



26 May 2014

Andre Bali
Head of Development
Centuria
Suite 39.01, Level 39, 100 Miller Street
NORTH SYDNEY NSW 2060

RE: 339 MILITARY ROAD CREMORNE – HERITAGE RESPONSE TO SUBMISSIONS

Dear Andre,

Following our initial statement of heritage impact for the redevelopment at 339 Military Road Cremorne, as requested, we address the issue of views to 'Alma', raised in a number of the submissions to Council.

In assessing the visibility of 'Alma' in the surrounding public space, a number of view photos were taken in locations to the north of 'Alma', on Military Road and along Belmont Road. These view photos, with accompanying comments, are included in the letter of advice to Centuria prepared by Architectus.

When considering views to and from heritage structures it is accepted practice to identify those views which are considered significant. Views which will allow the valued character or scenic values of a building or landscape to be best revealed to the public are considered to have a higher significance than those which don't.

Existing streetscape character

'Alma' is located at the interface of two character areas in the Mosman/Cremorne area, these being as follows:

Belmont Road

Belmont Road and the immediate surrounding area to the east of Military Road forms a precinct that is significant because it is a relatively intact and representative example of the late 19th and early 20th century phase of development in the Mosman district, a major period of residential growth. The dwellings are predominately from the Federation period, with some from the Interwar period and a scattering of later infill development. This relatively cohesive pattern breaks down at the western end of Belmont Road as it approaches Military Road, where it gives way to later three storey residential unit buildings and four and five storey commercial offices at the corner.

Cremorne Junction Business centre

This area contains a mix of contemporary office buildings, with external glass walls up to five storeys high along part of Military Road and Glover Street, residential apartment buildings, as well as local food, convenience and other retail outlets occupying a mix of older and later style buildings of varying architectural merit further to the south. In the immediate vicinity of 'Alma' some of the contemporary buildings appear as stand-alone structures, quite separate from the Cremorne Junction centre.

View assessment

Potential impact on views are determined by the sensitivity of the existing view (i.e. potentially how sensitive it is to the proposed change) and the magnitude of the impact (i.e. the nature and scale of the proposed change). When considering this particular site, these two factors are dependent upon:

- Location of the view, and the visibility of 'Alma' (or the significance of the view);
- The distance of the view from 'Alma';
- The period of the view; and
- The degree of change of the proposed development compared to the existing situation.

Existing significant views of the 'Alma'

The Architectus advice shows that in four of the views 'Alma' is either obscured by trees, the existing building at 339 Military Road, or by both (V1, V2, V6 & V7). The front of 'Alma' is fully visible in V5, and is partially visible in V3 & V4. A number of views are either fleeting for motorists or momentary for pedestrians (V1 & V2), and in the case of V1 at a long distance. On Belmont Street, while V3 and V4 provide partial views of the front of 'Alma', the building is not visible in V6 and V7 because of its setback from the road alignment.

The only view of 'Alma' which can be considered of high significance is the one in which the front of the building is fully visible, V5.

Mention should also be made of views from 'Alma' to the outside. Although a State listed heritage item, because the view catchment is comprised of buildings and structures which have been constructed at much later dates (10 to 30 years old maximum), there are no views *from* 'Alma' which could be considered as having any heritage significance.

Conclusion

From the above it is clear that existing views to 'Alma' from the surrounding areas are limited, being obscured by the existing building at 339 Military Road, or the trees, or the fact that 'Alma' is set back on its block and invisible when viewed from further down Belmont Road. The one view considered of high significance is directly opposite in Belmont Road. Although the building itself has representative, historical and aesthetic heritage significance, its physical presence in the streetscape, due to the reasons outlined, is limited, and cannot be considered as having landmark qualities.

It must also be emphasised that the larger scale and bulk of the building at 339 Military Road, either interposing with or backgrounding to 'Alma' is a direct consequence of the dwelling's location at the western extremity of Belmont Road, and the fact that two different land use zonings apply on adjacent sites.

Yours sincerely

Geoff Stennett
For and on behalf of OCP Architects