Buckingham Road will be maintained. The existing driveway against eastern boundary will be closed and landscaped for pedestrian access.

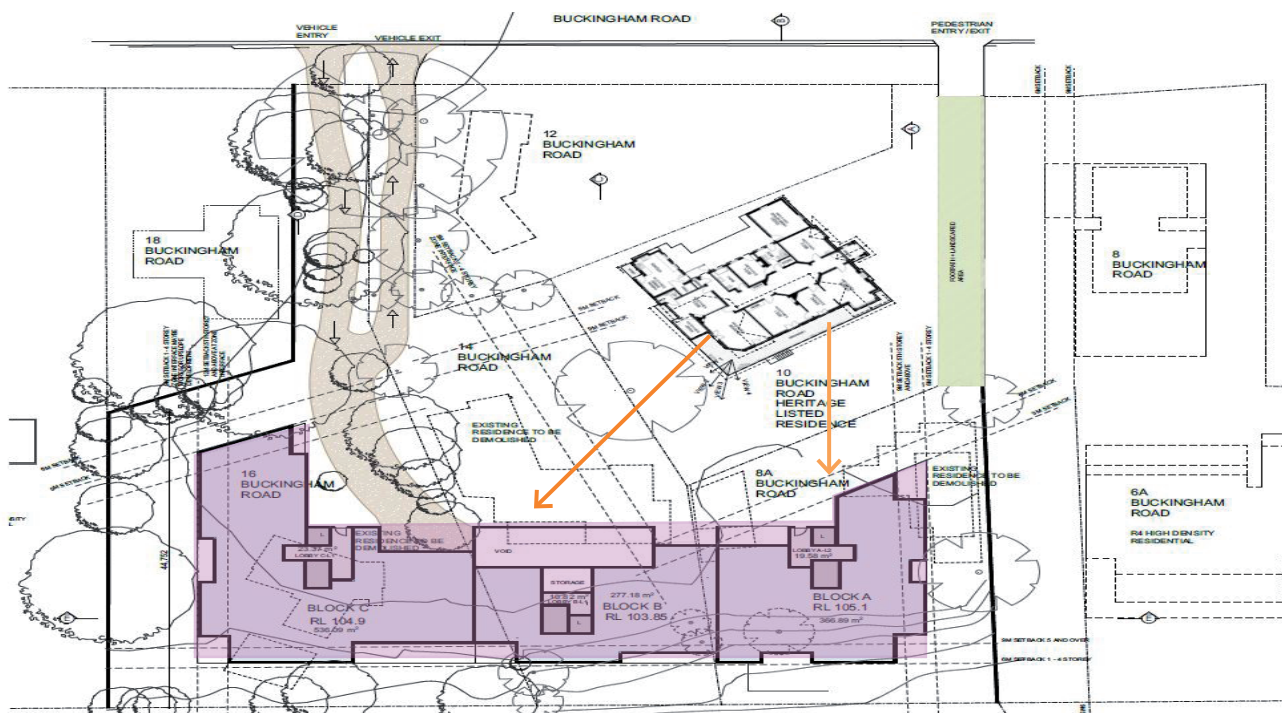


Figure 4.1

The proposed development is shown in pink

Source: Gelder Architects

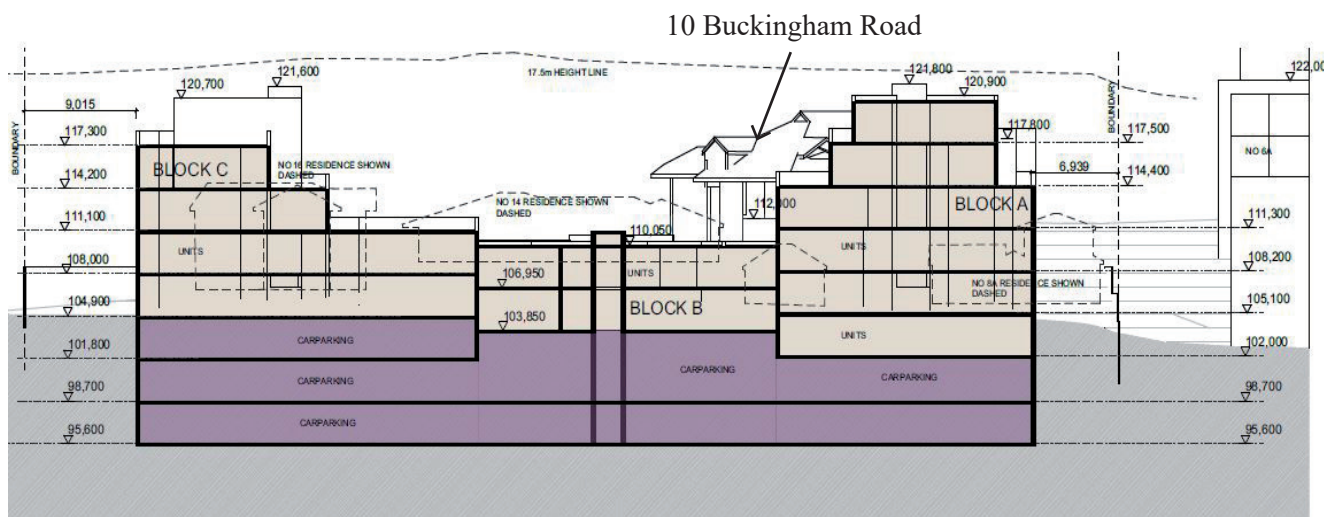


Figure 4.2

This section shows the position of the proposed development (Blocks A, B, and C) on the southern side of the heritage item (10 Buckingham Road), demonstrating the horizontal views of the heritage item over the valley are preserved.

