

HERITAGE IMPACT STATEMENT



Lot 3, 35 Water Street, Wahroonga
September 2020 | J4404

**Weir
Phillips**
Heritage
and Planning

Level 19, 100 William Street Woolloomooloo NSW 2011
Phone: (02) 8076 5317

CONTENTS	PAGE
<u>1 INTRODUCTION</u>	<u>1</u>
1.1 PREAMBLE	1
1.2 AUTHORSHIP AND ACKNOWLEDGEMENTS	1
1.3 LIMITATIONS	1
1.4 METHODOLOGY	2
1.5 PHYSICAL EVIDENCE	2
1.6 DOCUMENTARY EVIDENCE	2
1.6.1 GENERAL REFERENCES	2
1.6.2 HISTORIC PLANS AND PHOTOGRAPHS	2
1.6.3 HERITAGE LISTING SHEETS	2
1.6.4 PLANNING DOCUMENTS	2
1.7 SITE LOCATION	3
<u>2 BRIEF OUTLINE OF THE HISTORICAL DEVELOPMENT</u>	<u>3</u>
2.1 ABORIGINAL HISTORY	3
2.2 EARLY EUROPEAN HISTORY	3
2.3 DEVELOPMENT OF THE SUBJECT SITE	4
<u>3 SITE ASSESSMENT</u>	<u>6</u>
3.1 THE SITE	6
3.2 EXTERIOR	9
3.3 THE SURROUNDING AREA	11
3.3.1 THE GENERAL AREA	11
3.3.2 WATER STREET	12
3.3.3 YOUNG STREET	13
<u>4 ASSESSMENT OF SIGNIFICANCE</u>	<u>14</u>
4.1 SUMMARY OF STATUTORY HERITAGE LISTINGS	14
4.2 HERITAGE ITEMS WITHIN THE VICINITY OF THE SITE	16
4.2.1 STATE LISTINGS	16
4.2.2 LOCAL LISTINGS	16
4.3 INTEGRITY	16
4.4 SIGNIFICANCE BUILT ELEMENTS	17
4.5 SIGNIFICANT LANDSCAPE ELEMENTS	18
4.6 VIEW CORRIDORS	18
4.7 CONTRIBUTION TO THE CONSERVATION AREA	23
<u>5 THE PROPOSAL</u>	<u>23</u>
<u>6 EFFECT OF WORK</u>	<u>23</u>
6.1 METHODS OF ASSESSMENT	23
6.2 EFFECT OF WORK ON NO. 35 WATER STREET	23
6.3 EFFECT OF WORK ON CONSERVATION AREA	24
6.4 EFFECT OF WORK ON HERITAGE ITEMS WITHIN THE VICINITY	25
6.5 ASSESSMENT AGAINST <i>CMP 2017</i> POLICIES	25
<u>7 CONCLUSION</u>	<u>26</u>

1 INTRODUCTION

1.1 Preamble

This Heritage Impact Statement (HIS) has been prepared in conjunction with a Development Application for the proposed subdivision and construction of a new dwelling at No. 35 Water Street, Wahroonga, New South Wales.

The site is located within the Ku-ring-gai Council area. The principal planning control for the site is the *Ku-ring-gai Local Environmental Plan 2015 (LEP 2015)*. The site is listed as a heritage item and is within the vicinity of heritage items and is located within the Wahroonga Conservation Area under Schedule 5, Parts 1 and 2 of the *LEP 2015*.

Under Part 5.10 of this plan:

(4) Effect of proposed development on heritage significance

The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

(5) Heritage assessment

The consent authority may, before granting consent to any development:

(a) on land on which a heritage item is located, or

(b) on land that is within a heritage conservation area, or

(c) on land that is within the vicinity of land referred to in paragraph (a) or (b), require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

This statement has been prepared at the request of the owner of the site and accompanies plans prepared by A&N Design Group.

1.2 Authorship and Acknowledgements

This HIS was prepared by Elliot Nolan, B.A. (Anc.Hist.Hons), M. Mus.Herit.Stud., M.Herit.Cons. (cand.), and James Phillips, B.Sc. (Arch.), B.Arch., M.Herit.Cons. (Hons), of Weir Phillips Heritage and Planning.

The authors wish to acknowledge the contribution made by the 'Rippon Grange', 35 Water Street, Wahroonga Conservation Management Plan by HeriCon Consulting (hereafter: *CMP 2017*).

1.3 Limitations

The history contained in this statement was prepared using readily available resources.

No Aboriginal or historical archaeology was carried out on the site.

1.4 Methodology

This assessment has been prepared with reference to the *NSW Heritage Manual* update *Statements of Heritage Impact* (2002) and with reference to the Council planning controls listed under Section 1.6.

1.5 Physical Evidence

A site visit was carried out in September 2020. Unless otherwise stated, the photographs contained in this statement were taken by the author on this occasion.

1.6 Documentary Evidence

1.6.1 General References

- *'Rippon Grange', 35 Water Street, Wahroonga Conservation Management Plan*, HeriCon Consulting, 2017.

1.6.2 Historic Plans and Photographs

- Aerial Photograph of No. 35 Water Street (1943). SIX Maps.

1.6.3 Heritage Listing Sheets

- 'Dwelling house', 22 Water Street, Wahroonga. Item No. I998.
- 'Dwelling', 26 Water Street, Wahroonga. Item No. I999.
- 'Gatehouse', 29 Water Street, Wahroonga. Item No. I1000.
- 'Dwelling house', 31 Water Street, Wahroonga. Item No. I1001.
- 'John Williams Memorial Hospital', 35 Water Street, Wahroonga. Item No. I1002.

1.6.4 Planning Documents

- *Ku-ring-gai Development Control Plan 2015*.
- *Ku-ring-gai Local Environmental Plan 2015*.

1.7 Site Location

No. 35 Water Street is located on the southern side of Water Street and on the western side of Young Street (Figure 1). The site is identified as Lots 1 and 2, D.P. 1235875. The blue outline indicates the approximate boundaries of the proposed Lot 3.



