

Statement of Heritage Impact

February, 2013

**St Ives Residential Aged Care Facility
238-240 Mona Vale Road, St Ives**

**Prepared for
BUPA Care Services**

*Prepared by Cracknell Lonergan Heritage Architects
156A Church Street
Camperdown NSW 2037*

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1.0 Introduction

- 1.1 This Statement of Heritage Impact (SHI) will accompany the development application for proposed works to 238-240 Mona Vale Road (Lot 1, 2 and 3 in DP 1091770). The SHI should be read in conjunction of the Statement of Environmental Effects prepared by Inspira Property Group.
- 1.2 The proposal involves developing a new Residential Aged Care Facility (RACF) on site, which will include three care units on three levels, with 108 beds in total.
- 1.3 The development to be built on site will be in accordance with the plans prepared by Suters Architects.
- 1.4 The site falls within the boundaries of Ku-ring-gai Council. It is a triangular shaped site, with roads on all three sides with Killeaton Street to its north, Link Street to its south-west and Mona Vale Road to south-east
- 1.5 The site is not listed in Schedule 5 of the *Ku-ring-gai Local Environmental Plan* (LEP) 2012, or in Schedule 7 of the *Ku-ring-gai Planning Scheme Ordinance* 2013. It is not in a heritage conservation area.
- 1.6 There is a heritage item in the vicinity of the item at 89 Killeaton Street – a late Victorian period cottage.
- 1.7 The site area is 5535 sq.m and was until recently occupied by a plant nursery.
- 1.8 As such the proposal is to be considered in terms of the provisions of the *Ku-ring-gai LEP* 2012 clause 5.10 Heritage Conservation, and the *Ku-ring-gai Planning Ordinance* 2013, clause 61E Development in the vicinity of heritage items.
- 1.9 These provisions are further informed by the *Ku-ring-gai Residential Design Manual Development Control Plan (DCP) No. 38*, 2001 and the *Heritage Conservation for Ku-ring-gai Guidelines for development*

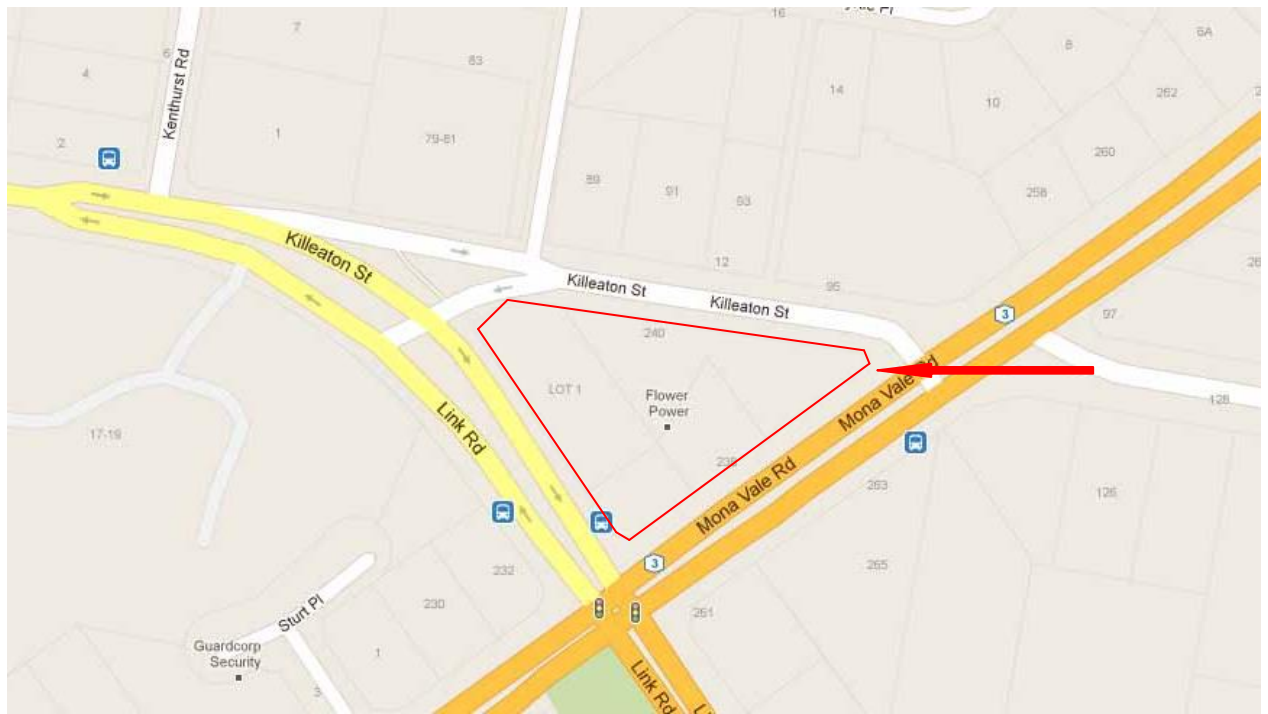


Fig 1: Map of subject site (Source: Google Maps)



Fig 2: Aerial view of subject site (Source: Six Lite, 2012)

1.10 In accordance with Councils requirements set out in Ku-ring-gai LEP 2012, clause 5.10(5), I have prepared this statement of heritage impact to illustrate the effects of the proposal on the curtilage of heritage items that are considered to be adjacent to the site

1.11 This report has been prepared in accordance with the NSW Heritage manual and in particular guidelines for the

preparation of “Statement of Heritage Impact” (available at: www.heritage.nsw.gov.au/docs/hm_statementsofhi.pdf).