Source: Gelder Groups Architects

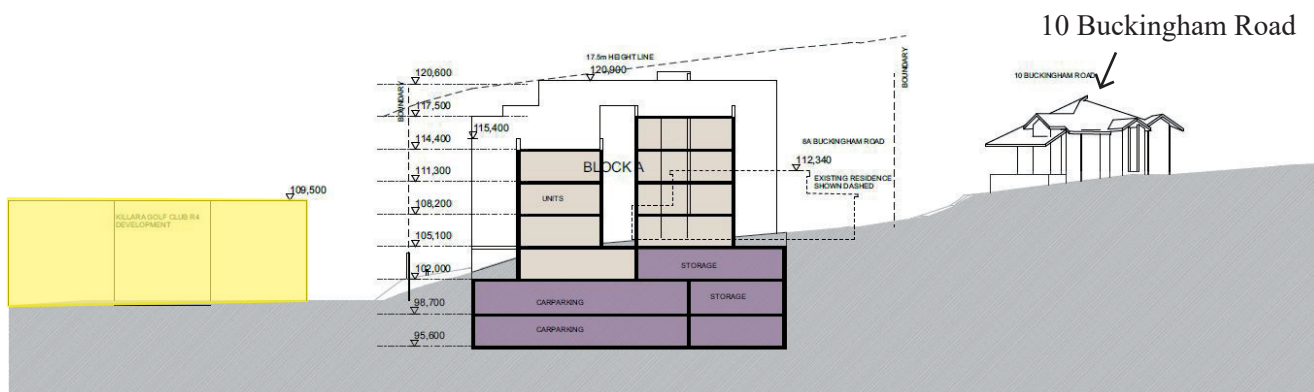


Figure 4.3

This section shows the position of the proposed development (Block A) from the eastern side of the heritage item (10 Buckingham Road), demonstrating the horizontal views of the heritage item over the valley are preserved. The Planning Proposal for Killara Golf Club is shaded in yellow.

Source: Gelder Groups Architects

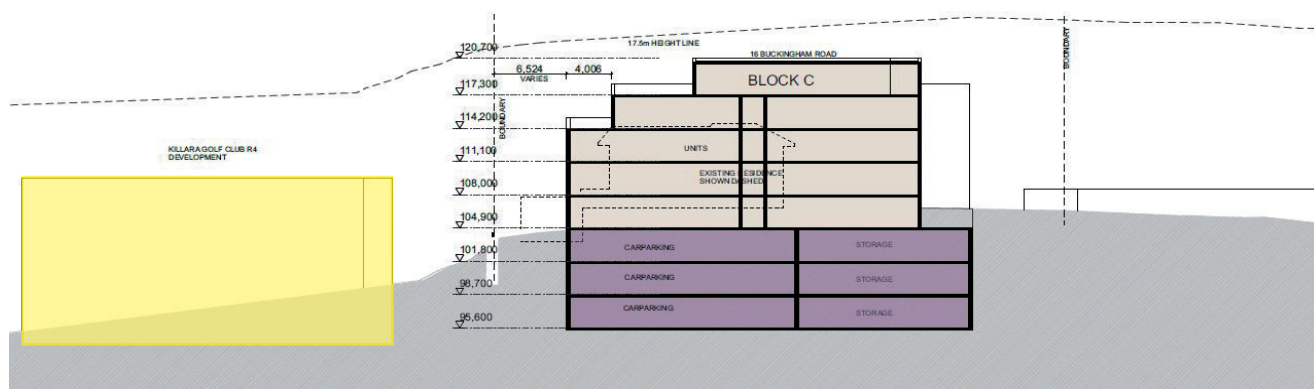


Figure 4.4

This section shows the position of the proposed development (Block C) on the subject site. The planning proposal for Killara Golf Club is located on the southern side of the subject site, shaded in yellow.

Source: Gelder Groups Architects

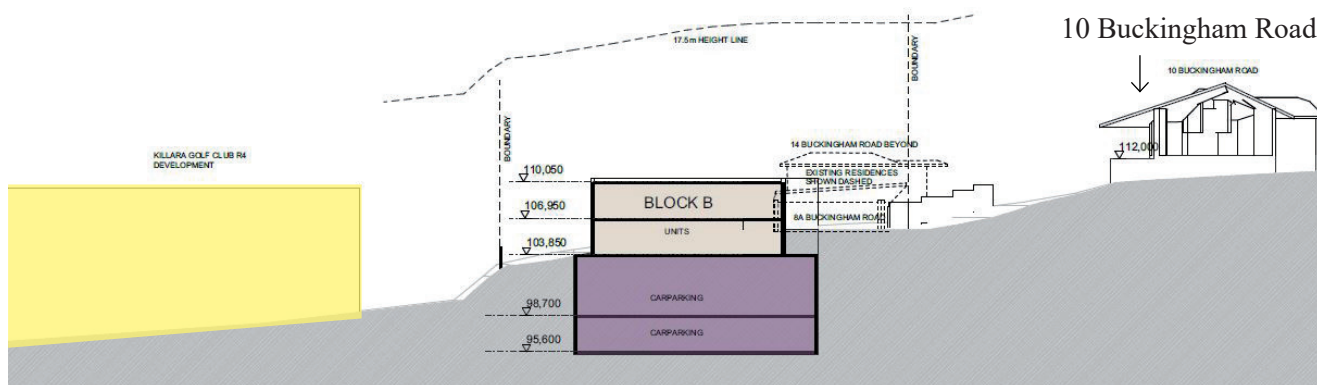


Figure 4.5

This section shows the position of the proposed development (Block B) on the subject site. The planning proposal for Killara Golf Club is located on the southern side of the subject site, shaded in yellow.