Figure 1: Map of No. 35 Water Street.
SIX Maps, 2020

2 BRIEF OUTLINE OF THE HISTORICAL DEVELOPMENT

2.1 Aboriginal History

While an Aboriginal history is not provided for, it is acknowledged that the original inhabitants of the Ku-ring-gai area are the Garrigal or Carigal people and the Terramerragal people.

2.2 Early European History

European exploration of the northern shores of Sydney Harbour came about soon after the establishment of the Colony of New South Wales on 26 January, 1788. On 15 April, Governor Arthur Phillip led a small party from Manly Cove, which travelled northwest, reaching what is now the Ku-ring-gai Municipality.

From January 1793, successive governors granted land outside the declared boundaries of the Township of Sydney in order to open up the colony and augment food supplies. The northern shores of Sydney Harbour were located well outside these boundaries.

The first grants on the North Shore were made in the mid-1790s. With the discovery of more immediately accessible and arable land elsewhere, however, there was little interest in cultivating these grants. With the exception of timber getters and shell collection for the production of lime, the North Shore was mostly ignored by the early colonists.

The abundance of timber noted by the first explorers encouraged timber getters. Between 1805 and 1819, a convict sawyers' camp at Fiddens Wharf, employed up to 48 convicts. During the 1820s, other camps and sawmills appeared. The felled timber was taken by bullock drays to the Lane Cove River, where it was punted to Sydney.

The first official grant in the Ku-ring-gai area was 400-acres in present-day Roseville made to Daniel Derring Mathew in 1819. Over the following 15 years, the land along the plateau spine was issued to around 20 individuals, mostly in allotments of 40 to 100-acres. Leases of Crown lands were also granted

Following in the wake of the timber getters, orchards were established in parts of the present-day Municipality; the first was established at Pymble in 1826. Orchards would remain a feature in the area for the following 60 years by which time the soils were exhausted and crops infested with insects and disease. The area was sparsely populated during the first half of the 19th century, with only a few hundred inhabitants in the whole of the Parish of Gordon.

By the mid-19th century, progress was being made by the small but increasing population. A post office was opened at Gordon in 1860, joining the school house and graveyard constructed in 1829; a Roman Catholic Church and schoolhouse were constructed on Pymble Hill in 1863; the foundation stone of St. John's Anglican Church Gordon was laid in 1872; and Gordon Public School was erected in 1873. By this time, the early estates were being subdivided into holdings of four to 10-acres. While some of this land was purchased for speculative purposes, most of the new landowners were orchardists and market gardeners.

2.3 Development of the Subject Site

The following history of the site is a summary. For a comprehensive account, refer to the *CMP 2017*.

Date	Event
1822	Thomas Hyndes, an ex-convict and later timber-getter, leased 2,000-acres in the Wahroonga area.
1842-1845	These 2,000-acres were formally granted to John Terry Hughes who arrived in Sydney as a free settler in 1824 and was the nephew of wealthy ex-convict merchant Samuel Terry. Hughes profited from brewing and milling interests as well as timber-getting. He mortgaged his land to George Rogers and William Adolphus Young, but was bankrupted during the depression in the 1840s. Adolphus Young became plaintiff against Hughes' trustees in the Supreme Court and was paid out the following year by being given the land. A free settler who arrived in Sydney in 1837, Young became a director of the Australasian Colonial and General Life Assurance Co and was elected as representative of the Port Phillip District in the Legislative Council. He resigned his posts around this time and returned to England.
1845-1874	Young gave a solicitor named William Billyard power of attorney to look after his affairs. A large amount of his land was purchased by John Brown, a timber-getter. His estate was named 'The Big Island Estate', a name given to Hughes' grant. 438-acres of Young's land were conveyed to Robert Vance and also appears to have bought land formerly owned by John Brown. Vance died in 1874.

1875-1897	Vance's land was conveyed to a solicitor called Harmsworth Way. Less than a month later, it was sold to William Billyard who in turn sold it to Robert Smith and John Burns in 1876. Smith and Burns were members of State Parliament and land speculators. They subdivided the land at Wahroonga in 1879, with the first sales taking place in 1880. Lot 4, on which the subject site stands, was purchased by Charles Rhodes in 1882 and then sold to Albert Rogers shortly afterwards.
1898-1904	Albert Rogers sold Lot 4 to Frederick Sargood in 1898. Sargood was the eldest child of merchant and politician Sir Frederick Sargood who constructed 'Rippon Lea' in Victoria in the 1860s. The young Frederick Sargood engaged the firm Sulman & Power to design a dwelling on his land at Wahroonga. He named his new home 'Rippon Grange'. He then purchased Lot 5 in 1903 to provide a formal approach to the house.
1905-1915	The dwelling was extended on the northwestern elevation with the construction of a billiard room and the remodelling of the drawing room by the firm Joseland & Gilling. A gate lodge, now No. 29 Water Street, was constructed at this time. Sargood acquired Lots 1, 2 and 3 to the east of the subject site and appears to have constructed a weatherboard cottage for a worker on his estate.
1916-1934	Agnes, wife of Frederick, died in 1916. Sargood remarried in 1919, this time to Lillian Antill. In 1921, he moved permanently to a house in Elizabeth Bay and later died in 1932. The <i>Rippon Grange</i> estate was subdivided into 33 allotments. Several allotments, including the one on which <i>Rippon Grange</i> stands, were purchased by Harriett Braddock, the wife of Sydney merchant Frederick Braddock. The family's association with the house was short-lived, as Frederick Braddock died in 1933.
1935-1950	The house and land was purchased by Ernest Williams in 1935. Williams was a co-founder of Woolworths Ltd. Minor alterations to the house and a swimming pool were constructed to designs by H. Ruskin Rowe.
1951-1977	Ernest Williams sold the house and grounds to the Crown for the purpose of providing a convalescent home for children suffering from polio. The facility was named the John Williams Memorial Hospital in honour of his son John, killed in action during World War II. It was operated as an extension of the Royal Alexandra Hospital. Further alterations to the dwelling were carried out to a design by Government Architect, Cobden Parkes. These included a single-storey brick addition on the north eastern elevation and the principal rooms converted into wards. Classrooms were also constructed as a school was established at the site.
1978-1989	Over time, the incident rate of polio decreased as a vaccine became widely available. Consequently, fewer patients were treated which eventually led to the closure of the school on the site in 1978. The type of patient changed, too, predominantly being differently-abled children.