“The Conservation Plan” by JS Kerr has also been considered and the terms used are those as defined by the Burra Charter, the LEP and where relevant the model provisions.

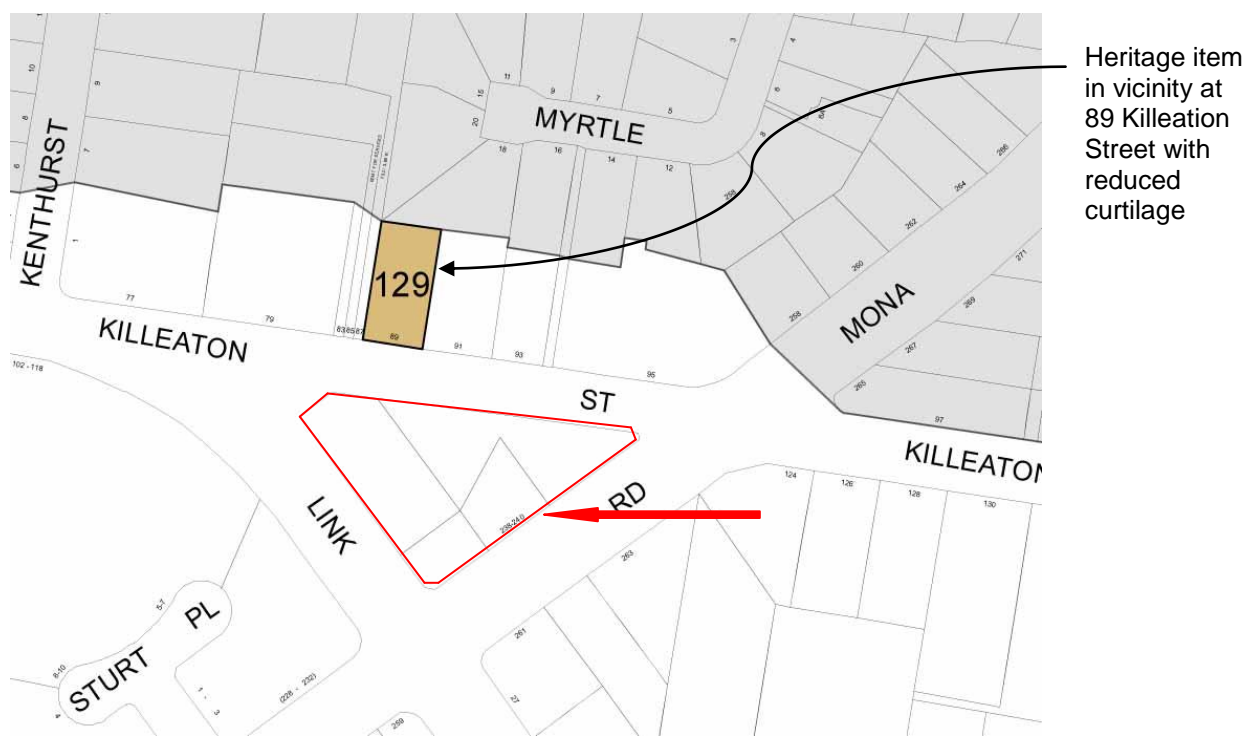


Fig 3: Heritage Map showing subject site outlined in red and heritage item at 89 Killeaton Street (Source: Ku-ring-gai Council)

1.12 In the preparation of this report I have consulted with the applicant. I have considered the Statement of Environmental Effects and prepared the details in respect of the “Heritage Impact” that are the subject of this application. I have searched the title and researched the local history of the vicinity and the subject site.

1.13 I have reviewed the design through its development and consider the heritage issues to be as follows.

1. Significance of the subject site.
2. The effect of the proposed development on the heritage item in the vicinity.
3. The way in which adverse impacts could be mitigated.

2.0 Cultural Significance

2.1 Historical background

For a historical account of the site please refer to the report “Camellia Grove Nursery: Heritage Assessment” prepared by Tropman & Tropman Architects.

