

8th October 2023

Draft

The General Manager
Hawkesbury City Council
366 George Street
WINDSOR NSW 2756

Attn : Senior Heritage Officer, Christopher Reeves

Dear Christopher and Team

Allambie Cottages, 1256-1258 Old Bell's Line of Road, Kurrajong Heights
SWCPP Site Inspection 27th September 2023

I refer to our brief site inspection of Allambie Cottages on 27th September 2023 together with the Sydney Western City Planning Panel (SWCPP) members and representatives from TfNSW.

Please find attached a copy of my initial report from the brief inspection together with some initial conclusions.

As part of my assistance to Council, I have also prepared a broader overview of the issues together with some initial strategies. I will separately forward you that report early in the coming week.

If you have any queries regarding the attachments please let me know.

Yours Sincerely



Christo Aitken

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Allambie Cottages, 1256-1258 Old Bell's Line of Road, Kurrajong Heights SWCPP Site Inspection 27th September 2023

1.0 Introduction and Background

Christo Aitken and Associates was requested by Hawkesbury City Council to provide heritage support and professional advice regarding Development Application DA 0173/22 for the proposed demolition of Allambie Cottages in the village of Kurrajong Heights (Lots A and B DP14931). Christo Aitken is a conservation architect and heritage advisor based in the Blue Mountains with 40+ years professional experience working on highly significant historic buildings in urban and rural areas for Local and State Government and private owners of historic buildings. Christo's practical skills, understanding of historic buildings and positive heritage outcomes have been recognised through significant heritage awards for excellence.

Allambie is listed on *Schedule 5 of the HLEP 2012* (ref Item I504) as an item of local heritage significance. The significance of the property was recognised in 1983 in the *Heritage Study of the North Western Sector of Sydney* undertaken by experienced heritage consultants for the Department of Planning. The heritage study stated that the group comprised '*a 1920 substantial timber former guest house which is essential to the character of this mountain village precinct*'. The subsequent 1986 *Heritage Study of the Shire of Hawkesbury* undertaken by an equally experienced heritage team for Hawkesbury Council recommended inclusion of Allambie in Schedule 11 of HLEP 1984. The key criteria of significance relates to Allambie's historical, historical association, aesthetic and social values to the Hawkesbury region, the Kurrajong Heights precinct and the local community.

In 1984 the Department of Motor Transport / RTA acquired the property and subsequently the residential lease was terminated and the building was left unoccupied. The condition of the building in May 1986 was stated as being '*fair*' and typical of many weatherboard buildings in rural areas '*requiring external repainting*'. The property was included on the RTA's Section 170 Register managed by the 1977 NSW Heritage Act.

In 2006 RTA lodged a development application (DA0956/06) to demolish Allambie Cottages based on their deterioration. In response the delegate for the Heritage Council of NSW recommended that the DA be refused noting that the cottages made a significant contribution to the locality and "*their condition resulted from neglect by the current owner*" (ref letter dated 8th February 2007). In 1999 the Heritage Act had been amended to include Heritage Regulation 1999 to guide the '*minimum standards of maintenance and repair*' required by private and public owners of properties affected by the 1977 NSW Heritage Act. Further advice was provided by the Heritage Council of NSW (ref letter dated 22nd July 2011) noting that a "*degraded state of the buildings or place does not eradicate the contribution those buildings or places have made to the history of that particular locality. This concept is fundamental to heritage conservation practice*". A range of considered and appropriate management options were recommended to RTA. It is unclear whether any of those constructive options were explored by RTA.

The original DA appears to have been withdrawn in 2021(?) and re-lodged by TfNSW in 2022. The reasoning for the re-lodgement is unclear at this early stage but intervening changes to the EP&A Act determination process for State Agencies now requires assessment by the Sydney Western City Planning Panel with a recommendation to the Department of Planning (Minister of Climate Change, Energy, the Environment and Heritage).

The site inspection on 27th September 2023 was the first site inspection by the SWCPP and representatives from Hawkesbury City Council, TfNSW and associated consultants.