	In 1979, the Health Commission of NSW imposed a series of budgetary cuts on works to existing hospitals to help finance new hospitals in Western Sydney. As a result, the Royal Alexandra Hospital was forced to give up control of the John Williams Memorial Hospital, which was transferred to the Northern Region Area Health Board in 1980 and came under the administration of the Hornsby and Ku-ring-gai District Hospital. In 1989, the administration of the hospital was transferred to the Department of Community Services.
1990-2004	By the second half of the 1990s, the hospital was known as the John Williams Respite Unit, providing accommodation for 12 patients under the age of 18, assisting them in the acquisition of daily living skills. In 2001, the unit came under the jurisdiction of the Department of Ageing, Disability and Home Care, however, it ceased to function only three years later.
2005-2012	The site was offered for sale and acquired by a private company, Waterbrook at Wahroonga Pty Ltd with the intention of adapting it for seniors' self-care living. Approval for development as a hospital was given in 2010. The protracted approval process meant the house was vandalised.
2012-Present	The property was sold to its present owner, Peter Borbilas, in 2012. Since then, major conservation works have taken place to restore the house and grounds, including the demolition of unsympathetic additions associated with the hospital. In 2018, the land was subdivided into the existing two allotments.

3 SITE ASSESSMENT

3.1 The Site

For the following, refer to Figure 2, an aerial photograph over the site, and to the survey that accompanies this application. The red outline indicates the approximate boundaries of the proposed Lot 3.



Figure 2: Aerial photograph of No. 35 Water Street.
SIX Maps, 2020

The subject site comprises two allotments and is square in shape. An existing dwelling is located on the northwest side of the site with driveway access from Water Street which opens onto a carriage loop in front of the dwelling. A second driveway is located on Young Street.

Lot 1 contains several structures including former stables constructed from brick with a tiled roof, a two car garage constructed from brick with a tiled roof, a swimming pool and tennis court. The stables are adjacent to Lot 2 which is the site of the proposed works. Lot 2 has no existing structures. The proposed Lot 3 is located in the southeast corner of the site and has no existing structures, however, contains dense vegetation in the form of native and non-native trees, particularly several Sydney Blue Gums (*Eucalyptus saligna*).

The site, as a whole, falls steeply to the south. The area to the east and south of the existing dwelling has a formal garden with lawn and small plantings as well as dense, established vegetation in the form of native and non-native trees.

The existing site areas are as follows:

Lot 1: 18,756m².

Lot 2: 2,645m².

Proposed Lot 3: 1,754m².

Refer to Figures 3 to 6 which illustrate the site.



Figure 3: Formal garden and garage to the south of the existing dwelling.



Figure 4: Stables to the northwest of proposed Lot 3.



Figure 5: The proposed Lot 3.

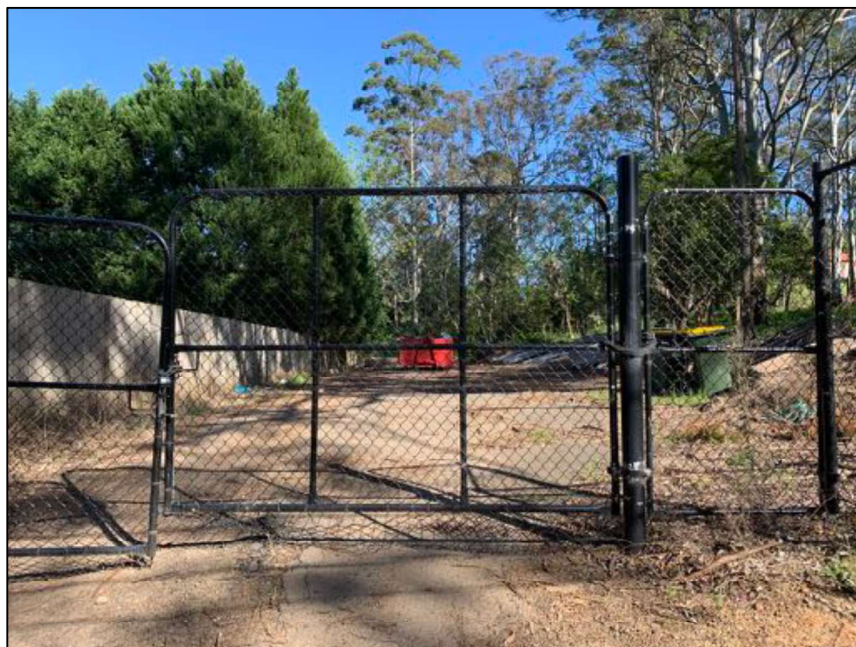


Figure 6: Looking towards the proposed Lot 3 from Young Street.

3.2 Exterior

The existing dwelling which is located on Lot 1 comprises a two-storey Federation style dwelling constructed from face brick on the ground-floor and roughcast render on the first floor. It has a hipped and gabled roof clad in terracotta tiles. There is a Federation Anglo-Dutch style addition on the north western elevation which has a tall stepped brick chimney rising above flanking castellated parapets. The eastern elevation comprises a porch which stretches across the length of the ground-floor and has a tiled floor with timber posts on brick bases. The first floor is lined with timber shingles and has a verandah with a timber balustrade.

Refer to Figures 7 to 9 which illustrate the exterior of the existing dwelling.



Figure 7: Western elevation.



Figure 8: Southern elevation.



Figure 9: Eastern elevation.

3.3 The Surrounding Area

3.3.1 The General Area

For the following, refer to Figure 10, an aerial photograph of the site and its surrounds.



Figure 10: Aerial photograph of surrounding area. The red arrow points to the subject site.

SIX Maps, 2020

The subject area is characterised by large dwellings on substantial allotments.