Source: Gelder Groups Architects



Figure 4.6

This perspective shows the position of the proposed development (shaded in pink) on the subject site. The planning proposal for Killara Golf Club on the southern side of the subject site is shaded in yellow.

Source: Gelder Groups Architects

5.0

ASSESSMENT OF HERITAGE IMPACT

5.1 INTRODUCTION

This Statement of Heritage Impact has been prepared in relation to the following impact assessment criteria, the *Ku-ring-gai Local Environmental Plan (LEP) 2015*, the *Ku-ring-gai Development Control Plan (DCP) 2016* and the New South Wales Heritage Office (now the Heritage Division of the NSW Department of Premier and Cabinet) guidelines, *Altering Heritage Assets* and *Statements of Heritage Impact*.

This section of the report provides a detailed analysis of the statutory controls applying to this site, with regard to heritage.

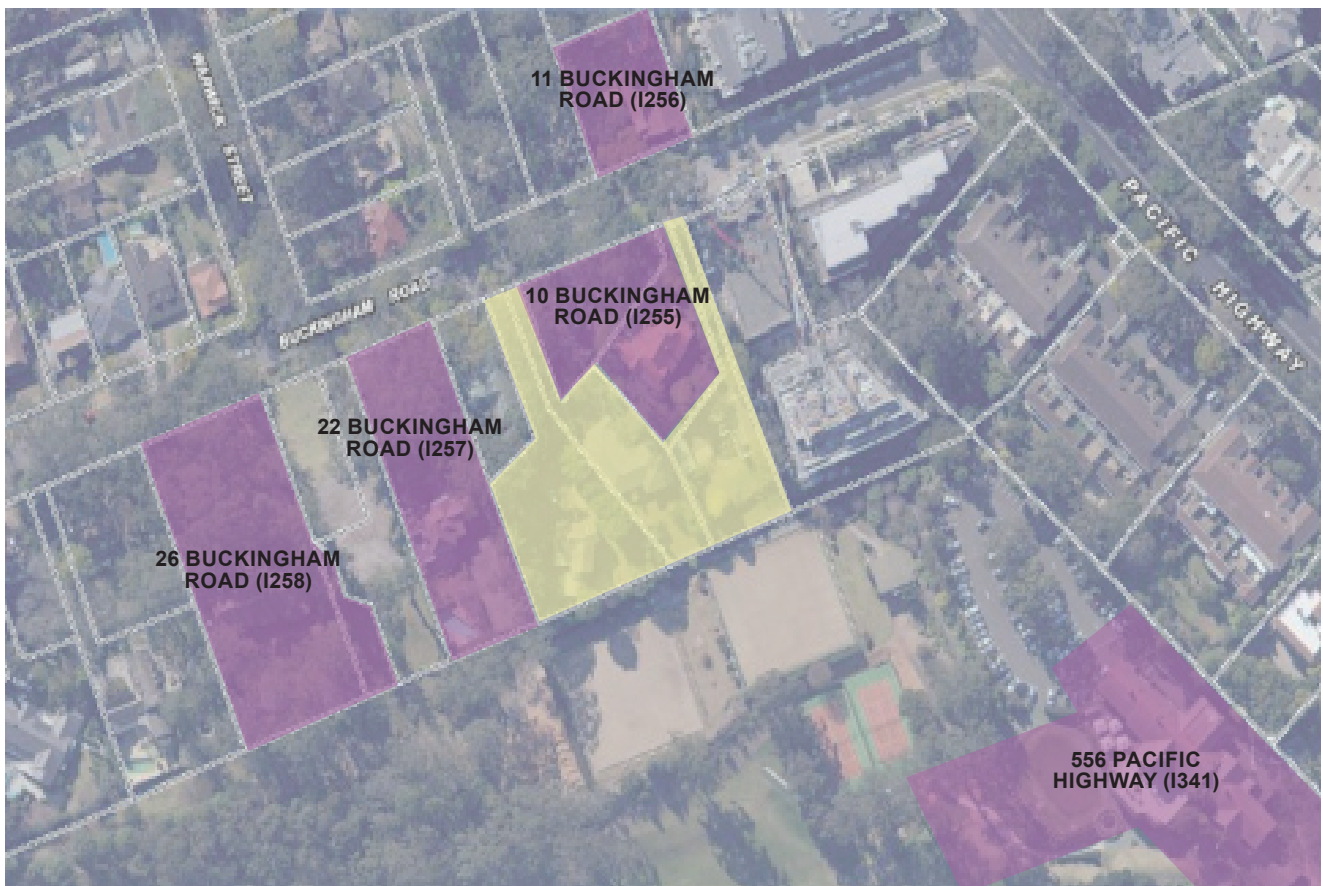
5.2 ESTABLISHED SIGNIFICANCE OF THE HERITAGE ITEMS IN THE VICINITY OF THE SUBJECT SITE

There are a number of individually listed heritage items in the vicinity of the subject site. These are listed as items of local heritage significance on Schedule 5 of the *Ku-ring-gai LEP 2015*.