2.0 Site Inspection Brief Report

The following limitations are noted:

- A full inspection of the exterior of the building was not possible as the trees and plantings within the property have not been maintained appropriately. The entire front elevation of the building was inaccessible due to undergrowth as were the recessed portions of the facades at the rear and the western elevation on the property boundary.
- An inspection of the interiors of the building was not possible as the building has not been appropriately maintained to provide safe access. It is understood that termite damage has occurred to some internal spaces but regular termite inspection reports, undertaken by experienced contractors for heritage buildings, were not available for reference.
- An inspection of the underside of the building, typically a relatively straightforward process for raised timber buildings, was not possible as the storm water system has not been appropriately maintained. It appears that rainwater has been allowed to cascade down the perimeter of the building for many years resulting in deterioration, particularly to the external lining boards, wall openings and perimeter hardwood timber piers. Regular structural inspection reports undertaken by skilled heritage structural practitioners identifying the condition of all critical structural elements do not appear to have occurred.
- A schedule of regular inspections, maintenance and repairs carried out on the buildings were not available for reference.
- A conservation management strategy or conservation management plan has not been prepared for the buildings to assist and guide in its regular care and management.

3.0 Critical Building Management Issues

The following critical statutory documents and guidelines are referenced:

- Heritage Act 1977 Section 170
- Heritage Regulation 2012 (and its predecessors in the 2005 and 1999 Heritage Amendment Regulations) <https://legislation.nsw.gov.au/view/whole/pdf/inforce/2023-09-13/sl-2012-0401>
- State Agency Heritage Guide, Management of Heritage Assets by NSW Government Agencies. Part 1 : State-owned Heritage Management Principles. Part 2: Heritage Asset Management Guidelines, 2005 <https://www.environment.nsw.gov.au/-/media/OEH/Corporate-Site/Documents/Heritage/state-agency-heritage-guide.pdf>

The NSW Department of Planning Environment have also prepared guidelines for owners of State significant properties in 2005 and copies are available from the website <https://www.environment.nsw.gov.au/topics/heritage/manage-heritage-items/minimum-standards-maintenance-repair-for-heritage-items>

The Department website states “*Owners and managers of heritage items are to ensure the State heritage significance of these important places and objects are protected by achieving minimum standards of maintenance and repair. The Heritage Act 1977 and Heritage Regulation 2012 outline the minimum standards to be achieved for the maintenance and repair of heritage items. We work with property owners and managers to fulfil their obligations. The Heritage Act 1977 also outlines the actions that could be taken if the minimum standards are not being met.*

This applies to private owners, local councils, NSW State agencies and other organisations”.

The minimum standards aim to prevent serious or irreparable damage or deterioration of a heritage item. The standards are based on good property management practices to:

- *avoid putting off maintenance which can cause serious damage or deterioration, and become very expensive*
- *ensure the values of the heritage item are protected.*

The minimum standards require owners to:

- ensure protection against damage or deterioration due to weather
- ensure a reasonable level of protection against damage or destruction by fire, including additional fire protection for unoccupied buildings
- provide security, including additional security measures for unoccupied buildings
- do essential maintenance and repairs to prevent serious or irreparable damage or deterioration
- arrange regular inspections
- provide inspection reports to the Heritage Council of NSW when needed or asked
- follow specific standards for ruins and moveable objects.

The Heritage Regulation 2012 “does not require owners to do extra work as long as the minimum standards of maintenance and repair are achieved”.

Copies of the above documents are attached for reference. Ref above website links.

4.0 Initial Site Inspection Summary

The brief site inspection revealed the following issues relating to sections of the external fabric of the buildings and this report should be read in conjunction with the structural engineering report prepared by *Shreeji Heritage Consulting* (Hari Gohil) a well-experienced structural engineering consultancy. The indications from the site inspection illustrate a range of maintenance issues *Heritage Regulation 2012* was designed to avoid :