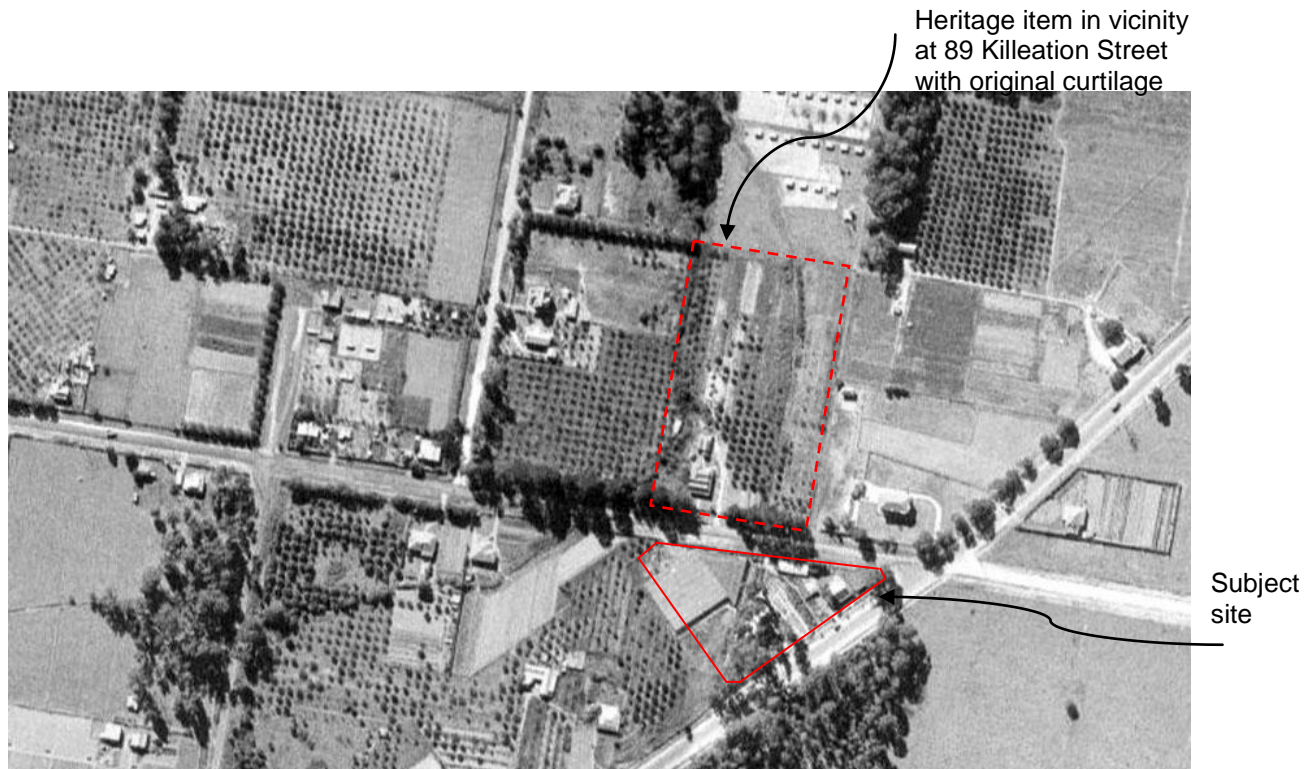


Fig 4: 1943 map of the St Ives showing the subject site and the heritage item in the vicinity with its original curtilage (Source: Six Maps)

Fabric Analysis

The site which was currently occupied by the former Camellia Grove Nursery – a plant nursery which had been on site since 1939 – is a triangular shaped site with roads on all three sides – Killeaton Street to its north, Mona Vale Road to its south-east and Link Road to its south-west. The site comprises of three lots, Lot 1, 2 and 3 of DP 1091770 and has a total site area of 5535sqm. It has two entrances – the main entry is from Killeaton Street and a smaller entrance is from Mona Vale Road. While majority of the site is dedicated to holding areas for the display of

camellias and other in ground species, there are a number of structures on site which have been altered considerably over the years. These include a brick cottage along Mona Vale Road, an amenities block, a weatherboard administrative block, and a timber and galvanised iron shed located to the western corner of the site. The shed was part of a larger building block which was demolished and most probably replaced with an open air, plant holding area during the 1950s and 1960s. There was a glass house on site until the 1970s which has been subsequently removed. There are a number of mature and semi-mature trees on site, most of which are Camellias, and there are some smaller Camellia shrubs.



Fig 5: View of the plant holding areas on site



Fig 6: View of the plant holding areas looking towards Link Road



Fig 7: View of the site from Killeaton Street



Fig 8: View of the site from Killeaton Street showing entrance to the nursery



Fig 9: View of the site from Killeaton Street



Fig 10: View of the former administrative office



Fig 11: View of the amenities area



Fig 12: View of the site looking from the entrance from Killeaton Street towards Link Road



Fig 13: View of the site at the south-western corner of the site



Fig 14: View of the shed at the south-western corner of the site



Fig 15: View of the shed at the south-western corner of the site

The heritage item in the vicinity at 89 Killeaton Street is an early 20th century single-storeyed timber house which has characteristic features of Federation Filigree architectural style. Located at the corner of Killeaton Street and a cul-de-sac the house is surrounded by thick foliage which includes a few fruit trees that seem to be relatively old. However the house is not visible from the street and its

overall curtilage seems to have been reduced (Refer Fig. 4 above). Therefore any development in the surrounding area would have minimal impact on the item.



