

REFERRAL RESPONSE - HERITAGE

FILE NO: Development Applications/ 502/2016/1

ADDRESS: 6-8 Queens Avenue VAUCLUSE 2030

PROPOSAL: Amalgamation of existing allotments to form new dual occupancy.
Heritage dwelling at No 6 Queens Avenue to be restored & adapted.
Dwelling at No 8 Queens Avenue to be demolished with new dwelling to be constructed in same location. Shared basement parking, swimming pool with associated landscaping & earthworks

FROM: Flavia Scardamaglia
Heritage Officer

TO: Mr D Booth

ISSUES

- *New aluminium framed windows need to match the existing steel frame profile*
 - *Where original walls are removed, these need to be interpreted through the use of portal frames, bulkheads and wall nibs.*
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DOCUMENTATION

The following documentation provided by the applicant has been examined for this referral response:

- Drawing set by Tzannes, dated 15 November 2016, and numbered DA 0010 – 3002
- Heritage Impact Statement & Demolition Report by Urbis, dated 15 November 2016
- Conservation Management Strategy by Urbis, dated 15 November 2016

SITE INSPECTION / RESEARCH

The following research was undertaken in the preparation of this assessment:

- The site was inspected on the 12 October 2016, including the interior and the general locality.

Review of the following documents and photographic evidence:

- Council's property system, to establish dates of earlier building and development applications for the subject and surrounding properties.
- Pre-DA minutes and previous referral responses.
 - Pre-DA Referral Response – Heritage, by Flavia Scardamaglia, Heritage Officer, dated 14 October 2016 (Pre-DA 32/2016/1)
- Council's photography files relevant to the immediate area
- Council's heritage inventory sheets
- Council's aerial photography and mapping database
- Google Maps – street view

STATUTORY AND POLICY DOCUMENTS

The following statutory and policy documents are relevant to the application:

- Woollahra LEP 2014

- Woollahra DCP 2015

HERITAGE FRAMEWORK

- The subject site includes a building that is listed as a local heritage item in Woollahra Local Environment Plan 2014 'the LEP', 'House and interiors, front fencing (Item No.I390).
- The subject building is not listed on the State Heritage Register and is not in a heritage conservation area.
- The subject building is within the Vacluse West precinct.

SIGNIFICANCE OF SUBJECT PROPERTY/TO THE CONSERVATION AREA

The site includes a local heritage item listed on the Woollahra LEP 2014, being 'House and interiors, front fencing' (Item No. I390). The house was formerly known as Hartley Hope and Villa Igeia.

'Villa Igeia' is an exceptionally significant building through its aesthetic values and historical association as a rare and intact example of the work of the English architect Neville Hampson, the designer of 'Boomerang' at Elizabeth Bay.

6 Queens Avenue is an intact example of an Inter War Italian Renaissance Revival style of architecture, with influences from America, possibly from the architect Julia Morgan and her work at San Simeon for Randolph Hearst. The building is exceptionally aesthetically significant through its demonstration of international influences, externally expressed through the roof and external manner of detailing. This style of architectural design was rare in New South Wales during this period.

"Villa Igeia" contains a high level of technical significance for its ability to demonstrate the manner and detailing of the architect Neville Hampson

The house has a strong association with the Grace family who made it a centre of Sydney social life and for its later ownership by Sir Peter Abels a prominent Australian.¹The description of significance can be stated in full or summarised from a statement of heritage significance.

SIGNIFICANCE OF ITEMS IN THE VICINITY

A number of heritage items are located in close proximity of the subject site. These include:

- Former gatehouse to The Hermitage and interiors, front fencing, 3 sandstone gateposts at 20A Vacluse Road (Item No. 397)
- "The Hermitage"—house and interiors, grounds, gateposts and gates to Vacluse Road, inner gateposts, gates and fencing, stone works associated with adjacent Watercourse at 22 Vacluse Road (Item No. 398)
- Norfolk Island Pine, Hoop Pine, Bunya Pine, fencing to Vacluse Road at 22A Vacluse Road (Item No.399)
- Gardens formerly part of "The Hermitage" at 22D Vacluse Road (Item No.400)
- 2 Cook Pines, Norfolk Island Pine at 22E Vacluse Road (Item No.401)

Given the site topography and context, it is considered that no impact will adversely affect the heritage items in close proximity of the subject site.

DESCRIPTION OF PROPOSAL

The following works are proposed:

¹ Office of Environment & Heritage, *House, Front Fencing*, Statement of Significance, available online at <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2711400>, accessed October 2016.