Building Element	Inspection Notes	Initial Recommendations
General Timber buildings, particularly unoccupied historic timber buildings, are vulnerable to deterioration or damage if neglected.	<ul style="list-style-type: none"> • Previous records of maintenance and repairs were not available. 	<p><i>Note the related requirements of Heritage Regulation 2012:</i></p> <p>Division 3 Inspections CI 19 Owner to arrange inspections</p> <p><i>(1) The owner of a building or work (other than a ruin) or a relic must, in accordance with this Division, arrange for the building, work or relic, and its curtilage or site, to be inspected to identify maintenance and repairs that are needed to ensure compliance with section 119 of the Act in respect of the standards set out in Division 1.</i></p> <p><i>(3) An inspection must be carried out—</i> <i>(a) in the case of the standards set out in clauses 10–14—at least once every 12 months, and</i> <i>(b) in the case of the standards set out in clause 15—at least once every 3 years, and</i> <i>(c) in the case of standards imposed in accordance with Division 2—within the time period (if any) specified in the relevant listing, and</i> <i>(d) in any case—whenever reasonably requested by the Heritage Council.</i></p> <p><i>Note—The maintenance and repair requirements of section 119 of the Act are ongoing and are not limited to matters identified by an inspection carried out for the purposes of this clause.</i></p>

		<i>(4) The inspection is to be carried out by a person with expertise and experience</i>
<p>Roofs, Gutters and Downpipes</p> <p>Allambie Cottage group comprises two c1920s timber-framed cottages with a c1940s timber-framed connecting link. The building forms include bay windows, perimeter verandahs and decorative gables typical of the period.</p>	<ul style="list-style-type: none"> • The roof cladding appears to be unpainted Zinalume corrugated metal sheeting as opposed to traditional galvanised custom orb metal sheeting. The general condition of the roof sheeting appears in good condition. • Ridge cappings, valley gutters, gable flashings and cappings appear in good condition but were not readily accessible. • The roof forms, valleys and ridgelines generally appear to be true and show no obvious signs of distortion indicating that structural roof framing is reasonably intact. • The roof cladding of the bay windows were not able to be inspected due to unmaintained vegetation in some areas. • Roof gutters appeared to be largely non-functional. Extensive rust damage, collapsed and missing sections of gutters were evident. This was resulting in uncontrolled rainwater movement around the perimeter of the building impacting the weatherboard wall claddings, the timber framed windows and door openings, the sandstone and hardwood timber piers and the ground surfaces around the majority of the building. Uncontrolled rainwater from the roof along the uphill side of the building (Bell's Line of Road) will lead to rainwater running under the building with further potential deterioration, increased moisture levels and risk of termite attack. Remnant sections of severely rusted galvanised iron gutters remain in some areas indicating lengthy periods of neglect. Additional deterioration is also likely to have occurred with 	<p>Urgent works required</p> <ul style="list-style-type: none"> • Cut back and remove vegetation obscuring the building. • Inspect edge flashings and bay windows to ensure weathertight. • Install temporary gutters and downpipes to ensure that all roof water is carried away from the building. <p>Note the related requirements of Heritage Regulation 2012:</p> <p>CI 10 Weather protection</p> <p><i>(1) The following systems or components, if present, must be maintained and repaired (including by being cleaned and secured) to the standard necessary to ensure a reasonable level of protection for the building, work or relic, and its curtilage or site, against damage or deterioration due to weather—(a) surface and sub-surface drainage systems, (b) roof drainage systems, including gutters, rainwater heads, down-pipes and stormwater drainage systems,</i></p> <p>CI 15 Essential Maintenance and Repair</p> <p><i>(1) Essential maintenance and repair of a building, work or relic (being maintenance and repair necessary to prevent serious or irreparable damage or deterioration) must be carried out whenever necessary.</i></p> <p><i>(2) Essential maintenance and repair of a building, work or relic (being maintenance and repair necessary to prevent serious or irreparable damage or deterioration) must be carried out whenever necessary. Essential maintenance and repair includes—(a) the taking of measures (including inspection) to control pests such as termites, rodents, birds and other vermin,</i></p> <p><i>(3) The requirement for essential maintenance and repair extends to (but is not limited to) the following—(a) foundations, footings and supporting structure of any building, work or relic, (b) structural elements such as walls, columns, beams, floors, roofs and roof structures,</i></p>