3.3.2 Water Street

Water Street runs east-west between Cleveland Street and Eastern Road. It is residential and characterised by large lot subdivisions with substantial two-storey dwellings ranging in date from Victorian through to Inter-War and modern infill. The road carries two-way traffic with parking and footpaths on both sides. There is significant and dense street vegetation in the form of established trees which help obscure the dwellings behind.

Water Street is characterised by one and two-storey Inter-War dwellings constructed from brick. These are typically obscured from view by vegetation and fences. Refer to Figures 11 and 12.



Figure 11: Nos. 33 and 33A Water Street adjacent to the east of the subject site.



Figure 12: No. 26 Water Street directly opposite the subject site.

3.3.3 Young Street

Young Street runs north-south between Water Street and Bangalla Street. It is mainly characterised by two-storey Inter-War dwellings and modern infill. The road carries two-way traffic with parking limited and footpaths on the western side. Similar to Water Street, there is dense street vegetation.

There are no adjacent dwellings along Young Street. The dwellings adjacent to the south address Billyard Avenue. These are mainly two-storey modern dwellings.

Refer to Figures 13 and 14.



Figure 13: Nos. 62 and 64 Billyard Avenue adjacent to the southeast of the subject site.

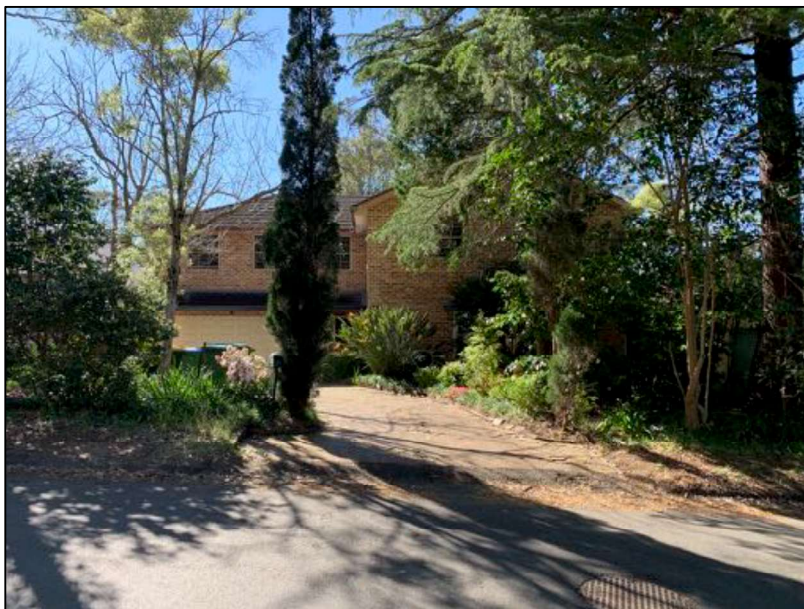


Figure 14: No. 31 Young Street opposite the subject site to the east.

4 ASSESSMENT OF SIGNIFICANCE

4.1 Summary of Statutory Heritage Listings

No. 35 Water Street, Wahroonga:

- Is listed as a heritage item under Schedule 5, Part 1 of the *Ku-ring-gai LEP 2015*.
- Is located within a Conservation Area under Schedule 5, Part 2 of the *Ku-ring-gai LEP 2015*.
- Is not listed as a State heritage item under the auspices of the *NSW Heritage Act 1977*.

The *CMP 2017* provides the following Statement of Significance for the subject site:

‘Rippon Grange’ and its grounds are associated with several historically significant figures that include Frederick George Sargood, member of an important mercantile family, and Ernest Robert Williams, a founding director of Woolworths (Australia) Ltd, who donated the property to the Royal Alexandria Hospital for Children for use as a hospital. The house and grounds are significant because they were in continuous use for over 50 years from 1952 firstly for the treatment of children with poliomyelitis then for the treatment of other ill and disabled children. The significance of the Braddock family, although evidently prominent in the community, has not been ascertained.

The original and early portions of ‘Rippon Grange’ that were completed between 1898 and 1905 have local heritage significance because of their associations with prominent and influential architects John Sulman (Sulman & Power) and Howard Joseland (Joseland & Vernon). The earliest section of the house is understood to have been designed by John Sulman and is one of several substantial houses along with other building types designed by Sulman & Power in Ku-ring-gai. Early twentieth century fabric is attributed to Howard Joseland, who also designed other residences in Ku-ring-gai. Works undertaken during the 1930s, particularly the swimming pool and pool shed, were designed by noted architect Harry Ruskin Rowe.

‘Rippon Grange’ is significant aesthetically and locally rare as a distinctive example of a Federation Arts and Crafts style house that has retained a relatively large amount of original and early external and internal fabric. Intact original fabric provides important evidence of the taste and lifestyle of Sydney’s affluent middle class during the period spanning the late nineteenth and mid twentieth centuries. The house is also relatively uncommon because of the close physical relationship between it and its remaining grounds. Various structures and site works constructed in the grounds and some of the planting that was undertaken between 1898 and 1951 are still in place.

‘Rippon Grange’ and its grounds are considered to have some social significance. It is likely that the place has significance for many people who as children were given health care and other services when the place functioned as the John Williams Memorial Hospital and then Respite Unit. Buildings and infrastructure provided by members of the general community and private organisations are evidence of the role of the public in the successful operation of a specialized medical institution during the second half of the twentieth century. In the wider community, the grounds may be

associated with the lifestyle of affluent members of the North Shore gentry in the past.

In historical terms the grounds of 'Rippon Grange' demonstrate the lifestyle of successful and wealthy businessmen in the first half of the twentieth century, with a range of outdoor recreation facilities, display gardens and horticultural elements able to generate a degree of self-sufficiency in fresh produce. The estate reflects the continuance into the twentieth century of the generous scale and layout of gentry estates established in the second half of the nineteenth century once the colony of NSW began to prosper. Surviving original landscape elements reflect trends that developed to provide a gracious setting for Arts and Crafts style dwellings during the Federation period. Subsequent modifications to the grounds provide important evidence of the changing attitudes towards landscape design and the ways that gardens were used for recreation during the interwar period. After 1951, considerable modifications were made to accommodate the functional requirements of a home for children with disabilities and to reduce the costs of maintaining the large grounds. The grounds have retained the integrity of formal garden components.