- Demolition of the existing structure at no.8 Queens Avenue
- Amalgamation of the two existing allotments
- Conservation, restoration and adaptation of no.6 Queens Avenue, including:
 - Extension of the existing basement carpark to accommodate ten cars accessed by a ramp from 8 Queens Avenue
 - New addition including common areas such as media room, spa area, plant room, bar/kitchen associated with the new swimming pool.
 - Modification of front entrance
 - Internal alterations
- New secondary dwelling on the east of the site with shared basement parking, swimming pool
- Associated earthworks and new landscaping

ASSESSMENT OF HERITAGE IMPACT

Compliance with the relevant planning controls

The assessment is made using the following statutory and policy heritage conservation provisions:

Woollahra LEP 2014 Part 5.10 Clauses 1(a), 1(b), 4

- Clause 1(a) The development does conserve the heritage of Woollahra.
- Clause 1(b) The impact upon the heritage significance of the item will be neutral.
- Clause 4 This referral constitutes an assessment under this clause.

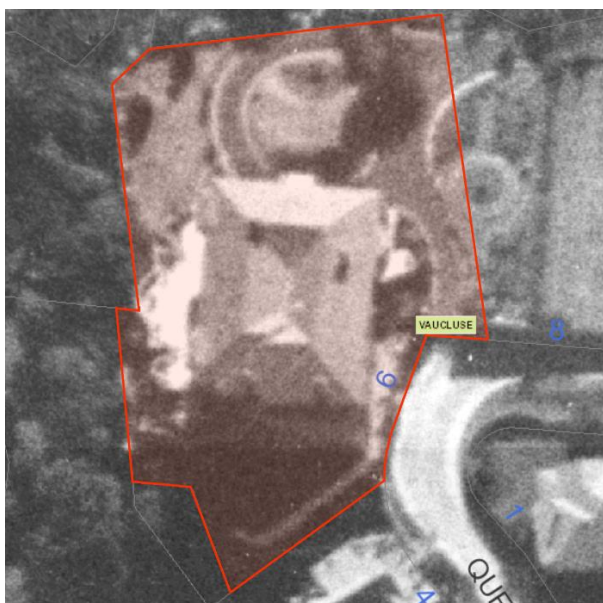
Woollahra DCP 2015

Consideration

6 Queens Avenue

Landscape works

- The 1943 aerial photograph by RTA shows the original landscaped setting of Hartley Hope, with the original vehicle loop in the northern section of the block when the site's main access was from Vacluse Road. The existing landscape works are generally dating from 2006 and 2009, when major changes to the landscaping, including new basement garage, have substantially altered the original setting. As such, changes to the existing landscaped setting, including removal of the swimming pool, can be supported as they do not constitute heritage fabric.



1943 Aerial (RTA)



Existing aerial (Google Maps)

External alterations

- It is noted that very limited external alterations are proposed, mostly affecting existing openings at ground and first floor level. The proposal aims to replace existing steel openings with aluminium framed, high performance glazed units to increase energy efficiency and security. The aesthetic integrity of the house and its presentation will be retained and continue to be appreciated. Where aluminium framed windows are being installed, it is recommended that they match the existing steel frame profile.

Internal alterations

- Original plans for this house are held at Woollahra Local Studies, with some documentation having been provided in the Heritage Impact Statement and Conservation Management Strategy. Changes mostly affect fabric graded as 'neutral' or 'intrusive', in accordance with the Significance Diagram and Schedule of Significant Elements outlined in the Section 5.4 of the Conservation Management Strategy.
- At site inspection it was ascertained that the first floor level does not retain original fabric, including cornices, joinery and internal significant decorations, having the house been subject to extensive internal renovations in the last 10 years.
- Where original walls are removed, these need to be interpreted through the use of portal frames, bulkheads and wall nibs in order to provide evidence of the original wall layout. Changes are mostly occurring at first floor level in the areas of the Master Bedroom 1 (including dressing room and master ensuite), Bedroom 4 (including Wardrobe and Ensuite), Bedroom 6 and 5 with adjacent bathroom and Master Bedroom 3 (including Master Ensuite and Master Robe 3). A condition of consent will be stated accordingly.
- The ground floor level retains most of the original wall layout and minimum alterations are proposed. The proposed reinstatement of a fireplace is proposed in the main living area, which is considered a positive heritage outcome.

8 Queens Avenue

Demolition of 8 Queens Avenue, site amalgamation and new secondary dwelling

- This is a 1955 dwelling that does not have any heritage significance or architectural merit. Its removal is supported on heritage grounds.
- The proposed site amalgamation will not adversely affect the house's visual and physical heritage curtilage, however it is noted that this site was originally part of the grounds of 6 Queens Avenue. The proposed amalgamation of the two sites is therefore supported as it will partially reinstate the large original grounds of Hartley Hope.
- The design of the new dwelling is declaredly contemporary in terms of built form, materials and finishes. Overall the new secondary dwelling is considered to be acceptable as it will not affect the visual and physical curtilage of Villa Igiea.