Fig 16: View of heritage item at 89 Killeaton Street, in the vicinity of the subject site



Fig 17: View of heritage item at 89 Killeaton Street, in the vicinity of the subject site

2.2 Assessment of Significance

The subject site has been historically associated with the former Camellia Grove Nursery, but it is not listed as a heritage item on Schedule 5 of the Ku-ring-gai LEP 2012 and is not located in a HCA. However, as it is in the vicinity of a heritage item the impact of any proposed development needs to be considered.

3.0 The Proposal

3.1 The proposal involves constructing a RACF on site which comprises of:

- Three care units of 36 beds each over three levels, and a basement for parking and service areas.
- The ground floor will accommodate a dementia care unit as it will allow for access to secure garden courtyards, and it will also have an administrative block, other service and public areas like a café and a function room.
- The first and second floors will have bedrooms, dining areas, a terrace/wintergarden, an activity area and a lounge, along with staff and nursing associated areas.
- Most of the mature trees existing on site, as identified by the arborist, will be retained, notably the White Magnolia tree along Mona Vale road will be retained as it is considered to be a landmark in the area. However four trees – two Portwine Magnolia trees, one Squarrosa tree and False Cypress tree – will be removed to accommodate the development, and four Claret Ash trees along Killeaton Street will be removed and replaced.
- Existing smaller Camellia trees and shrubs on site will be transplanted for the creation of Camellia groves and screen planting on site.

3.2 Care has been taken to consider the existing trees on site, the overall historical use of the site as a nursery, and its being a notable feature in the area. The design response has accordingly concentrated most of the buildings to the Mona Vale and Link Road sides of the site, allowing the Killeaton Street side to be dedicated to landscaped courtyards and existing trees on site, such that characteristic views of the site will be maintained as representative of its history as a nursery.

4.0 Environmental and Heritage Impact Assessment

4.1 NSW Heritage Office Questions (Extract)

| Proposed Change to Heritage Item | Response |
|--|---|
| New Development adjacent to a heritage item (including additional buildings and dual occupancies) The proposed development on site will include a new Residential Aged Care Facility with a total of 108 beds over three floors. The development is in the vicinity of a heritage item at 89 Killeaton Street. | |
| How is the impact of the new development on the heritage significance of the item or area to be minimised? | The proposed development will have minimal impact on the heritage item in the vicinity as care has been taken to ensure that the proposed three-storeyed development is concentrated to the sides of the site along Link Road and Mona Vale Road. This allows the Killeaton Street side of the site to be dedicated to landscaped courtyards which along with retained and transplanted Camellia trees on site will retain the existing character of the streetscape, and help represent the historical association of the site with the former Camellia Grove Nursery. |
| How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance? | The location of the heritage item with its reduced curtilage, the foliage around the building which prevents it from being viewed from the street, all contribute to the retention of the significance of the item. |
| How does the new development affect views to, and from, the heritage item? What has been done to minimize negative effects? | The heritage item is not visible from the street owing to the large number of trees surrounding it. Additionally the design of the development allows for landscaped courtyards and trees to the Killeaton Street side of the site, such that the façade of the development presented to the public domain represents the historical use of the site as nursery. Therefore views to and from the heritage item will not be adversely affected. |
| Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)? | The new development is sympathetic to the heritage item as care has been taken to limit the development to the sides of the site that are not directly facing the side of the heritage item. The scale, bulk and height of the buildings proposed on site are in keeping with the emerging pattern of new development in the area namely the flat residential building development at 17-19 Memorial Avenue. |

| | |
|--|--|
| Will the additions visually dominate the heritage item? How has this been minimised? | The proposed development could have possibly visually impacted the heritage item, but as the heritage item is currently surrounded by thick foliage including some relatively old fruit trees, the development will have no visual impact on the item. |
| Will the public, and users of the item, still be able to view and appreciate its significance? | The heritage item is currently not visible from the street, and the proposed development will therefore not affect the view of the item.. |

4.2 Ku-ring-gai LEP 2012 (Extract)

Part 5 Miscellaneous provisions

| Control | Response |
|---|--|
| 5.10 Heritage conservation | |
| (1) Objectives | |
| The objectives of this clause are as follows: | |
| (a) to conserve the environmental heritage of Ku-ring-gai, | Complies |
| (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views, | Complies The heritage item at 89 Killeaton Street is in the vicinity of the subject site, and the item and its curtilage are not part of the proposed development. |
| (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). | Complies This report prepared by a heritage architect is seeks to demonstrate that the proposed development will have minimal impact on the heritage item in the vicinity of the site at 89 Killeaton Street. |
| (5) Heritage assessment | |
| The consent authority may, before granting consent to any development: | |
| (a) on land on which a heritage item is located, or | The subject site is not a heritage item. |

| | |
|--|---|
| (b) on land that is within a heritage conservation area, or | The subject site is not located within a heritage conservation area. |
| (c) on land that is within the vicinity of land referred to in paragraph (a) or (b), | Complies This report prepared by a heritage architect is a Statement of Heritage Impact that seeks to address the impacts of the proposed development on the heritage item in the vicinity of the site at 89 Killeaton Street. |

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.