This Statement is adopted for the purposes of this assessment.

Ku-ring-gai Council provides the following Statement of Significance for the Conservation Area:

Wahroonga Heritage Conservation Area is of heritage significance for its distinctive residential streetscapes which evidence the transformation of early subdivisions of the 1890s into the later rectilinear grid lot street and lot pattern of later subdivisions including the Wahroonga Heights Estate. The area contains a significant collection of grand residences from the Federation and Inter-war periods, built following the opening of the North Shore railway line in 1890, many of these are the residences of prominent families of this period, and often designed by prominent architects, for example the 1894 Ewan House (formerly Innisfail) designed by architect Herbert Wardell for John Thomas Toohey, and eleven houses designed by the architect Howard Joseland. The western end of Burns Road and western side of Coonanbarra Road are representative streetscapes of intact more modest Federation period houses. The through-block pathways and formal avenues of street within the area (in Burns Road, Water Street and Coonanbarra Road) along with the formal landscaping of Wahroonga Park, and its distinctive John Sulman-designed shops in Coonanbarra Road facing the Park, are a tribute to the work of the Wahroonga Progress Association in the early 20th century (which included Sulman as a member), and have resulted in a high quality and distinctive residential landscape.¹

¹ Ku-ring-gai Council, 'Wahroonga Conservation Area', http://kmc.nsw.gov.au/files/assets/public/hptrim/information_management_-_publications_-_public_website_-_ku-ring-gai_council_website/public_exhibitions/wahroonga_conservation_area_261119.pdf, accessed 22 July, 2020.

4.2 Heritage Items Within the Vicinity of the Site

Refer to Figure 15, which shows heritage items within the vicinity of the site. In this plan, heritage items are coloured brown and numbered and Conservation Areas are hatched red. The subject site is coloured brown and numbered 'I1002'.

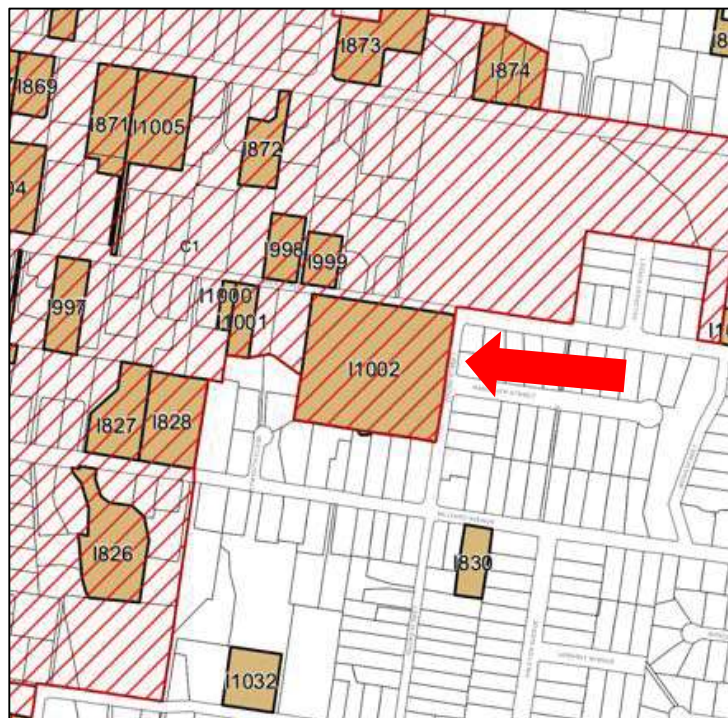


Figure 15: HER_006 showing heritage items and Conservation Areas in relation to the subject site.

Ku-ring-gai LEP 2015

For the following, 'within the vicinity' has been determined with reference to physical proximity, existing and potential view corridors and the nature of the proposed works.

4.2.1 State Listings

There are no State heritage items under the auspices of the *NSW Heritage Act 1977* within the vicinity of the site.

4.2.2 Local Listings

While there are several heritage items within the vicinity of the site, the density of vegetation, intermediate buildings and the steep fall of the land to the south means there are no existing or potential view corridors between the site of the proposed works and the items. It is, however, acknowledged that the following items are nearby as listed under Schedule 5, Part 1 of the *LEP 2015*:

- 'Dwelling house', 22 Water Street, Wahroonga (I998).
- 'Dwelling', 26 Water Street, Wahroonga (I999).
- 'Gatehouse', 29 Water Street, Wahroonga (I1000).
- 'Dwelling house', 31 Water Street, Wahroonga (I1001).
- 'Dwelling house', 65 Billyard Avenue, Wahroonga (I830).

4.3 Integrity

For the following, refer to Figure 16, an aerial photograph of the subject site from 1943.



Figure 16: Aerial photograph of subject site (1943).
SIX Maps, 2020

No. 35 Water Street has undergone significant alterations and additions over time, with the dwelling and site degraded in its conversion into a hospital. It is noted that recent works have removed unsympathetic additions on the north eastern and south eastern sides of the building and reinstated original detailing to the exterior and interior.

4.4 Significance Built Elements

The *CMP 2017* grades the component built elements of the place against the criteria for the site's significance (Figure 17). The approximate boundaries of the proposed Lot 3 are indicated by the red outline and the proposed dwelling by the red X.