Figure 5.1

The aerial map showing the subject site, outlined and shaded in yellow, and the listed heritage items in the vicinity outlined and shaded in purple

Source: SIX Maps



The analysis in this report focuses on the impact of the proposed development (if any) on “Southdean”, dwelling house at 10 Buckingham Road, Dwelling house at 22 Buckingham Road and the Killara Golf Club Clubhouse and its curtilage.

‘Southdean’ (I255)
10 Buckingham Road, Killara

The NSW Heritage Inventory contains the following information for database entry number 1880597, Dwelling house:

Statement of significance:

Reasons for listing; historic, architectural, municipal, state [sic] significance.

Description: Substantially intact.

According to the heritage study of the municipality of Ku-ring-gai, the building at 10 Buckingham Road has historic and architectural significance. The heritage building is a single storey house constructed between 1901-1920 in a federation architectural style, and has substantially remained intact. The immediate setting of the house is bushland in character.

The heritage building at 10 Buckingham Road is located on a set back site, at the lower topographical level than the main street (Buckingham Road). The heritage building is mainly surrounded by dense vegetation and mature trees on the north, south, and west sides, providing a landscape screen to the house and creating a visual barrier on these sides of the building. The building is partially visible from the public domain and adjacent buildings, thus its architectural, historic, and aesthetic significance could not be appreciated by the general public. Although the heritage building is remarkably intact, it is not considered as a strong contributor to the streetscape character of Buckingham Road due to its restricted visibility. However, its bushland setting contribute to the leafy character of the area.

House (I257)
22 Buckingham Road, Killara

The following information about the dwelling house at 22 Buckingham Road was sourced from the NSW Heritage Inventory¹:

Statement of significance:

No.22 Buckingham Road, Killara is significant as the subdivision and residential development of the suburb of Killara during the 1930s to 40s when the construction of large house on large landscape allotments was at its peak. Although having undergone some modifications to the original building, the house remains largely intact externally with its original Georgian Revival stylistic detailing. The largely intact and mature bushland gardens at the front of the house contribute to the streetscape character as the original curtilage to this mid 20th Century residence.

This statement confirms the aesthetic, architectural, social and historic values of the building.

Although the heritage building at 22 Buckingham Road has experienced alterations and additions in 1996, it is a fine and largely intact example of a two storey Inter-War Georgian Revival mansion. The heritage building is almost centrally located on an extensive bushland garden site, and is considerably setback from the front (north) and back (south) boundaries of the site.

Mature bushland garden at the front of the house have largely remained intact, while the landscaping on the south side of the house has experienced changes. A tennis court was created on south-east side of the heritage building in 1995. This tennis court has created a separation between the heritage building and adjacent buildings on the east side, restricting views to and from the heritage item. On the south side, the heritage building is largely obscured due to the dense vegetation and landscaping (perimeter hedges and shrubs) around the house.

Although the building is in good condition, it is partially visible from the street and buildings in the vicinity due to mature trees and extensive bushland garden in front of the house. However, the heritage building is still a prominent item in the streetscape. The heritage house and its front bushland context make a strong contribution to the streetscape character of Buckingham Road.

¹ NSW Heritage Inventory Sheet, Courtesy of Ku-ring-gai Council

Killara Golf Club (I341) 556 Pacific Highway, Killara

The NSW Heritage Inventory contains the following information for database entry number 1880602, Killara Golf Club:

Reasons for listing; cultural, social, architectural. landmark value, municipal significance Note: entrance, gates, garden, regenerating forest areas.

The Clubhouse building is a two-storey brick building, designed in the Georgian Revival architectural style, and constructed in 1933. The building has experienced unsympathetic alterations and additions over time. As a result, the building represent a combination of the two architectural styles of Inter-War Georgian and Mediterranean, which is unusual.

The Clubhouse building is located on a relatively flat land at a lower level than surrounding land to the east and north. Outside the Clubhouse building's setting to the north is the carpark, as defined in Deffered Area 15. The western side of the property falls to the west and is occupied by golf links.

The land's topography, thick vegetation, and distance have almost obscured views to and from the Clubhouse building. The primary available views to and from the building are largely limited to a small number of private properties along Fidden's Wharf Road (on the south side of the building).

5.3 CONSIDERATION OF THE GUIDELINES OF THE NSW HERITAGE DIVISION

The NSW Heritage Office (now the Heritage Division of the NSW Department of Premier and Cabinet) has published a series of criteria for the assessment of heritage impact. The relevant 'questions to be answered' in the *NSW Heritage Manual* 'Statements of Heritage Impact' guidelines relating to development adjacent to a heritage item have been considered in the preparation of the following commentary; they are:

New Development Adjacent to a Heritage Item

- *How is the impact of the new development on the heritage significance of the item or area to be minimised?*
- *Why is the new development required to be adjacent to a heritage item?*

- *How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?*
- *How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?*
- *Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?*
- *Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?*
- *Will the additions visually dominate the heritage item? How has this been minimised?*
- *Will the public, and users of the item, still be able to view and appreciate its significance?*

Comment

The planning proposal comprises the construction of three blocks including A, B, and C in the vicinity of two heritage items, a dwelling house at 10 Buckingham Road and a dwelling house at 22 Buckingham Road. Block A is sited adjacent to the recently completed residential flat building on the adjacent site eastward. Block C is located westward, adjacent to the heritage item at 22 Buckingham Road. Block B is located southward, between Blocks A and C. Block A and C are of similar heights and numbers of storeys; however, Block A has a smaller footprint than Block C, enabling Block A to have a greater separation from the heritage item at 10 Buckingham Road. At the lower levels, Blocks A and C connects across to form a continuous buildings mass incorporating Block B, matching its height. The

Block B and the connecting building mass has a maximum RL, enabling reasonable longer distance views from the heritage item at 10 Buckingham Road over the former Golf Course, as well as the two north west building masses of the adjoining Golf Course proposal.

