

## HERITAGE MEMORANDUM

To: Jonathan Goodwill  
From: Paul Dignam  
Re: DA0110/11  
Property: 6A Buckingham Road KILLARA NSW 2071  
Proposal: Demolition of existing dwellings and construction of two residential flat buildings comprising 43 units, landscaping and associated works

### Heritage Status

Existing development on the site comprises 2 residential houses. No 6A is a large Inter War house with a tennis court, pool and mature garden. No 8 Buckingham is a more recent brick house. They are not listed items but No 6A was identified as a potential heritage item in 2000. Council has not proceeded to review the property and the land was rezoned via LEP 200. The site is not within a National Trust Urban Conservation Area but adjoins UCA 11 – “Killara Golf Links”.

There are a number of nearby heritage items. Clause 61 E of the KPSO requires Council to assess the impact of development “within the vicinity” of nearby items. The site should also be assessed with reference to Chapter 3.5 of DCP 55 – ‘Development within the Vicinity of a Heritage Item’. Clause 25 D (1) (b) of the KPSO requires the applicant to prepare a heritage impact statement to address impacts on items “within the vicinity” of the item.

### Nearby Heritage Items

The nearby items are:

- No 10 Buckingham Road
- 11-15 Buckingham Road
- The Killara Golf Club Clubhouse

### Demolition of existing houses

The house at No 6A is considered to have a reasonable level of aesthetic significance. Council considered the potential heritage significance of the site during the rezoning process. Given rezoning of the land, there is no heritage objection to demolition provided archival photographic recording is undertaken prior to works commencing. Building materials salvaged from the buildings should be recycled and salvaged stone should be reused on the site.

### Proposed Residential Flat Building

The proposed development is two buildings accessed via an adjoining development (not constructed) and linked by an underground carpark. Due to the nature and constraints of the site, the buildings are orientated south to obtain views over the golf course. The street frontage building (building A) is relatively narrow addressing the street and the southern building addresses the golf

course. Both buildings are set down and follow the slope of the site. Pedestrian access is via a long path/stairway on the east side. There are a series of landscaped areas on the site and a private open area between the two buildings.

## Historical Background

No 10 Buckingham Road was built c1902 on a site over 5 acres in size. It is suggested that the noted architectural firm of Joseland & Vernon designed the house although this had not been confirmed. The original owners had a strong association with the Golf Club and were keen players. The house is sited at an angle to the street and it appears its orientation relates to views over the golf course and the entry driveway which was accessed from the Pacific Highway. This relationship has been altered through subdivision and development of the surrounding area.

## DCP 55 Issues – Chapter 3.5 - Development within the vicinity of a heritage item –

### Design Controls.

#### C-1. Setbacks.

- i. Setback of first and second floors at least 10m from the heritage building
- ii. Setback the third and fourth floors at least 15m from the heritage building
- iii. Be setback from the front boundary so that is in not closer that the adjoining heritage building.

The application (Building A) has a minimum side setback of 15.260m from the heritage building and exceeds the minimum controls. The upper floors are about 18m from the nearby heritage building.

The proposed development is setback between 10 and 12m from the street frontage. The heritage building is setback about 18m from its street elevation. The street boundary kinks slightly in front of the proposed development, but the proposed building is about 5m closer to the street than the heritage building thus the front setback is a substantial departure from this control.

The applicant's heritage report acknowledged this non-compliance but claims there would be negligible impact on the item. It argues that the curtilage of the heritage item is a "Lot Boundary" type and there is no significance associated with the grounds. It claims that..."The existing planting, together with that proposed in association with the development will provide sufficient screening to obviate intrusive view affects as a result of the development".

It is noted that prior to lodgement of this application a Pre DA consultation was held. With regard to the setback, the following comment was provided; "...it is strongly recommended to locate Building A further back

on the site or amend its footprint to step back on the western side to respond to the heritage item”.

C-2 Tree Screening.

Landscape will provide detailed comments; however, it appears that adequate screen planting is achieved.

C-3 Aesthetic Character.

The aesthetic character of this development is contemporary and is different to the Federation and Inter War character of the nearby heritage items. From the street, it is rectangular in shape with strong horizontal lines, concrete balustrades, flat roof and parapet, rendered horizontal bands expressing the frame and dark brick infill. There is little articulation in the main facades and repetition of horizontal rectangular forms. Much of the development is towards the rear of the site and set down about 4 floors from the footpath level due to the fall on the site. The HIS notes ...“The architecture draws its influences from the Modern, though with the exterior reflecting the formal arrangement often seen in earlier buildings: a solid, sandstone-clad base; masonry (recessive coloured face brickwork, rendered and painted surfaces; and lightweight/clad roof elements). In my opinion, this design does not respect the aesthetic character of the nearby item and would provide a level of visual domination.