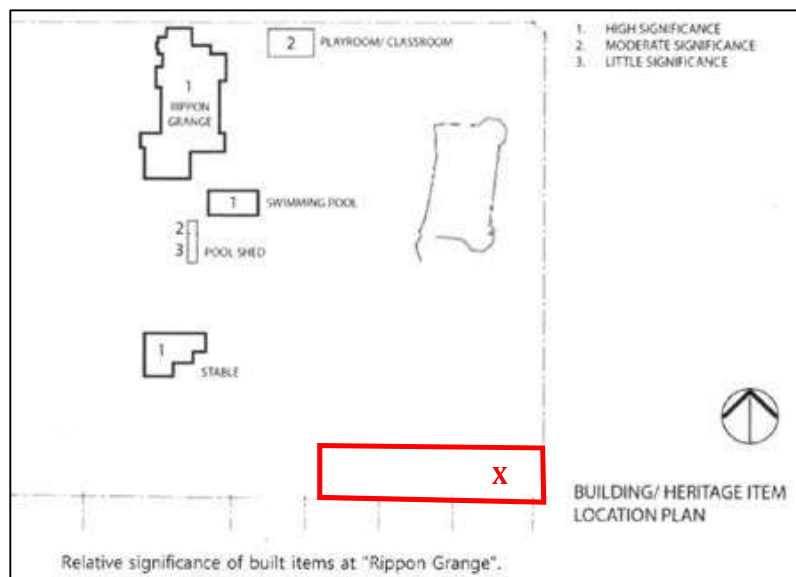


Figure 17: Relative significance of built items at 'Rippon Grange'.
CMP 2017

As indicated above, the existing dwelling, swimming pool and former stables building are all considered to have High Significance.

4.5 Significant Landscape Elements

The *CMP 2017* grades the component landscape elements of the place against the criteria for the site's significance (Figure 18). The approximate boundaries of the proposed Lot 3 are indicated by the yellow outline and the proposed dwelling by the black X.

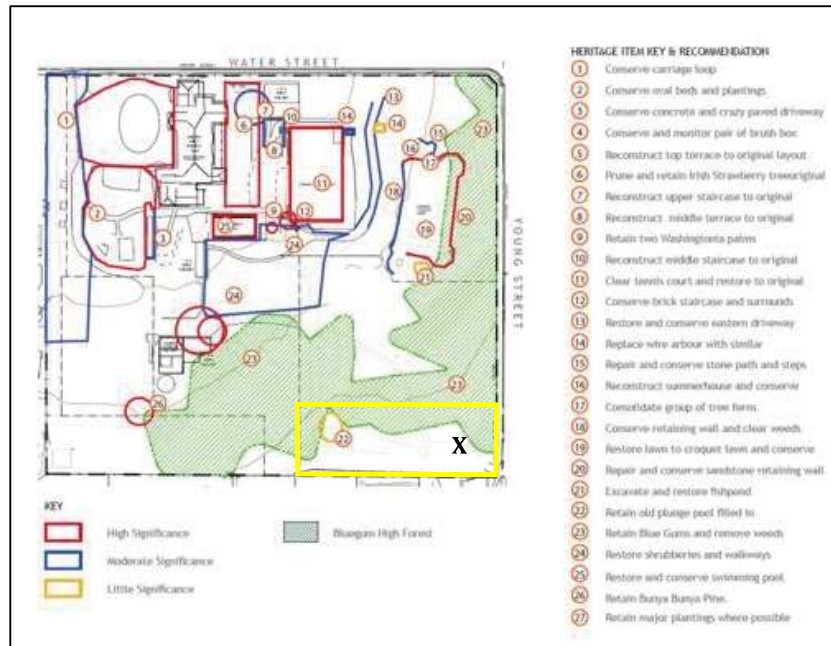


Figure 18: Relative significance of landscape elements at 'Rippon Grange'.
CMP 2017

As indicated by Figure 18, a plunge pool is located within the boundaries of the proposed Lot 3. It is ranked as having Little Significance, notwithstanding, no built elements are proposed within the vicinity. In addition, the Blue Gum High Forest is partly located within the proposed boundaries.

4.6 View Corridors

For the following, refer to Figure 19, an image from the *CMP 2017* which indicates views towards and from the subject site. The approximate boundaries of the proposed Lot 3 and dwelling are indicated by the red outline and red X.

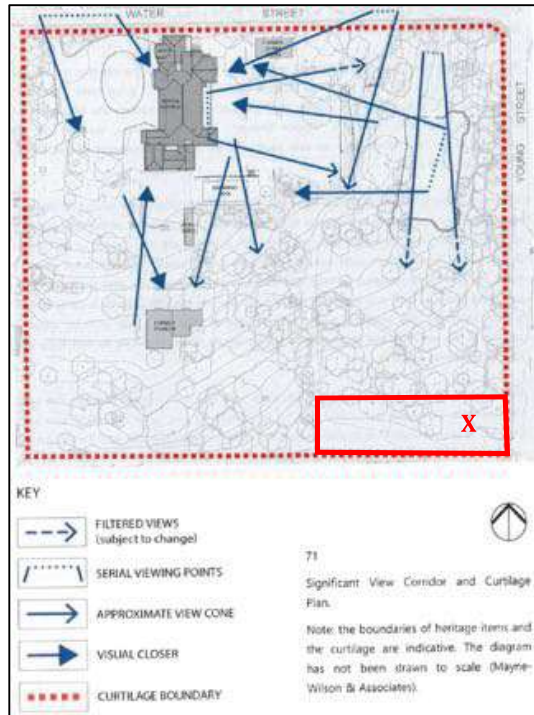


Figure 19: Significant view corridor plan.
CMP 2017

The principal view corridor towards the subject site is from directly outside and across the road on Water Street. The existing dwelling on the subject is visible as it is located at the front, however, elements of it are obscured by the front fence and vegetation on site. There are no views from the east on Young Street as established native trees form a dense border.

Views within the site from the existing dwelling are mainly to the southeast and east, while views towards the dwelling are from the south and east. The site of the proposed works is not considered to be a significant view corridor, although it has some visibility from the existing dwelling and vice versa.

Refer to Figures 20 to 26 which illustrate view corridors.



Figure 20: Looking towards the subject site from directly outside along Water Street.



Figure 21: Looking east along Water Street towards the existing dwelling on the subject site.