The heritage item at 10 Buckingham Road falls away slightly southward, locating on the higher level than the subject site. The heritage building probably had a long distance views over the former Golf Course and the valley in 1943 (Figure 3.2); however, its current views are largely obscured due to the dense vegetation and mature trees around the house. There is at least one very mature and large tree on the adjoining 10 Buckingham property and the subject site, which severely limits south-west outlooks of the heritage property. Accordingly, the planning proposal will have no adverse impact on views to and from the heritage item, while it retains the existing characteristics of the area and available main views to and from the heritage

item at 10 Buckingham Road. Furthermore, the lower height of the north-east corner unit of Block C respects and maintains the main distant views from the south-western side of the heritage item at 10 Buckingham Road over the valley.

There is a landscaped area between 8A and 10 Buckingham Road, which would be maintained and integrated into the proposed development. The proposed development will use the existing 14 & 16 Buckingham Road driveways for entry/exit. The proposed development is set well back from the heritage item at 10 Buckingham Road, respecting and maintaining its landscaped area and the existing outlook.

Although the heritage house at 10 Buckingham Road is partially visible from the street due to dense vegetation and mature trees around the house, its bushland setting contributes to the leafy character of the area. The proposed development will be well separated from the heritage house, retaining and respecting the bushland context of the heritage house and its contribution to the streetscape character of Buckingham Road.

The heritage item at 22 Buckingham Road is centrally located in the bushland garden site, and is considerably setback from the front (north) and back (south) boundaries. Views to the heritage house are largely obscured from the subject site due to the dense vegetation and mature trees, especially on the western boundary of the subject site, providing a landscape screen. However, the subject site is partially visible from the heritage house. The tennis court on the east side of the house has provided an appropriate separation between the house and the subject site on the west side.

The proposed development will maintain and respect the existing bushland garden setting at the front of the heritage house, and its contribution to the streetscape character of Buckingham Road.

On the ground level, the heritage house has restricted views to the Killara Golf Clubhouse due to the landform and dense vegetation at the rear of the house. Accordingly, the proposed development will not adversely impact on views at this level. There might be views to the Clubhouse building from the upper level. The proposed development would have little impact on these views. However, given that private spaces such as bedrooms are located on the upper level, the minimum visual impact of the proposed development will be acceptable.

The existing landscape on the subject site will be enhanced. Maintaining existing trees on the western side of the subject site provides great separation between the subject site and the heritage item at 22 Buckingham Road, screening the western side of the proposed plan at 16 Buckingham Road (Block C). Furthermore, future proposed landscaping will be of a species and design compatible with the existing one, not being so high to block views from heritage items over the valley from the upper level.

The proposed development is well separated from the heritage items at 10 and 22 Buckingham Road, respecting their heritage curtilage, as well as their bushland setting. Given that currently there are restricted views to and from the heritage houses and the Killara Golf Clubhouse building, the proposed development would have an acceptable visual impact on these heritage items.

The following aspects of the proposal respect or enhance the heritage significance of the adjacent items:

- Retention of the bushland context of the heritage items and their contribution to the leafy character of the area.
- Retention of the heritage buildings' street presentation at 22 Buckingham Road.
- Retention of significant views to and from the heritage items in the vicinity, and their setting.
- Retention of the existing landscape on the subject site, respecting the heritage curtilage of heritage items (10 & 22 Buckingham Road) in the vicinity of the subject site.
- Retention of the existing driveway at 14 & 16 Buckingham Road for exit/entry to the new development.

Accordingly, the likely impact of the proposal on its surroundings, including the heritage items, is considered to be acceptable and no additional measures are deemed necessary to minimise any impact.

5.4 HERITAGE OBJECTIVES OF THE KU-RING-GAI LEP 2015

The planning proposal is considered to be acceptable, from a heritage perspective, for the following reasons:

- Retains existing views to and from the adjacent heritage items.
- Retains the existing contribution of the heritage items and their bushland context to the streetscape character of Buckingham Road.
- There will be an acceptable heritage impact on the established heritage significance of the listed heritage items in the vicinity of the site.
- There will be no changes to the existing curtilages around the heritage items in the vicinity.
- The other listed heritage items in the wider locality, are physically and visually separated from the subject site by intervening development, vegetation, distance, and roadways.
- The planning proposal is well removed from the heritage items in its vicinity and has no architectural or historical relationship with these items.

The proposal is, therefore, considered to be consistent with the relevant heritage objectives of the *Ku-ring-gai LEP 2015*, which are:

5.10 Heritage conservation

(1) Objectives

The objectives of this clause are as follows:

- (a) *to conserve the environmental heritage of Ku-ring-gai,*
- (b) *to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views.*

The proposed development will maintain and respect the established significance of heritage items in the vicinity in terms of setting and views.