Woollahra DCP 2015

Consideration

Part B – General Residential DCP

Clause B1.10 Vacluse West Precinct

Objectives O1, O3, O4

- The proposal is considered to be consistent with the precinct's objectives. The streetscape character is maintained and the proposed new dwelling will be a declaredly contemporary development presenting as a two storey form to the street. A buffer zone created by landscaped elements and the driveway will occur between the two buildings, and overall the house's curtilage will not be affected by the proposed new secondary dwelling.

RECOMMENDATION

The application is generally acceptable as it complies with the relevant statutory and policy documents and would have a satisfactory impact. Consent, subject to conditions.

1. Where new aluminium framed windows are being installed to the heritage item 'House and interiors, front fencing' (Item No. I390), it is recommended that they match the existing steel frame profile.
2. Where original walls are to be removed at First Floor level of the heritage item 'House and interiors, front fencing' (Item No. I390), these need to be interpreted through the use of portal frames, bulkheads or wall nibs in order to provide evidence of the original wall layout. This is limited to the areas of the Master Bedroom 1 (including dressing room and master ensuite), Bedroom 4 (including Wardrobe and Ensuite), Bedroom 6 and 5 with adjacent Bathroom and Master Bedroom 3 (including Master Ensuite and Master Robe 3).
3. All persons responsible for the management, maintenance and construction works to the site need to be familiar with the significance of the heritage item 'House and interiors, front fencing' (Item No. I390) and the Conservation Management Strategy by Urbis, dated 15 November 2016.
4. All conservation works to be undertaken to the heritage item 'House and interiors, front fencing' (Item No. I390) need to be in accordance with the Conservation Works Schedule outlined in Appendix A of the Conservation Management Strategy by Urbis, dated 15 November 2016.

Special Conditions

1.1 Recording of Heritage Items prior to any alteration

A full archival record of the building and landscape elements to be altered is to be submitted, to the satisfaction of Council's heritage officer, prior to the commencement of any work and prior to the issue of a Construction Certificate.

The archival record is to be completed by a heritage consultant listed by the NSW Heritage Office or by another suitably qualified consultant who must demonstrate a working knowledge of archival principles.

The archival record is to include:

- a) The submitted heritage report including the heritage assessment undertaken in accordance with the current guidelines of the NSW heritage office, the statement of significance, the dilapidation report and the reasons for demolition.
- b) A site plan at a scale of 1:200 (or 1:500 if appropriate) of all structures and major landscape elements including their relationship to the street and adjoining properties.
- c) Annotated measured drawings: floor plans, roof plans, elevations and at least one cross section, each at a scale of 1:100.
- d) Photographic archival records must be taken of the building, landscape or item in accordance with 'The Heritage Information Series, Photographic Recording of Heritage Items Using Film or Digital Capture 2006' published by the NSW Department of Planning Heritage Branch.

The archival record must include:

- Context Photographs- A recording of each site, place or movable item or collection in its context;
- Relationship of Buildings on the Site to Each Other;
- Individual Building or Structures- Photographs of each façade with details where appropriate including but not limited to: eaves, soffits, rainwater heads, downpipes, window reveals and sills, doorways and steps, and balustrades;

- Internal Spaces- Images should be taken in a sequence to show all internal elevations, including floors and ceilings, where possible. Special attention should be placed on structural elements, fittings and any movable items.

The following table summarises the lodgement details for photographic records, depending on which material is selected. It is satisfactory to supply one material only and digital material is recommended.

Material	Minimum Requirement	Repository
Digital Materials	1 copy of photographic report – paper copy 1 CD-Rs or DVD 1 set of 10.5x14.8cm prints	<u>Woollahra Council</u> Report (paper) + CD-R or DVD + prints
Black & White Film (plus any supplementary colour film)	1 copy of photographic report 1 set of negatives 1 sets of proof sheets and catalogue	<u>Woollahra Council</u> Report + negatives + 1st set of proof sheets
Colour Transparencies or Slides	1 copy of photographic report 1 set of original transparencies and two sets of duplicates OR 1 set of original images taken concurrently	<u>Woollahra Council</u> Report + original transparencies

The full archival recording is to be submitted be to the satisfaction of Council's heritage officer prior to the commencement of demolition, works and prior to the issue of a Construction Certificate. The original will be retained by Council and a copy will be provided to the Woollahra Local History Library.

These photographic records must be submitted to Council prior to the demolition or removal of any part of the building and landscape elements to be demolished.

Note: The NSW Heritage Office Guidelines can be downloaded free of charge from <http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/infoarchivalrecords.pdf>
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Standard Condition: B2 (Autotext BB2)

Flavia Scardamaglia
Heritage Officer