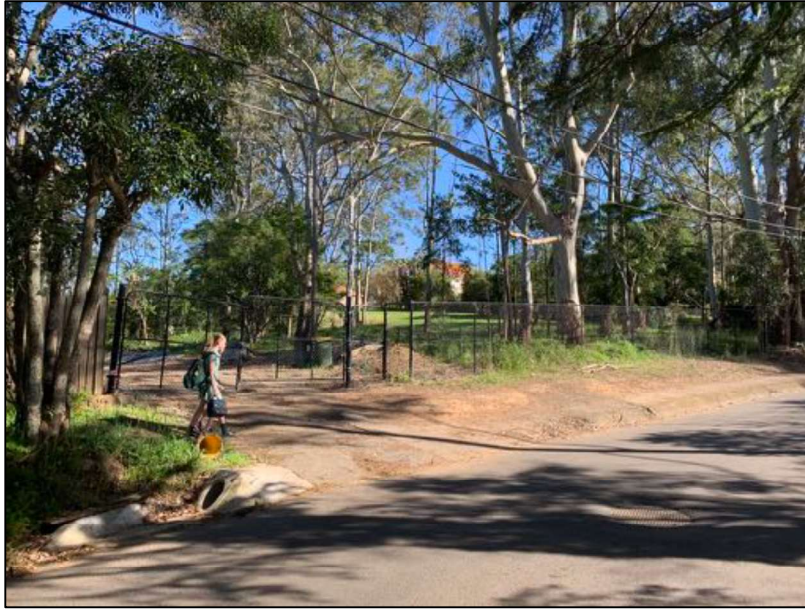


Figure 22: Looking northwest towards the existing dwelling from Young Street.



Figure 23: Looking west towards the proposed Lot 3 from Young Street.

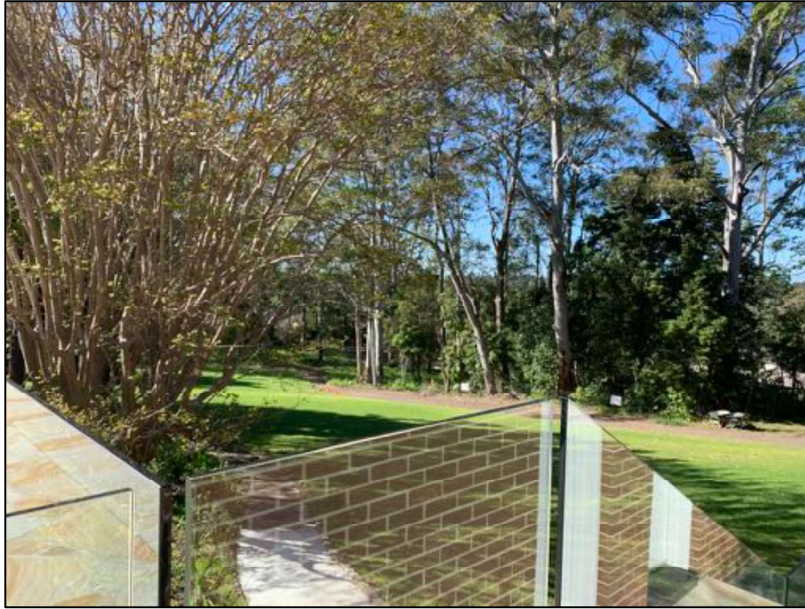


Figure 24: Looking southeast towards the site of the proposed Lot 3 from the swimming pool. Note reflection of brickwork in glass swimming pool fence.



Figure 25: Looking south towards the site of the proposed Lot 3 from the croquet lawn.



Figure 26: Looking northwest towards the existing dwelling from the site of the proposed Lot 3.

4.7 Contribution to the Conservation Area

No. 35 Water Street makes a positive contribution to the Conservation Area as a c. 1898 dwelling designed by John Sulman and with later additions by Joseland & Vernon and H. Ruskin Rowe. It is associated with Frederick Sargood, a member of a prominent mercantile family that also constructed Rippon Lea in Victoria; Ernest Williams who co-founded Woolworths; and is also strongly associated for its use as a hospital for children in the treatment of polio and later, the care of mentally and physically impaired children.

5 THE PROPOSAL

The following should be read in conjunction with the plans prepared by A&N Design Group:

It is proposed to create a new residential allotment in the southeast corner of the site where marked on the plans. A new two-storey dwelling, swimming pool and tennis court would be constructed within the boundaries of the new allotment. Pedestrian and vehicle access would be via Young Street.

6 EFFECT OF WORK

6.1 Methods of Assessment

The following is a merit-based assessment. It does not consider compliance or otherwise with Council's numerical controls except where non-compliance would result in a heritage impact. Refer to the Statement of Environmental Effects that accompanies this application. The following assessment is made with an understanding of the objectives and controls provided by the *Ku-ring-gai LEP 2015* and the *Ku-ring-gai DCP 2015*.

6.2 Effect of Work on No. 35 Water Street

The proposed works would have an acceptable impact on the subject site for the following reasons:

Subdivision

- There are no historic or existing significant view corridors towards and from the proposed Lot 3.

- Any new view corridors from the existing dwelling towards the proposed Lot 3 will be reduced by the steep fall of the land to the south and the existing dense vegetation.
- The lot will be located in the southeastern corner of the site. This is sufficiently removed from the setting of the existing dwelling and all its constituent site elements.

New Dwelling

- The proposed dwelling will read as a contemporary interpretation of the traditional style of architecture which characterises the existing dwelling. The following is noted:
 - The dwelling will be constructed from rendered and painted brick with a hipped roof clad in concrete tiles.
 - The fenestration pattern will have vertically proportioned sash windows.
 - The northern elevation will be simply detailed and proportioned in comparison to the more complexly detailed and proportioned elevations to the existing dwelling.
 - The garage will be incorporated within the dwelling with access from the eastern elevation to ensure it is not visible.
 - The existing dwelling on the subject site is two-storeys. The proposed dwelling will be consistent with its setting.
 - The proposed dwelling will utilise the steep fall of the land to the south to ensure it is recessive to the existing dwelling on the site.
- The proposed built structures including dwelling and tennis court will be set back at least 7.32m from the northern lot boundary and thus sufficiently removed from the site of the former plunge pool located in the northwestern corner of the allotment as to have no impact.
- The proposed swimming pool and tennis court will have an acceptable impact as they are elements consistent with the setting of the item.
- No significant view corridors towards or from the existing dwelling will be obstructed by the proposal.