	<p>the replacement of the original GI sheeting by RTA. Like-for-like replacement is recommended best practice to avoid unnecessary damage from dissimilar materials and galvanic corrosion.</p> <ul style="list-style-type: none"> • Few, if any, later PVC rainwater downpipes appeared to be functional in carrying stormwater away from the building to avoid unnecessary deterioration and damage to the structure, fabric and foundations. • It is unclear whether birds and other pests are entering the roof space or unprotected wall and window openings. 	<p><i>and verandah or balcony structures, (c) exterior and interior finishes and details.</i></p>
<p>External Walls</p> <p>Allambie Cottage group comprises a traditional rusticated / scalloped timber weatherboard to the original 2 cottages and asbestos(?) cement sheeting to the later link and verandah enclosures.</p>	<ul style="list-style-type: none"> • The timber weatherboards were in fair condition considering their lengthy exposure to the weather and loss of paint. This suggested the use of quality wide timber boards in the original construction. The lower sections of the walls appeared to have sustained greater exposure because of the uncontrolled water discharge from the roofs. The jointing of boards appeared to be in relatively fair condition despite the exposure with only 1 bay window showing partial collapse of some boards from extended exposure to rainwater discharge evident bay extensive moss and algae growth on the walls • Timber wall framing could not be inspected but the alignment of the walls appeared to be reasonably true apart from sections of the northern façade where the perimeter structure had been impacted by sustained water discharge from the roof and likely ground settlement. Dislodged timber piers had not been temporarily propped to limit the degree of settlement. 	<p>Urgent works required</p> <ul style="list-style-type: none"> • Install temporary sheeting to wall areas suffering from extreme water damage and where boards have been dislodged. • Temporarily refix loose and dislodged boards to ensure that the wall framing is weathertight, particularly at the lower side of the walls close to the wall plate. <p><i>Note the related requirements of Heritage Regulation 2012:</i></p> <p><i>CI 10 Weather protection</i></p> <p><i>As above, related to roof structure</i></p> <p><i>CI 15 Essential Maintenance and Repair</i></p> <p><i>As above, related to roof structure</i></p>

	<ul style="list-style-type: none"> • Some sections of wall cladding had extensive moss and algae growth indicating sustained exposure to running water for considerable period. • It is unclear whether birds and other pests are entering the roof space or building. 	
External Wall Openings	<ul style="list-style-type: none"> • The cottages appear to retain most of their original timber framed windows and door openings. Period high-waisted timber doors and multi-light timber windows were evident on most building facades. Later enclosure of the verandahs included aluminium sliding sashes. • The timber-framed windows appeared to be in poor condition due to extended water exposure, weathering and lack of regular repainting. • Some window glazing was damaged, some windows were open and some door leafs damaged by vandalism. It is likely that security and weathertightness is an issue with door and window openings. • It is also unclear whether birds and other pests are entering the building through open windows and broken glazing. 	<ul style="list-style-type: none"> • Temporarily repair or secure open windows and doors to ensure that the building is secure and weathertight. • Ensure that the buildings are secure from unauthorized entry and damage. <p>Note the related requirements of Heritage Regulation 2012:</p> <p>CI 10 Weather protection</p> <p><i>(1) The following systems or components, if present, must be maintained and repaired (including by being cleaned and secured) to the standard necessary to ensure a reasonable level of protection for the building, work or relic, and its curtilage or site, against damage or deterioration due to weather—(d) roofs, walls, doors and windows (including the glass components of doors and windows) and other components intended to exclude sun, rain, wind, hail, snow or other weather elements, including their security against the effects of high winds,</i></p> <p><i>(2) Doors and windows of a building may, as an alternative to being repaired, be boarded up, but only—</i> <i>(a) if the building is unoccupied, or</i> <i>(b) as a short term measure pending repair.</i></p> <p><i>(3) If an opening to a building is designed or intended to have a door, window or other closure in place and does not have the door, window or other closure in place, the opening must be boarded up.</i></p> <p>CI 13 Security</p> <p><i>(2) The following systems or components, if present, must be maintained and repaired to the standard necessary to ensure a reasonable level of security for the building, work or relic— (b) in the case of a building, the walls, roof and other building elements, doors, windows and other closures, including glazing and</i></p>