5.5 HERITAGE GUIDELINES OF THE KU-RING-GAI DCP 2016

The proposed development is generally consistent with the guidelines of the *Ku-ring-gai DCP 2016* that relate to development adjacent to heritage items:

19F.1 LOCAL CHARACTER AND STREETSCAPE

Objectives

1. *To consider the impact on the historic curtilage and setting of the Heritage Item or HCA and related heritage features such as views, streetscape context, historical subdivisions, garden settings, alienated trees and other landscape features.*
2. *To retain the significance of Heritage Items or HCAs in their settings.*
3. *To ensure that the scale of new development does not dominate, detract from or compete with Heritage Items or HCAs in the vicinity.*
4. *To ensure that new development respects and conserves the significance of any nearby Heritage Items or HCA and their settings.*
5. *To ensure that new development does not visually dominate the adjoining or nearby Heritage Item or HCA.*
6. *To ensure that the scale of new development in the vicinity of the HCA is in harmony with the streetscape and does not dominate, detract from or compete with the Heritage Item or HCA.*
7. *To protect significant views and vistas to and from the Heritage Item or HCA.*

19F.2 BUILDING SETBACKS

Objectives

1. *To ensure new work in the vicinity of a Heritage Item or HCA respects and contributes to the established streetscape patterns through careful siting of new buildings.*
2. *To ensure new development provides an interface of scale and bulk to preserve the amenity to the adjacent Heritage Item or building within a HCA.*
3. *To ensure new medium and high density development does not visually dominate the Heritage Item or building within the HCA.*

19F.3 GARDENS AND LANDSCAPING

Objectives

1. *To ensure that new development does not impact on the landscape character and garden setting of any nearby Heritage Item or HCA.*

19F.4 FENCING

Objectives

1. *To encourage front fences on adjacent sites that contribute to the setting of the Heritage Item and the streetscape character of the HCA.*

Comment

The potential impact of altering the land use zoning and premissable building height on the subject site is one of potential visual impacts on the adjacent heritage items in terms of either 'domination', adverse impact on their settings or obstruction of significant views to and from them.

The sitting and orientation of the heritage house at 10 Buckingham Road has largely obscured its views to and from Buckingham Road. Accordingly, the heritage building and its architectural significance are partially viewed and appreciated by the public domain. Furthermore, there is no original or established significant landscape associated with the heritage building. However, the bushland context of the heritage house contributes to the leafy character of the area. The proposed development will have no adverse visual impact on the heritage building in terms of local character, streetscape, and landscape setting.

The planning proposal would have an impact on the visual setting of the heritage listed item at 10 Buckingham Road, as seen from the north and north-east. The views to and from the heritage listed item at 10 Buckingham Road and the link on the south-west side are currently obscured by at least one mature tree. Furthermore, there are restricted views to the heritage house from the Killara Golf Clubhouse due to the dense vegetation, mature trees, and distance. Although the current views of the heritage house to the Killara Golf Clubhouse and the valley are extensively blocked, the well designed horizontal spacing of the new building in relation to the heritage building and its height, as well as the stepped built form of the proposed development, and its well separation from the heritage house respect the visual setting of the heritage building through preserving and enhancing south and south-west outlook over the valley. Furthermore, there are wide separations between the blocks, respecting and preserving the views to and from the heritage item over the valley.

The proposed development will use the existing 14 & 16 Buckingham Road driveways for entry/exit, thus maintaining the existing landscaped area between 8A and the heritage item at 10 Buckingham Road.

The proposed development would have some impact on the heritage listed item at 22 Buckingham Road diagonally, across its tennis court which forms the western garden of the heritage listed house. However, the tennis court has no established heritage significance and does not contribute to the significant bushland gardens at the front of the house. Accordingly, the degree of impact is likely to be acceptable, considering the central location of the heritage property on the site surrounded by mature trees and dense vegetation, a tennis court on the south-eastern side of the site, as well as a well designed planning proposal which is well sited in terms of height, massing and separation from the heritage item.

Although the heritage house is centrally located on the site and is largely obscured from the street (Buckingham Road) by mature bushland gardens at the front of the house (north side), it has a strong contribution to the streetscape character of Buckingham Road. The proposed development is well separated from the heritage building, retaining and respecting its aesthetic and architectural significance, its prominent character in the streetscape, and the existing bushland character of the house on its site.

The proposed development will be well separated from the heritage houses at 10 and 22 Buckingham Road. The proposed development will retain and enhance planting on its shared boundaries with the heritage buildings, providing a landscape screen.

Given the original orientation of the Clubhouse, being toward the west with a large arched loggia facing the links, there are restricted views to the subject site which are not considered to have heritage significance. Furthermore, the distance between the subject site and the Clubhouse and the links, as well as the dense vegetation and mature trees will reduce the adverse visual impact of the proposed development on the Killara Golf Clubhouse building.

This analysis demonstrates that the proposal is consistent with Ku-ring-gai DCP 2016 objectives related to development adjacent to heritage items.

