

8 May 2012

Ms May Li
Senior Town Planner
Lane Cove Council
PO Box 20
LANE COVE NSW 1595

Dear Ms Li,

**HERITAGE COMMENT
RE: PROPOSED DEVELOPMENT OF 5 RESIDENTIAL FLAT BUILDINGS
IN THE VICINITY OF 'CARISBROOK'
316-322 BURNS BAY ROAD, LANE COVE - DA39/2012**

Thank you for the opportunity to provide Council with heritage comment concerning the proposed development of five residential flat buildings in the vicinity of *Carisbrook*. The proposed development is described on the drawings, No's 11048/AP01 to AP24, dated 13/03/2012, by Mosca Pserras Architects. We have also reviewed the attached Statement of Heritage Impact (SoHI) by Rappoport Pty Ltd. We note that *Carisbrook*, which is located immediately to the south of the development site at 334 Burns Bay Road, is listed on the State Heritage Register (SHR), and therefore this comment is primarily concerned with impact on this heritage item.

Proposed Development in Relation to *Carisbrook*

The proposed development includes for:

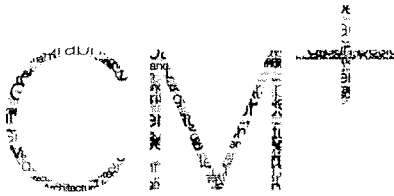
- The demolition of a number of 2-3 storey commercial buildings to the north of *Carisbrook*, and replacement with five residential flat buildings that are eight storeys high;
- A landscape zone of 10 metres between the *Carisbrook* north boundary and the nearest proposed Block 5.
- The provision of vehicular access and 10 parking spaces for visitors to *Carisbrook* within the development site;
- Although not on the development site the proposal indicates, as a part of the landscape design intent, the removal of a section of a sandstone wall on the north boundary to allow access and a view corridor to *Carisbrook* from the development site.

Heritage Comment

The proposed development will have the benefit of removing an intrusive 2 storey structure to the immediate north of the *Carisbrook* boundary, and therefore potentially increase the visual curtilage of the SHR listed item. The development site directly to the north of *Carisbrook* has been left vacant for a visitor carpark, however Block 5 has been located to the north-east, 10 metres from the boundary.

Aspects of the proposed development that are of concern in terms of impact on *Carisbrook*:

- Block 5 will overshadow the heritage item, not only with the morning sun but visually in terms of scale. Of particular concern is the visual curtilage from the front of *Carisbrook* house, which is the principal facade. When viewed from the south on the front lawn, Block 5 will be seen rising significantly above the heritage ridge line. It cannot be ascertained as to whether the same is applicable to Block 3, further to the north.



- The landscape proposal and view corridor assessment appear to be based on the removal of a section of sandstone wall on the north boundary, even though this is not within the subject site. We comment on this design approach even though it is not a part of the development application, in case it is the subject of discussions in terms of access to *Carisbrook* from the proposed carpark.

The proposal argues that the opening of the rear yard of the heritage item to the development site as viewed from the north as a positive outcome. We are concerned that this may have adverse impacts in the opposite direction. In effect, the removal of the wall will expose the private rear yard of *Carisbrook* to a carpark and a vista from the heritage item to a group of residential flat buildings.

We note that *Carisbrook* currently has a live-in caretaker that uses the rear yard as a private space. Furthermore, the rear yard has a particular quality as an enclosed space, which would be lost if opened up to a more public area. The sandstone wall itself may have heritage significance and would be the subject of further research if there was a proposal to remove it.

The reference in the SoHI to 'borrowed scenery' would be more applicable as an argument for the retention of the wall. Proposed large trees within the development site could be seen from within the rear yard, with the existing wall providing intermediate screening of the carpark.

- The landscape plan indicates a proposed connection between the south landscape area and the *Carisbrook* garden, which is of concern in that it may create a through route to Linley Point that is incompatible with this type of garden. There is also a proposed resident BBQ in this area that is better located elsewhere so that there is not a conflict of use between people touring the *Carisbrook* gardens and a recreational area that has the potential for being a noisy gathering.
- The proposal includes the use of sandstone walls as a landscape feature as a method of connecting the new development to the sandstone of *Carisbrook*. Although this is a legitimate design approach, the success or otherwise of this will depend on the type of sandstone used.

Recommendations

As a significant heritage item, *Carisbrook* should be protected with regard to its visual curtilage from proposed structures that will impact on the heritage item, particularly as viewed from the south. We therefore recommend:

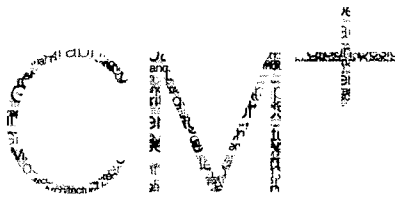
- The reduction of Block 5 from its current proposed eight storeys to a height that does not intrude into the visual field above the ridge line, as seen from the front, south lawn of *Carisbrook*. The applicant to provide diagrams, including a north-south section, which indicates the relationship of *Carisbrook* to the height of the proposed development (including Block 3), demonstrating the field of vision of an observer from the south lawn.

A reduction in the overall height of Block 5 would also benefit the relationship of scale between that of the proposed development and *Carisbrook* as viewed from Burns Bay Road (refer to applicant photomontage).

- Relocation of the resident BBQ away from the south boundary of the subject site. The landscape between Block 5 and the *Carisbrook* garden to be primarily used as a landscape 'buffer' zone rather than access through the site.

An increase in plant screening between Block 5 and the existing sandstone wall to reduce overlooking, thus providing greater privacy to the rear yard of *Carisbrook*.

- The sandstone walls proposed for landscaping in the development to be similar to that used in the north boundary wall of *Carisbrook*, in terms of the absence of striation.



Conclusion

Conybeare Morrison is of the view that there is an opportunity to substantially improve the visual curtilage of *Carisbrook* with the proposed demolition of the existing buildings located in proximity on the north boundary. However the proposed location and height of Block 5 in particular, will have an adverse impact on the visual curtilage of *Carisbrook* as seen from the principal façade from the south, as well as the south-west view from the street.

It would be of concern that such an opportunity to restore the curtilage of *Carisbrook* is lost, and therefore a revised development application with improvements is submitted, based on the above recommendations.

If we can be of further assistance in providing heritage advice for this development application, please contact me on 8244 8888.

Yours sincerely
Conybeare Morrison

A handwritten signature in black ink, appearing to read 'Garry McDonald', written in a cursive, flowing style.

Garry McDonald
Senior Heritage Architect