		<p><i>associated locking and latching mechanisms,</i></p> <p>CI 14 Additional Security Measures for Unoccupied Buildings</p> <p><i>(1) The following additional security measures must be taken for the protection of a building that is to be unoccupied for a continuous period of 60 days or more— (a) if an electronic surveillance or alarm system is installed, the system must be connected to a police station or a commercial security provider; (b) if no electronic surveillance or alarm system is installed, arrangements must be in place for regular surveillance of the building, work or relic, as appropriate to its nature and location.</i></p> <p>CI 15 Essential Maintenance and Repair</p> <p><i>As above, related to roof structure</i></p>
<p>Foundations</p> <p>The foundations comprise a combination of (i) hardwood timber piers (ii) sandstone piers and (iii) sandstone footings (fireplaces and original verandahs)</p>	<ul style="list-style-type: none"> As noted above, an inspection of the footings was limited due to the proximity of vegetation in some areas and unstable perimeter piers in other areas impacted by the extended period of rainwater discharge from the roof leading to high in-ground water levels and isolated areas of settlement. A number of perimeter hardwood timber piers had settled or been dislodged. The available views underside of the building suggested that timber piers located away from the perimeter showed less sign of water damage. Settlement cracking was evident in some sandstone footings, particularly those on the perimeter of the building. The available views underside of the building suggested that stone footings and piers located away from the perimeter showed less sign of water damage. 	<ul style="list-style-type: none"> Temporarily back-prop the bearers, joists and wall plates where vulnerable due to settlement from high surface water levels resulting from roof drainage discharge. Inspect the western perimeter of the building and halt entry of any surface water or roof system discharge to under the building. This might involve temporary downpipes and temporary earth bunds. <p>Note the related requirements of Heritage Regulation 2012:</p> <p>CI 15 Essential Maintenance and Repair</p> <p><i>(3) The requirement for essential maintenance and repair extends to (but is not limited to) the following—(a) foundations, footings and supporting structure of any building, work or relic, (b) structural elements such as walls, columns, beams, floors, roofs and roof structures, and verandah or balcony structures, (c) exterior and interior finishes and details.</i></p>

<p>Landscape, Trees and Plantings</p>	<ul style="list-style-type: none"> • It is likely that the property contains some significant trees and plantings from the early 20th century guesthouse period. However, the alignment of existing Cyclone fencing, particularly at the eastern end of the property, does not appear to provide protection to some of the original garden plantings. • As noted above, the lack of maintenance of trees and plantings in close proximity to the cottages is impacting on the built fabric (i) the overgrowth of plantings, particularly on the southern and western facades are in contact with the building and likely impacting physically on roof, eaves, walls, windows and footings (ii) the lack of maintenance of plantings in close proximity to the buildings leads to extended periods of high moisture and water levels around the perimeter which further impacts on timber, encourages termite entry and leads to ground settlement impacting on the structure (iii) the uncontrolled plants and vegetation in close proximity to the timber buildings poses increased fire risks. 	<ul style="list-style-type: none"> • Clarify that the early plantings associated with the cottage group are adequately protected. • Maintain and carefully prune trees, shrubs, plantings and grass where they might pose a risk of damage to the building. Carry out the work with guidance from an experienced arborist and heritage consultant to avoid unnecessary damage or loss of significant early plantings. • Provide on-site fire-fighting equipment. <p>Note the related requirements of Heritage Regulation 2012:</p> <p>CI 15 Essential Maintenance and Repair</p> <p><i>(3) The requirement for essential maintenance and repair extends to (but is not limited to) the following—(f) landscape elements on the site of and associated with the building, work or relic, including vegetation, garden walls, paths, fences, statuary, ornaments and the like.</i></p> <p>CI 11 Fire Protection</p> <p><i>(1) Vegetation, rubbish and any other material that could create a fire hazard for the building, work or relic is to be removed and not permitted to accumulate. Note—Vegetation and other items can be of heritage significance, and their removal may require the approval of the Heritage Council or the local council.</i></p> <p>CI 12 Additional Fire Protection for Unoccupied Buildings</p> <p><i>(1) The following additional fire protection measures must be taken for the protection of a building that is to be unoccupied for a continuous period of 60 days or more— (b) permanent or temporary smoke detection systems must be installed with associated communication systems connected to the fire brigade in the district and, if the building will be unoccupied for a period of 6 months or more, provided with a permanent power supply.</i></p>
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<p>Other Built Elements</p> <p>(i) Water Tank</p>	<ul style="list-style-type: none"> • The property includes a relatively large in-ground water tank on the northern side of the garden. The condition of the tank is uncertain. It is unclear whether any downpipes connect to the tank or could be connected to the tank to provide on-site water storage for maintenance and repairs. • The property also appears to include a number of in-ground sumps and/or drainage connections. The lids appear unsecure and pose a further risk of pest entry to the unoccupied buildings. 	<ul style="list-style-type: none"> • Clarify the status of the water tank and whether it can be temporarily re-used for storage of water to assist with the maintenance and repairs. <p><i>CI 10 Weather protection</i></p> <p><i>(3) The requirement for essential maintenance and repair extends to (but is not limited to) the following—(c) water storages, dams, ponds, retention basins, watercourses, batters, levee banks, sea walls and other flood and erosion mitigation measures,</i></p>
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5.0 Initial Conclusions