4.3 Ku-ring-gai Planning Scheme Ordinance Updated 2013

(Extract)

Part VII – Special Provisions

| Control | Response |
|---|--|
| Development in the vicinity of heritage items | |
| 61E The Council shall not grant consent to an application to carry out development on land in the vicinity of a heritage item unless it has made an assessment of the effect the carrying out of that development will have on the heritage significance of the item and its setting. | Complies This report prepared by a heritage architect is a Statement of Heritage Impact that seeks to demonstrate that the proposed development will have minimal impact on the heritage item in the vicinity of the site at 89 Killeaton Street. |

4.4 Ku-ring-gai Residential Design Manual DCP No. 38
2001 (Extract)
3 Site Planning and Environmental Constraints

| Control | Response |
|--|---|
| 3.1.8 Heritage Items and Conservation Areas | |
| Design Requirements | |
| Development, such as alterations and additions or new fencing, should retain the heritage significance of heritage items and their settings and the heritage significance of conservation areas or heritage items on an adjoining property. | Complies While the subject site is neither a heritage item, nor is it in a conservation area, care has been taken to design the development in a manner that is conducive to the existing setting and context, including retaining the significance of the heritage item in the vicinity at 89 Killeaton Street. |
| Development should respect the principles contained in <i>The Australia ICOMOS Charter for the conservation of places of cultural significance</i> (the Burra Charter). | Complies While the subject site of the proposed development is not a heritage item, the simple and contemporary design of the proposed development fulfils the principles of the Burra Charter, as the new development will be identifiable as new work while maintaining reference to the historical use of the site as nursery through the retention of existing camellia trees and the Killeaton Street facing landscaped courtyards. |
| A development application will be required for all applications relating to or possibly impacting upon heritage items or where development is located within a Conservation Area. A Statement of Heritage Impact may be included as part of the statement of environmental effects with the application. | Complies This report is a Statement of Heritage Impact that will accompany the development application for the proposed development. |
| Heritage assessment impact statements where required must be carried out by Heritage Consultant recognised by the Heritage Council of NSW unless of a minor nature. | Complies This report is prepared by Cracknell & Lonergan Architects, who are recognised Heritage Consultants. |

Reference should be made to:
Heritage in Ku-ring-gai: Guidelines for development, Statements of Heritage Impact (Heritage Office/DUAP publication)

Complies
 This report has been prepared in accordance with the Heritage Office/DUAP publication relating to Statement of Heritage Impact. The *Heritage in Ku-ring-gai: Guidelines for development* are addressed below in section 4.5 of this report.

4.5 Heritage Conservation for Ku-ring-gai Guidelines for development

| Control | Response |
|--|---|
| INFILL DEVELOPMENT – New Development in Heritage Places | |
| <ul style="list-style-type: none"> The scale of a new building should not depart so much from those of its neighbours as to be dominant or obtrusive, or to unacceptably interrupt any pattern of single or two-storey development; the diversity of scale in some places might allow more freedom of approach, but if scale is part of the heritage value of the place, it must be respected accordingly. | <p>Complies</p> <p>The scale of the proposed buildings on site will be in keeping with three-storeyed height approved for this site by Council. Furthermore the scale, bulk and height of the buildings proposed on site will also be in keeping with the emerging pattern of new development in the area namely the flat residential building development at 17-19 Memorial Avenue.</p> |
| <ul style="list-style-type: none"> The relative setback of buildings is also important in forming streetscape character and the way adjoining buildings relate to one another. Where existing buildings observe formal setbacks, or have historically been placed in a certain pattern relative with adjoining street, that pattern must be considered in the location of new building. Care should be taken that proposed subdivisions do not destroy development patterns. | <p>Complies</p> <p>The buildings proposed on site will be setback by 5m from Link Road and from Mona Vale Road, and by 9m from Killeaton Street, and no subdivisions of the site are proposed. This along with the right-angled configuration of the buildings will allow for landscaped areas to be located along the boundaries of the site and to its centre, thereby ensuring that the existing streetscape character of the site is retained. The retention of mature Camellia trees and the transplanting of smaller Camellia trees and shrubs for the creation of Camellia groves and screen planting on site will be an appropriate reference to the historical use of the site as a nursery.</p> |