6.0

CONCLUSIONS AND RECOMMENDATIONS

6.1 CONCLUSIONS

- The subject site at 8A, 14 & 16 Buckingham Road is **not** listed as an item of heritage significance in any statutory instrument.
- The subject site is located in the vicinity of the listed heritage items at 10 Buckingham Road, 22 Buckingham Road and the Killara Golf Club Clubhouse and its curtilage.
- Other listed heritage items in the wider locality are separated from the subject site by distance, roadways and development, thus have no direct visual connection to the site.
- The planning proposal seeks to amend the current land use zoning from R2 Residential (Low Density) to R4 Residential (High Density). The existence of substantial buildings along Pacific Highway and directly to the east of the subject site, and the approval of R4 Residential (High Density) zoning for land directly south (at a lower level, within the Golf Club property) is noted. We understand that the Planning Proposal to rezone the north-east portion of the Killara Golf Course (Deferred Area 15) to part R2 (Low Density Residential) and part R4 (High Density Residential), has been recently gazetted.
- Although development to the maximum height permissible under R4 Residential (High Density) zoning (17.5 m) would be likely to have a 'domination' impact on the adjacent two heritage items at 10 and 22 Buckingham Road, the lower envelopes indicated in the architect's drawings would be unlikely to have such an impact.
- The planning proposal will have no physical impact on the heritage items in the vicinity of the site.
- The planning proposal at 8A, 14 & 16 Buckingham Road does not generate any adverse impact, as existing views and the setting of the heritage items in the vicinity are retained and enhanced.
- The lot boundary curtilage of the subject site is sufficient to ensure the architecture of adjacent heritage properties can be appreciated and preserved. The subject development envelope is well separated from the heritage items, respecting their heritage curtilage.
- The current views to and from the heritage property at 10 Buckingham would be largely confined over the Killara Golf Clubhouse by the dense vegetation and mature trees. Accordingly, the proposed development will not have adverse impact on the views to and from the heritage property, while a longer distance outlook over the valley is retained and enhanced.
- The proposed development will maintain current trees on the subject site, retaining and respecting the existing landscape character of the heritage items in the vicinity. Any future proposed landscaping should be of a species and design compatible with the existing one to preserve views from the heritage items over the valley. Furthermore, as the roof of the proposed development will be in the main sight line from the heritage item at 10 Buckingham Road, it is considered a 'green roof', enhancing the views from the historic house.
- The proposed development has a stepped facade in which it achieves an appropriate transition in height, respecting and retaining the existing characteristics of the heritage items in terms of height.
- The proposed development will use existing 14 & 16 Buckingham Road driveways. The existing driveway against eastern boundary of the subject site will be closed and landscaped for pedestrian access, maintaining the outlook and landscaped area between 8A and the heritage item at 10 Buckingham Road.

- The planning proposal would have an impact on the setting of the heritage property at 22 Buckingham Road only from the west. The existing tennis court on the south-eastern side of the heritage item provides an appropriate separation between the proposed development and the heritage listed house. Furthermore, the current mature trees and dense vegetation between the subject site and the heritage property reduces the impact of the planning proposal. The heritage property is considerably setback from boundaries and centrally located, surrounded by mature trees and dense vegetation. The planning proposal is also set well back from the heritage property. As such, the proposal's impact on primary views to and from the heritage item would be acceptable.
- The heritage item at 10 Buckingham Road has restricted views to and from Buckingham Road, thus its architectural, historic, and aesthetic significance could partially be viewed and appreciated by the public domain. However, the bushland context of the heritage item contributes to the leafy character of the area. The proposed development is well separated from the heritage house, thus will have no adverse impact on the streetscape contribution of the heritage building and its bushland context.
- The heritage item at 22 Buckingham Road is largely obscured from the street, being centrally located on the site and surrounded by mature bushland gardens. However, the heritage house and its front bushland garden make a strong contribution to the streetscape character of Buckingham Road. The proposed development is well separated from the heritage building, retaining and respecting its existing contribution to the streetscape.
- Views to and from the Killara Golf Club and the subject site are largely blocked by dense vegetation, mature trees, and distance. Accordingly, the proposed development will have no adverse visual impact on the Clubhouse building.
- The planning proposal is consistent with the heritage requirements and guidelines of the *Ku-ring-gai LEP 2015* and the *Ku-ring-gai DCP 2016*.
- Should any unexpected relics be disturbed during excavation of the site, they must be managed under the Archaeological provisions of the *NSW Heritage Act*.
-

6.2 RECOMMENDATIONS

- Council should have no hesitation, from a heritage perspective, in approving the application.

7.0

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ADDENDUM TO STATEMENT OF HERITAGE IMPACT

8A, 14 & 16 BUCKINGHAM ROAD, KILLARA

21 January 2022

Ku-ring-gai Council
818 Pacific Highway
Gordon NSW 2072

Gelder Group Architects

ADDENDUM TO STATEMENT OF HERITAGE IMPACT FOR PROPOSED DEVELOPMENT AT 8A, 14 & 16 BUCKINGHAM ROAD, KILLARA

We understand that this letter will be submitted to Ku-ring-gai Council with your revised development proposal for 8A, 14 & 16 Buckingham Road, Killara. This letter should be considered as an addendum to the full Statement of Heritage Impact prepared for the subject site by GBA Heritage in June 2021 for the previous proposal.

As discussed during the council meeting of 1 December 2021, the planning proposal was not accepted by Council staff, stating that “the built form outcomes enabled by the proposed amendments sought within the planning proposal, specifically the 17.5m height and 1.3:1 floor space ratio which do not provide an appropriate interface or transition to the adjoining sites which include the heritage items at 10 and 22 Buckingham Road and the low density dwellings at 18 and 12 Buckingham Road, Killara.”