Allambie Cottages appear to have been well-constructed using quality traditional timber detailing, galvanised iron and sandstone materials. The construction methods and building techniques are traditional and not complex. Their maintenance and repair would not have required sophisticated skills, unusual materials or expensive finishes. Timber buildings are particularly at risk from three issues – water, termites and weather exposure, with the first two issues often inter-related. However, timber buildings are also relatively easily repaired as compared to other building types, and particularly timber buildings that are raised above ground level providing access, clearance and ventilation, as are Allambie Cottages. A typical repair approach for a timber building would include detailed inspection by an experienced builder or engineer to identify damaged elements which would be cut out and replaced like-for-like. This process would typically occur element-by-element. A conservation management strategy or conservation management plan would document the evolution of the cottages, their fabric and finishes and significant fabric. Damaged fabric would be replaced like-for-like and intrusive fabric, such as, asbestos sheeting and aluminium windows, would be safely removed allowing original components of the buildings, such as, the open verandahs, to be reinstated. The majority of experienced builders, if guided by the appropriate heritage skills, could readily undertake a program of maintenance and repairs.

Fortunately, in the instance of Allambie Cottages, the repair work would also be guided by the fabric evident within the third cottage of the original c1920s group. The third cottage, on the northern boundary of Allambie Cottages, remained in private ownership and was regularly maintained and repaired. However, Allambie Cottages were acquired in the early 1980s by the Department of Motor Transport and the level of care and maintenance differed substantially from that of the neighbouring cottage on Douglas Street.

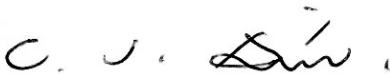
The site inspection and review of available documents illustrates that the key issues in the current condition of Allambie Cottages results from (i) lack of appropriate stormwater management (ii) lack of regular termite control and (iii) lack of protective painting of the exterior of the buildings. The primary issue of inappropriate stormwater management over an extended period has led to the structural issues identified at the recent site inspection by the heritage structural engineer. The lack of occupation and use of the cottages compounded the condition as issues were not identified and addressed.

Based on the above, I concur with the advice from the Heritage Council of NSW in 2006 and 2011 regarding Allambie Cottages that “*their condition resulted from neglect by the current owner*”. In view of the significance of Allambie Cottages and the long-standing obligations on the part of the current owner to ensure that those basic standards are undertaken, which, in the words of the Department of Planning and Environment, “*are based on*

good property management practices”, it is suggested that an avenue of support that appears to have been overlooked in previous discussions is that available from the Department of Planning and Environment. The Heritage NSW website includes supportive advice for owners and managers of historic buildings managed within the requirements of the Heritage 1977 that, in their words, they “*will work with property owners and managers to fulfil their obligations*”. <https://www.environment.nsw.gov.au/topics/heritage/manage-heritage-items/minimum-standards-maintenance-repair-for-heritage-items#:~:text=The%20minimum%20standards%20require%20owners,fire%20protection%20for%20unoccupied%20buildings>. It is therefore recommended that, as well as the other strategies recently suggested for stakeholder collaboration, that Heritage NSW are in a position to also assist in other ways at this stage.

Should you have any queries regarding the above notes please do not hesitate to contact me.