Vegetation

- The proposed removal of the existing vegetation where marked on the plans will have an acceptable impact for the following reasons:
 - The subject site lies adjacent the Young Street boundary Blue Gums which have been identified as having moderate to high significance as mainly deliberate cultural plantings.
 - These trees will be retained, however, it is acknowledged that there will be a low level of impact to those closest to the site of the proposed works.
 - The Blue Gums proposed for removal are identified by the Arboricultural Impact Report as having little retention value and are located to the south of the Young Street trees.
 - Their removal will thus have an acceptable impact and will not disrupt the canopy formed by the Blue Gums to the north.

6.3 Effect of Work on Conservation Area

The proposed works would have an acceptable impact on the Conservation Area for the following reasons:

- The setting to the south of the proposed dwelling is characterised by two-storey dwellings. The proposal will thus be consistent with its immediate area.
- The proposed dwelling will be simply detailed with a traditional façade that has vertically proportioned windows openings. This will be recessive to the more complex detailing and proportions of dwellings in the Conservation Area.

- The steep fall of the land to the south and the density of vegetation will reduce view corridors towards the site and ensure it does not dominate its surrounds.

6.4 Effect of Work on Heritage Items Within the Vicinity

As noted in Section 4.2.2, there are no existing or potential view corridors towards and from the site of the proposed works due to the topography, density of vegetation and intermediate buildings.

6.5 Assessment Against *CMP 2017* Policies

The following table assesses the proposal against the policies for new buildings at No. 35 Water Street as outlined by Section 7.4 of the *CMP 2017*.

<i>CMP 2017</i> Policies	Assessment
<i>Policy 19: The design of new buildings at 35 Water Street, whether augmenting 'Rippon Grange' or in subdivided sections of the site, can be contemporary in architectural expression but should acknowledge the scale, design and materials of 'Rippon Grange'.</i>	The proposed dwelling would be contemporary while relating to the traditional style of architecture that characterise Rippon Grange in its two-storey scale, hipped and tiled roof and rendered brickwork.
<i>Policy 20: The siting of new buildings must be guided by the heritage significance of the site and should not intrude on important views and vistas across the site.</i>	The site of the proposed works is on the new Lot 3 which is removed from any significant view corridors identified in this HIS and will have no impact on these vistas. The steep fall of the land to the south and the retention of the majority of the existing vegetation will ensure the proposed dwelling is recessive and has little or no visibility from the existing dwelling.
<i>Policy 21: Further subdivision may only occur if it can be demonstrated that it would not impact on the historical and aesthetic setting of the site. It shall also comply with the statutory controls contained within any applicable Environmental Planning Instrument.</i>	The proposed Lot 3 will be located in the southeastern corner of the site. This part of the existing allotment is not considered significant by the <i>CMP 2017</i> . It has no important view corridors and the only site element are the remains of a former plunge pool (now covered) which is ranked as having little significance. The historic and aesthetic setting of Rippon Grange will not be impacted on.
<i>Policy 22: Elements of high significance, such as the carriage loop, driveways, terraces, tennis court, croquet lawns, swimming pool and identified early plantings (Brush Box, Bunya and Irish Strawberry Tree) and Blue Gum trees should be conserved and the recognized values of the garden reinstated where possible to their original form.</i>	All existing built elements of high significance will be retained under the proposal. It is, however, proposed to remove two Sydney Blue Gums that are adjacent or within the footprint of the residential development. Both trees are considered to have limited retention value. For further information see the attached Arboricultural Impact Report by Landscape Matrix Pty Ltd that accompanies this application.
<i>Policy 24: Work in the vicinity of significant trees is to be undertaken</i>	The proposal has been assessed by a qualified arborist. See the attached Arboricultural

<i>in association with a qualified arborist to ensure that the risk of potential damage is minimized.</i>	Impact Report by Landscape Matrix Pty Ltd that accompanies this application. All works within the vicinity of significant trees will be undertaken in association with Landscape Matrix.
<i>Policy 27: The design, construction and materials of new fencing should be appropriate to the Federation character of 'Rippon Grange' and compatible with the character of the Wahroonga Heritage Conservation Area.</i>	The proposed fencing will likely be a timber paling fence which is consistent with the Federation character of Rippon Grange and the character of the Conservation Area.
<i>Policy 28: Where previously unidentified substantial intact archaeological relics of State or local significance are uncovered during excavation, work in the vicinity must cease immediately and the Heritage Council of NSW notified. Work should not proceed until approval to do has been provided by the Heritage Council of NSW or its delegate.</i>	Work will cease immediately and the Heritage Council of NSW notified in the event that any previously unidentified and intact archaeological relics are uncovered in the course of the development.
<i>Policy 29: All archaeological investigation, recording, artefact cataloguing and reporting is to be undertaken by a qualified archaeologist and in accordance with best-practice principles and consistent with relevant Heritage Council of NSW policies and guidelines.</i>	All archaeological investigation, recording, cataloguing and reporting will be undertaken by a qualified archaeologist in the event that any intact archaeological relics are discovered.

7 CONCLUSION

This Heritage Impact Statement has been prepared in conjunction with a Development Application for the subdivision of the existing site and the construction of a new dwelling on the proposed allotment at No. 35 Water Street, Wahroonga, New South Wales. The subject site is listed as a heritage item and is located within the Wahroonga Conservation Area under Schedule 5, Parts 1 and 2 of the *Ku-ring-gai LEP 2015*,

The proposed subdivision will have an acceptable impact as it is sufficiently removed from the setting of the existing dwelling and its constituent site elements and will have no impact on historic or existing significant view corridors. The removal of the Sydney Blue Gums will have an acceptable impact as they have little retention value and do not immediately form part of the line and canopy of Blue Gums along the Young Street boundary.

The proposed dwelling will have an acceptable impact on No. 35 Water Street as the new dwelling is a contemporary interpretation of the traditional style of the existing dwelling. It will be simply detailed and proportioned so as not to detract from the complex form of the item. It will be sufficiently set back from the dwelling and significant site elements and assisted by the fall of the land to ensure it is recessive.

The proposed works fulfil the aims and objectives of the *LEP 2015* and the *DCP 2015* by improving the quality and diversity of housing options in the Wahroonga area, while respecting the heritage significance of the area in which it lies.