| | |
|--|---|
| <ul style="list-style-type: none"> • The form and character of the roof of new buildings can be the most decisive influence upon their successful integration with an established setting. Though the roof will of course reflect the scale, setback, siting and platform of the building it shelters, its form and shape will greatly affect the skyline appearance of a street. A carefully designed roof may enable an otherwise very different building to blend in with the forms of buildings around it. Hipped or gabled, simple or complex and multifaceted, steeply-pitched or flat – these aspects of a roofs design will determine its harmony or discord with neighbouring properties. | <p>Complies</p> <p>A series of skillion roofs with varying degrees of pitches will be employed for the new buildings proposed on site, thereby ensuring that the form and scale of the roofs of the new buildings do not dominate the neighbouring properties. The simple and contemporary design of the roofs will be similar to the roofs of recent flat residential building development at 17-19 Memorial Avenue, which will allow for the new development to fit in with the emerging context of the area.</p> |
| <ul style="list-style-type: none"> • Materials and their colours will also influence the degree to which any new building will blend in with the general street or group character established by its neighbours; materials used in a new building might be completely different from those around its site, but brought into an overall picture of some harmony by their colours. | <p>Complies</p> <p>Contemporary materials with neutral colours will be employed for the proposed development including Colorbond roofs, metal and timber wall cladding, face brickwork and sandstone cladding to retaining walls. The materials and colours proposed seek to reflect those used in recent residential development in the area such as the recent flat residential building development at 17-19 Memorial Avenue.</p> |
| <ul style="list-style-type: none"> • The proportions and details of openings displayed by a new building may be important in the character of a setting; the relation of glass area to wall area can be very important. | <p>Complies</p> <p>The proportions and details of openings of the proposed buildings seek to reflect the residential function of the buildings and the surrounding residential developments, while allowing for a glass area to wall area ratio that caters to the light, ventilation and solar access needs of the proposed buildings.</p> |

- **Fences** are in some contexts an important emphasis of collective style and development pattern, or the delightful evidence of stylistic variations in parts of Kuring-gai; in some 1960.s street, fences disappear altogether and covenants enforce their withdrawal from the frontage. The cue as to what role fencing should assume in a new development must again be drawn from a particular setting.
- | |
|---|
| Complies |
| The fences proposed are open panel palisade fences which will have Camellia screen planting behind them. This will fit in well with the surroundings as some houses in the vicinity have palisade fences as do some sections of the existing fence to the site's boundaries. The Camellia screen planting will help reinforce the historic association of the site as a plant nursery, while helping maintain the street character. |

5.0 Recommendations

5.1 There are no recommendations for this report.

6.0 Conclusion

6.1 In conclusion the proposal to develop a new Residential Aged Care Facility (RACF) on site, which will include three care units on three levels, with 108 beds in total is considered acceptable. The site which has been historically associated with the former Camellia Grove Nursery does not have any heritage significance as most of the original or early fabric on site has been considerably altered over the years. Also it is also not within any conservation area, and the only heritage item in the vicinity is a 20th century single-storeyed timber house with a reduced curtilage, which is not visible from the street due to thick foliage. The subject site is currently an unused, vacant lot of land bordered by major roads on three sides, and has immense development potential which it seeks to realise through the proposed construction of the RACF, and it seeks to do so through the use of appropriate design and landscaping which considers the history of site and its prominence in the area as a former nursery. Overall the proposed development is a considered and appropriate response to the history of the subject site and the emerging built character of the area.



Peter Lonergan (Arch. Reg. No. 5983)

Heritage Architect

Cracknell Lonergan Architects Pty Ltd

Appendix A – Peter Lonergan CV, Vidhu Gandhi CV



Cracknell & Lonergan Architects

156A Church St
Camperdown NSW 2050
email@cracknellonergan.com.au
ph: +612 9565 1554 // fax: +612 9550 1224

CURRICULUM VITAE

Peter Lonergan

Cracknell & Lonergan Architects Pty Ltd
156a Church Street, Camperdown

Personal Qualification

| | |
|--------------------------------|----------------------|
| BScArchitecture (Hons) | UNSW |
| BArchitecture | UNSW |
| MBEnv (Building Conservation) | UNSW |
| Certificate Sustainable Design | University of Sydney |

Teaching (Part-time)

| | |
|-------------|---|
| 1982 – 2005 | UNSW Faculty of Architecture 1st Year to Final Year Design , Visual Communication, Architectural Science, Design Theory |
| 1986 – 2005 | Sydney University Faculty of Architecture 1st Year Final Year Design |
| 1985 – 1990 | University of Technology, Sydney, School of Interior Design 1st Year to Final Year Design and Communication |

Lecturing

Lectured in Professional Practice to professional bodies and public at various conferences throughout Australia

Awards

| | |
|--------|---|
| Winner | College of Fine Arts, Ivan Dougherty Gallery and Campus redevelopment |
|--------|---|

Winner Traveller's Rest (1830s), Parramatta Heritage redevelopment

Commendation Sow and Pigs Reef, monument

Commendation Green Square (Southern Industrial), Sydney

Commendation Transition, Urban Renewal

Published Circular Quay East

Publications

The work of Cracknell & Lonergan Architects has been published broadly, including professional text magazines, newspapers, product promotion.