Yours Sincerely



Christo Aitken

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Conservation Architect



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A+ Member Australian Institute of Architects
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NSW State and Local Awards for Excellence

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Ref Site Inspection Photographs attached

Allambie Cottages, 1256-1258 Old Bell's Line of Road, Kurrajong Heights



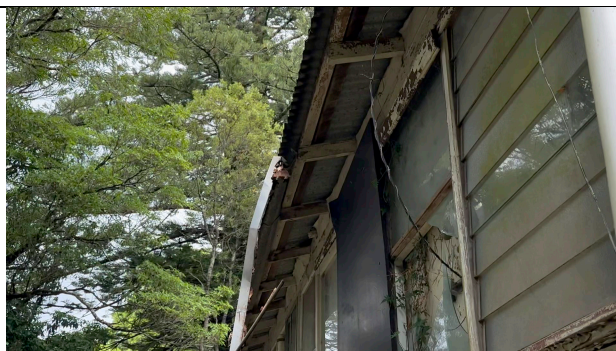
SixMaps view of Kurrajong Heights with Allambie fronting the northern side of Bell's Line of Road and comprising a significant proportion of the built frontage at the centre of the village.



Douglas Street view of the SWCPP on-site meeting and the Cyclone mesh security fence. The security fence does not appear to have been erected on the property boundary and if so does not provide protection to a number of possibly significant early garden plantings on Douglas Street frontage (ref HR 2012 CI 13 1)



View of the east elevation illustrating the lack of weather protection with collapsed gutters, uncontrolled discharge of stormwater from the roof, gutters and downpipes, broken windows and damaged cladding (ref HR 2012 Part3 Div 1 Requirement 10 Weather Protection (CI 1a-h)). The unprotected eaves and wall openings are likely to invite entry of birds and other pests (ref ref HR 2012 Part3 Div 1 Requirement 15 Essential Maintenance and Repair (CI 2a)).



As per image on left. The neglected condition of the building has impacted the security of the building with unprotected doors and windows. (ref HR 2012 Part3 Div 1 Requirement 10 Weather Protection (2))



View of the east elevation illustrating the lack of weather protection with water damage to the wall cladding and foundation walls impacted by uncontrolled rainwater movement leading to settlement (ref HR 2012 Part3 Div 1 Requirement 15 Essential Maintenance and Repair (CI 3 and b))



View of the north-east corner showing uncontrolled discharge of rainwater and impact on ground conditions in the vicinity leading to settlement of foundations. (ref HR 2012 Part3 Div 1 Requirement 15 Essential Maintenance and Repair (CI 3 and b))

Note : "HR 2012" references relate to the 1977 Heritage Act and some related clauses in the Heritage Regulation 2012 Part 3 Minimum Standards of Maintenance and Repair Division 1 Buildings, Works and Relics Clauses 9 to 15.

Allambie Cottages, 1256-1258 Old Bell's Line of Road, Kurrajong Heights



View of the northern facades illustrating the lack of protection of the wall cladding materials.



View of subfloor area from the north-eastern corner illustrating that the apparent damage is focused on the perimeter of the cottages resulting from uncontrolled discharge of stormwater around the perimeter of the building.



View looking south towards the NE end of the cottages



View looking south towards the NW end of the cottages illustrating the proximity of some trees and vegetation posing a physical risk and likely to raise moisture levels in and around the building with damaging consequences to the fabric.



View of the subfloor area from the north-western corner illustrating the condition of the stone footings for fireplaces and the hardwood piers located away from the perimeter of the building appear to be in fair condition.



View of the western recess between the western cottage and the link illustrating the damage to the perimeter of the cottages resulting from uncontrolled discharge of rainwater from the roof and gutters. The high moisture levels around the perimeter of the cottages has resulted in some settlement of perimeter walls and piers.

Allambie Cottages, 1256-1258 Old Bell's Line of Road, Kurrajong Heights



View of the western recess between the western cottage and the link illustrating the damage to the original weatherboarded bay window resulting from ongoing discharge of rainwater onto this section of the façade from the roof. Invasive plant growth due to high moisture conditions limited access.



View of the subfloor area from the north-western corner illustrating the condition of the timber piers, bearers and joists.



View of the subfloor area from the north-western corner illustrating the hardwood timber piers with galvanised iron ant caps that will have provided some protection from termite attack.



View of the western end of the northern façade illustrating the lack of weather protecting and security with open windows and poorly secured later sheeting.



View of the southern façade of the eastern cottage illustrating the overgrown shrubs plantings and trees limiting access and compromising the integrity of footings due to tree root growth. Damaged glazing and missing screens pose a security risk for this unoccupied building



View from Douglas Street of the third cottage of the original 1920s group illustrating the difference that care and regular maintenance make to the condition of a building..