The previous development proposal has been significantly refined in response to matters raised by Council. The revised proposed development comprises the following amendments:

- Reducing the height of the apartment blocks, with a central block at a lower height, allowing distant views.
- Maintaining two storey blocks to the interface setback of the northern and western periphery for block A & C, allowing for greater buffer zones with low-density residential areas and adjoining heritage buildings on these sides.
- Increasing setbacks towards the north, thus increasing heritage curtilage for No.10 Buckingham Road, that will be used as common space.
- Providing 6m separation for three blocks at natural ground level.
- Locating the built form towards the southern end of the subject site on the lowest topographical point, enabling a wider curtilage to heritage property at 10 Buckingham Road, allowing for increased interface setbacks.

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- Retaining all trees on the western and north-western boundaries, maintaining the existing outlook of the heritage property at 22 Buckingham Road.
- Providing additional screen planting along the western and north-western boundaries for improved privacy.
- Retaining majority of the vegetation specifically to the west.

The following two options have been considered for the existing access handle to 8A Buckingham Road:

- Converting the existing access handle into a landscaped pedestrian accessway, providing enhanced aspect for entry to the heritage property at 10 Buckingham Road, or
- Providing vehicular access entry to the subject site from the existing access handle at No. 8A with the exist through the existing driveway of No. 16.

Assessment of the amended development proposal

The subject site comprises three separate lots. All three sites are battle-axe properties bordering the bowling green of the Killara Golf club to the south, 5-storey residential development to the east and northeast, and two heritage listed dwellings (No.10 and 22 Buckingham Road) with further low-density residential developments to the west and north. The subject site slopes southward.

The Killara Golf Club and bowling green site to the south was rezoned to R4 high density residential development and will eventually be developed into another apartment complex. This will result in the subject site being surrounded by high density developments, to the east and south, and low-density residential dwellings at a much higher elevation, to the north and west.

Previously, no separation was considered between three blocks, while at the lower levels, Blocks A and C connected across to form a continuous building mass incorporating Block B. The current proposal includes a separation between three blocks at natural ground level that enhances the landscape area within the subject site. The proposed increased setback towards the north side of the subject site, increases the separation between the proposed development and the heritage item at 10 Buckingham Road, contributing to the bushland context of the heritage item and enhancing the common open space within the site.

The previous proposal had a stepped built form to achieve an appropriate transition in height, respecting and retaining the existing characteristics of the heritage items in the vicinity. In the revised proposal, Block C is stepped down towards the north and west, and Block A is stepped down northward, being consistent with the height and scale of the low-density residential area, and the adjacent heritage items (No. 10 and 22 Buckingham Road) on these sides. The higher height of two blocks on the south side is in keeping with the contemporary adjacent development on the east side of the subject site, and the potential apartment complex on the Killara Golf Club and bowling green site which was rezoned to R4 high-density residential development.

As noted in the *February 2021 8A, 14 & 16 Buckingham Road Statement of Heritage Impact*, the current views to and from the heritage property at 10 Buckingham Road is largely confined over the Killara Golf Clubhouse by the dense vegetation and mature trees. Accordingly, the proposed development will not have an adverse impact on the views to and from the heritage property, while a longer distance outlook over the valley is retained and enhanced. In the revised proposal, Block B is proposed to have the lowest height, respecting and retaining the existing views of the heritage item. Given the topography of the subject site that slopes down southward, the proposed location of three blocks on the southern end of the subject site, on the lowest topographical point, reduces the impact of the overall height, enabling distant views.

The major changes in the previous proposal are related to the height of the three blocks, their separation at the natural ground, and their increased setback towards the north side of the subject site. The proposed reduced height of the three blocks and their location on the lowest topographical point, reduces any adverse visual impact on the heritage items in the vicinity and the low-density residential area on the north and west sides of the subject site.

The revised proposal will have no adverse impact on the heritage items in the vicinity, while the height, bult, and setback of the revised proposal is considerably less than that of the previous proposal as well as the existing development on the adjoining property to the east, and the potential development to the south. The revised proposal is consistent with the requirements and guidelines of the Ku-ring-gai LEP 2015, and the Ku-ring-gai DCP 2021.

Recommendations

Based on the amended proposal and the discussion in Council response, the following general recommendations will contribute to an enhanced heritage outcome for the overall site:

- Reduced heights on eastern and western ends of the site, allowing for up to 3 storey on the western end, and pat3 / part 4 storey on the eastern end due to the topography.
- The floor space ratio based on building envelopes and setbacks to accommodate retention of trees. The FSR should be determined by Urban Design Study.
- Dividing building envelope into three separate sections within the site, reflecting the pattern of subdivision and surrounding low density development in the locality.
- Sufficient building envelope setbacks to ensure the protection of the remnant Blue Gum High Forest on the site, and canopy overhang from trees on adjoining sites.
- Considering a one-lane driveway with integrated pedestrian access at the western access handle, while retaining and protecting the existing Blue Gums within the centre island of the driveway.
- Revised building height, using maximum RLs for building height rather than metres.

Conclusion

The revised proposal in terms of the increased northern setback, the decreased height of three blocks with a lowest block located in the centre, and the separation between three blocks at the natural ground will enhance distant views and contribute to the low-scale residential character of the locality. The increased landscape area within the site, especially to the north, enhances the curtilage of the adjacent heritage item. The proposed height of the three blocks and their stepped built form, making them consistent with the existing contemporary development on the south and east sides of the subject site, and low-density residential area on the north and west sides.

The revised proposal has addressed the issues and recommendations raised by Council. The council authority should have no hesitation, from a heritage perspective, in approving the application.

Yours faithfully
GBA Heritage Pty Ltd

A handwritten signature in black ink, appearing to read 'G. Brooks', with a large, stylized initial 'G'.

Graham Brooks
Director
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