Current Publications include:

Art Gallery of NSW Newsletter LOOK, Australia Foundation for the Arts, GEO (Europe), La Figaro, Pol Oxygen, InStyle.

Membership

Corporate member of the Royal Australian Institute of Architects

Member of the Royal Australian Institute of Architects, Heritage Committee

Member of the Board of Architects

Life Member of the Eco Design Foundation

Listed Heritage Architect, Heritage Office NSW

Professional Practice

Principal and Nominated Responsible Architect for Cracknell & Lonergan Architects Pty Ltd, private practice established in 1984.

Cracknell & Lonergan Architects services include: Architecture, Interior Architecture, Heritage Conservation, Exhibition Design, Town Planning.

Current and recent projects include:

Architecture

- The Pemulwuy Project. Redevelopment of "The Block", Redfern, Sydney, for the Aboriginal Housing Company
- Redevelopment of the Sydney University Settlement, Redfern, Sydney
- Redevelopment of the College of Fine Arts UNSW and Ivan Dougherty Gallery, Paddington, Sydney
- Ray Road, Epping. 51 dwellings (residential flat buildings and townhouses) and restoration of a Heritage Item
- Wutuma Aboriginal Keeping Place Corporation, Kempsey. Includes Museum, Arts Centre, Theatre, Administration and Visitor's Centre

Public Art and Exhibition Design

- Papunya Tula, Central Termini , Rome, for the Art Gallery of NSW
- Gabriel Pizzi, Australian Embassy, Paris
- Muse du quai Branly at the Australian Embassy, Paris, for the Australia Council for the Arts
- Design and project management of Indigenous Art Commission at Muse du quai Branly (2500m² of permanent public art in the current Presidential Project, Paris (with Ateliers Jean Nouvel)
- Australian exhibition at the Benaki, Athens. 2004 Athens Olympics, with Alison Page, for the Sydney Powerhouse Museum and Museum Victoria
- Australian Exhibition, Olympic Federation Headquarters, Lausanne Switzerland.

Heritage Conservation

- Heritage Supervision, Reserve Bank of Australia, No. 1 Martin Place (Multiplex)
- Heritage Supervision and Heritage Architect, School of Arts, Pitt St. Sydney (Art House Hotel).
- Conservation, Masonic Temple, Regent St. Chippendale.
- Oxford Hotel, Oxford Street, Darlinghurst
- Kinselas, Darlinghurst
- Beauchamp Hotel, Oxford Street, Darlinghurst
- Palace Hotel, Surry Hills
- Maddison Hotel, Surry Hills
- Union Hotel, North Sydney
- Columbian Hotel, Oxford Street, Darlinghurst
- Conservation/adaptive reuse of some substantial private homes.
Scheduled items include:
 - 29 Ocean Street, Woollahra
 - 54 Lang Road, Centennial Park
 - 9 Darley Street Darlinghurst
 - 58 Burton Street Darlinghurst

Heritage Reports

- Draft Conservation Management Plans for Architects and Clients.
- Draft Assessments of Heritage Impact for Architects and clients.
- Preparation of photographic documentation for Heritage Items.
- Preparation of measured studies of Heritage Structures.

Expert Evidence

Have prepared and given evidence to the Land and Environment Court, Supreme Court of NSW and others since 1992 in the fields of:

- Heritage
- Design
- SEPP 63
- Environmental degradation

- History
- Building technologies

Town Planning

Have advised, prepared and assisted in the preparation of:

- Environmental Impact Statements
- Statements of Environmental Effects
- Drafted LEP amendments
- Design Statements
- Site Specific DCP's and SEPP 1 objections.



Cracknell & Lonergan Architects

156A Church St
Camperdown NSW 2050

email@cracknellonergan.com.au

ph: +612 9565 1554 // fax: +612 9550 1224

CURRICULUM VITAE

Vidhu Gandhi

Cracknell & Lonergan Architects Pty Ltd
156a Church Street, Camperdown

Personal Qualification

| | |
|---------------------------------|--------------------------------------|
| BArchitecture | TVB School of Habitat Studies, India |
| MBEnv (Sustainable Development) | UNSW |
| PhD BEnv | UNSW |

Teaching and Research

| | |
|-----------|--|
| 2009-2010 | UWS, School of Social Sciences Research Assistant, Challenging Racism Project |
| 2003-2007 | UNSW, Faculty of Built Environment Sessional academic |
| 2003-2007 | UNSW, Faculty of Built Environment Research Assistant, ARC Projects |
| 2001 | TVB School of Habitat Studies, India Sessional academic |
| 2001 | Global Environmental Governance Unit, Centre for Science and Environment, India Research Assistant |