C-4 Colours and materials.

The application proposes dark (Vic Blue) colour face bricks, rendered masonry, glass balustrades, a stone clad base and external aluminium louvers. The colours and texture are generally recessive and are found on the nearby houses.

C-5 Fences.

No front fence is shown. A 1800mm metal palisade type fence is indicated where the site adjoins the golf course and 1800mm lapped and capped timber fences on the side boundaries in line with the front building line. There are 1800mm high metal palisade fences around the private courtyards.

C-6 Heritage statement.

The application is supported by a heritage impact statement prepared by an experienced heritage consultant.

## Comments

The proposed development is very similar to an earlier application that was refused by the Land & Environment Court on landscape and heritage grounds. A major change in this version of the application is that the driveway has been deleted and vehicular access provided via an underground connection to an adjoining medium density development that was approved but not yet commenced. This has resulted in additional area for landscaping in the front setback area. There are changes to the façade design and layout.

Impacts on the heritage item at 11 – 15 Buckingham Road are considered to be minor due to the physical separation. There would be some loss of views from the item to the south-east due to the height and bulk of the development, but due to its elevation and separation of the item this is considered to be acceptable.

The Killara Golf Club clubhouse is some distance from the development site and it would not be affected by the development. There might be some impact on the bowling greens directly to the south of the proposed development, but they are not identified as having heritage significance. The identified significance is limited to the clubhouse, its entrance and regenerating forests.

The adjacent heritage item at 10 Buckingham Road was built on a large site of over 5 acres at a time when the golf course was established. It is sited at an angle to the street and its main living areas orientate south to the golf course. It had a formal entrance to the north east which faced an entry drive which has been lost due to subsequent subdivision and development. Historically the item does not appear to have a strong orientation to Buckingham Road although due to its now reduced setting and curtilage, the Buckingham Road orientation has a higher importance.

The development control to set back any new medium density building so that it is not forward of an adjoining building is based on several objectives. The key heritage objective in DCP 55 is for new medium density development to respect the heritage significance of nearby existing items, not visually dominate them, and not reduce views to or from the public realm and not impact on the garden setting.

The forward location of the proposed development would affect the heritage significance of the item, would provide a level of visual dominance and impacts on its setting in general. The item at 10 Buckingham Road is now located on a reduced curtilage which is only a very small part of its original curtilage. The objectives and controls in DCP 55 that require new development to be set back from the street frontage seek to respect the item. If it was set back to comply with this control part of the historical view of the item from the public realm would be opened up. There would be an opportunity to respect the item by setting it back appropriately which would restore a view of the item from the public realm that was lost when the current building at 8 Buckingham Road was built. In this regard the development application fails to achieve the objectives and controls in the DCP. .

The applicant claims that when listed the identification of the items significance was limited and did not place much weight on its setting or landscape but it is apparent that there is considerable mature landscaping associated with the building. It claims that the existing plantings obscure views of the item and that together with additional plantings, this achieves sufficient screening of the proposed development and reduces any impacts to an acceptable level. In addition to this it takes the view that the design of the proposed development, particularly the façade composition, proportions and modulation are complimentary to the item and the selection and use of materials provide a compatible and sympathetic element within its vicinity.

When the original heritage study that identified the item was undertaken, it only made a cursory assessment of potential items and for many items only architectural values were identified and no actual history was known. Further investigation of this item has revealed it was a key property in the immediate area and was set within a large site. The unusual orientation related to its original siting and its historical development surviving despite many subdivisions and development of the surrounding sites. There is thus considerable opportunity for respecting this setting while allowing new development to occur.

The original landscape setting of the item was of open grassed areas with very few trees apart from some retained native specimen trees. The now limited entrance area of the item originally related to a formal entrance driveway with a circular carriageway. Evidence of this formal entrance is still partially readable with the now truncated driveway. The existing plantings to the east of the item are very recent and not part of any previous landscape scheme apart from the large tree in front of the house and some plantings to the south west. Nothing now exists of the formal planting along the long sweeping driveway that ran from the Pacific Highway. While development has occurred around the item and its setting is now limited it is not unreasonable to comply with the objectives and controls and provide some improvement to its setting that would enhance its heritage significance.

Views from the rear veranda of the item would be directly affected by proposed Building B as the verandah is orientated to the south east. The roof of Building B is about 9m above the eye height from the heritage item and would block views to the south east.

## **Conclusions and Recommendations**

Demolition of the existing houses is acceptable provided photographic recording is undertaken before any works commence. Recycling of stone in the landscape works is recommended.

The proposed development does not comply with several objectives and controls in DCP 55 and would have substantial impacts on the neighbouring heritage item at No 10 Buckingham Road and is not supported.

P Dignam  
Heritage Advisor