Awards

Faculty of Built Environment, UNSW, Research Bonus through publication,
Department of Education, Science and Training, Government of Australia,
2005
Faculty of Built Environment, UNSW, Doctoral Scholarship, 2004

Professional Practice

Heritage Architect, OCP Architects, Sydney, 2009
Heritage Architect, Grieve Gillet, Adelaide, 2008
Heritage Architect, Swanbury Penglase Architects, Adelaide, 2008
Heritage Architect, OCP Architects, Sydney, 2007
Environmental Consultant, Vashra Landscape, Architecture and Interiors, New Delhi, 2002
Graduate Architect, Sanon Sen & Associates Pvt. Ltd, Kolkata, 1999

Recent heritage conservation projects include:

Conservation and Heritage Management Plans

- South Head, Sydney Harbour National Park Conservation Management Plan Stage 2 – Client: Department of Environment and Climate Change, 2009
- Yarrabee House, Adelaide, Conservation Management Plan – Client: University of Adelaide, 2008
- Glenithonre Farm, Adelaide, Conservation Management Plan – Client: University of Adelaide, 2008
- Old and New Parliament House, Adelaide, Conservation Management Plan – Client: Department of Environment and Heritage, 2008
- Boronia House, Sydney, Conservation Management Plan – Client: Mosman Council, 2007

Heritage Impact Assessments and Statements

- Clifton Street, Brush Road, Ryde and Kathleen Street, West Ryde, proposed redevelopment of NSW Housing properties, Heritage Impact Statement – Client: TSA Management Pty Ltd and NSW Housing, 2009
- South Street, Roto Street, Cherry Street and Myall Street, Windale, proposed redevelopment of NSW Housing properties, Heritage Impact Statement – Client: TSA Management Pty Ltd and NSW Housing, 2009
- South Street, West Wallsend; Livingstone Street, Belmont; Watanobbi Road, Watanobbi and Killaloe Ave and Pennant Hills Road, Pennant Hills, proposed redevelopment of NSW Housing properties, Heritage Impact Statement – Client: TSA Management Pty Ltd and NSW Housing, 2009
- 20-22 Pacific Street, Watsons Bay, proposed redevelopment of residential sites, Heritage Impact Statement – Client: Toga Group, 2009
- Blackburn Building, University of Sydney, proposed redevelopment, Heritage Impact Statement – Client: University of Sydney, 2009
- Pharmacy Building, University of Sydney, proposed redevelopment, Heritage Impact Statement – Client: University of Sydney, 2009
- Parramatta Road, Haberfield, Sydney, proposed McDonalds restaurant, Heritage Impact Statement – Client: McDonalds Australia, 2009
Glebe Town Hall, Heritage Impact Statement - Client: City of Sydney, 2007

Heritage Studies

- RailCorp Metro South, Sydney, S170 Heritage register update – Client: RailCorp, 2009

Specialist Heritage Advice

- School of Physics, Faculty of Science, University of Sydney, front foyer display cabinets selection advice – Client: University of Sydney, 2009
- Edmund Wright House, Adelaide, Dilapidation Report – Client: Department of Environment and Heritage, 2008

Published and unpublished Research

2008, Vidhu Gandhi, Aboriginal Australian heritage in the postcolonial city: sites of anticolonial resistance and continuing presence, unpublished PhD, University of New South Wales

2008, Vidhu Gandhi and Robert Freestone, 'Problematizing urban indigenous heritage', In, Global Urban Development Magazine

2005, Vidhu Gandhi, 'Day of Mourning 1938: Celebrating Australian Hall as a symbol of urban Aboriginal heritage', In Celebrations, Proceedings of the XXII Annual Conference, Society of Architectural Historians Australia and New Zealand, September 24-27, 2005

2003, Kevin M Dunn, Ian H Burnley, James Forrest and Vidhu Gandhi, 'Racism in Australia: Cultural imperialism, disempowerment and violence', In Windows on a changing world, Proceedings of the New Zealand Geographical Society Conference, The University of Auckland

Conference Papers

2006, Vidhu Gandhi, 'Urban Aboriginal Australian Heritage: International Concerns and National Approaches' presented at the 12th International Conference of the International Planning History Society (refereed), December 11-14, 2006

2004, Vidhu Gandhi, 'Ceremonial grounds or colonial buildings: intersubjectivity and Aboriginality in Sydney's urban heritage landscape', presented at Institute of Australian Geographers Annual Conference (refereed), April 13-16, 2004

2003. Vidhu Gandhi, 'Continuing colonial landscapes: Public Aboriginality in the twenty first century Australian cities', presented at Doing cultural geography, Institute of Australian Geographers, Cultural Study Group Meeting, September 29-30, 2003