

SWCPP DEFERRAL RECOMMENDED ACTION - DATED 1st DECEMBER 2024
RESPONSE TO TfNSW CONSULTANTS 2024 REPORTS – HERITAGE 21

The Sydney Western City Planning Panel were clear at their meeting dated 1st December 2024 – *the need for a clearer understanding of the fabric of Allambie*. This report addresses those issues but the extent and detail of onsite inspection was curtailed by TfNSW. While the SWCPP stated that the TfNSW reports were to be completed by the end of January 2024 the reports were not completed and circulated until early April allowing the consultants 3 months of inspection and analysis.

Subsequent access to the property for Hawkesbury City Council and their consultants has proved difficult to organise. Site inspection, investigation and analysis was eventually agreed for Thursday 18th April 2024. Council and consultants had prepared for a ‘fulsome analysis of fabric’ likely to take a half to a full day onsite. However, during the detailed onsite inspection, TfNSW curtailed the inspection to only 1 hour without any prior discussion or advance notice to Hawkesbury City Council or the consultants.

Therefore, Part B of this report is limited to the work completed as part of that curtailed inspection on Thursday 18th April 2024 but it clearly illustrates a methodical and analytical approach applied to the fabric. The findings are positive that the restoration of Allambie will not result in the loss of significant fabric but clearly will result in the re-presentation of fabric preserved and protected by later asbestos cement sheeting, in particular the principal façade to Bell’s Line of Road and Kurrajong Village.

RESPONSE FORMAT

PART A – CONSERVATION ARCHITECT TABULATED RESPONSE TO HERITAGE 21 REPORT DATED 29TH FEBRUARY 2024

- Paragraph-by-paragraph review and response issues
- Images extracted from Heritage 21 report and supplemented to better illustrate the fabric issues
- Gaps and missing analysis highlighted together with heritage methodology issues

PART B – CONSERVATION ARCHITECT BRIEF ILLUSTRATION A METHODOLOGY RESPONDING TO THE SWCPP REQUIREMENT FOR A ‘FULSOME ANALYSIS OF FABRIC’

- B1 Onsite Fabric Analysis – Roofing
- B2 Onsite Photographic Analysis – Roofing
- B3 Onsite Fabric Analysis – Infilled Verandahs
- B4 Onsite Photographic Analysis – Infilled Verandahs
- B5 Partial Fabric Analysis & Detail



PART C – CONSERVATION ARCHITECT SUMMARY CONCLUSIONS



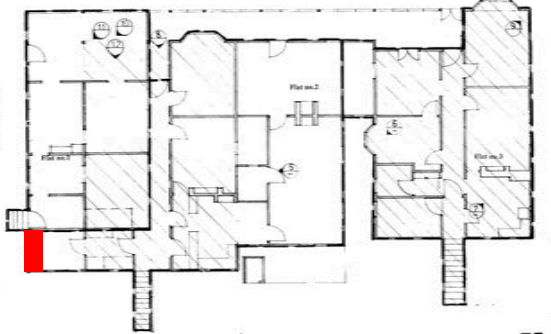
- Conservation Architect Initial Summary Conclusions



PART A – CONSERVATION ARCHITECT RESPONSE TO HERITAGE 21 REPORT DATED 29TH FEBRUARY 2024

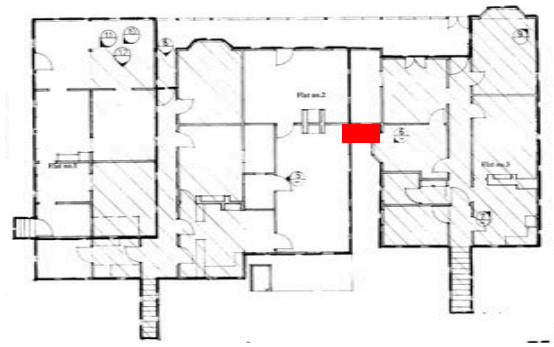
Extracts from <i>Heritage 21</i> Heritage Review Site Visit dated 25 th January 2024 Site Report dated 24 th February 2024	<i>CA&Associates</i> Response Findings Site Inspection dated 18 th April 2024 Site Analysis dated 20 th April 2024	<i>CA&Associates</i> Conclusions and Comment
Re p1 para 1. <i>Background</i> “ <i>Heritage 21 has been engaged by Transport for NSW to review the heritage context</i> ”	<p>This engagement “to review the heritage context” is beyond the scope of work recommended by the Sydney Western City Planning Panel on 1st December 2023.</p> <p>SWCPP intended for TfNSW to provide advice only on two specific issues (1) a detailed analysis of the fabric and (2) future use of the site if Allambie were to be demolished. The Heritage 21 commission and report have focussed on neither of the Panel’s recommended actions.</p> <p>Extract of SWCPP RECOMMENDED ACTION relating to the heritage values of the property “<i>The Applicant should update its supporting material by the end of January to include a more fulsome analysis of what fabric would be lost through restoration</i>” (Ref SWCPP Record of Deferral dated 1st December 2023 Actions)</p>	<p>The focus of the Heritage 21 document is unrelated to the task recommended by the SWCPP and provides no “fulsome analysis of fabric” as intended by the Panel.</p>
Re p1 para 2. <i>Nature of Heritage Review</i> “ <i>This advice is based upon an assessment of the documentation provided to Heritage 21 to assess only and does not purport to have reviewed or in any way endorsed decisions that are of a planning or compliance nature</i> ”. <p>This section also concludes by <u>excluding</u> certain critical tasks “<i>...does not purport to determine or assess any BCA requirement, services related issue, contamination issue...</i>”.</p>	<p>This section heading and the detailed explanation of scope further distances the Heritage 21 report from the required SWCPP task. There is no mention of a “<i>fulsome analysis of fabric</i>” having been carried out by Heritage 21.</p> <p>The exclusion of these tasks in the Heritage 21 report, further diminishes the Heritage 21 report from the required SWCPP task as there is a direct relationship between the “restoration” of Allambie and the removal of fabric for compliance reasons ie the fibrous cement / asbestos / contamination issues). The SWCPP anticipated a detailed investigation of the heritage values of the fabric with an understanding of the implications of the BCA, National Construction Code, LEP and other compliance implications.</p> <p>The removal of the asbestos sheeting, for compliance reasons, is part of the <i>fabric that would be lost through restoration</i>...and would lead to a positive restoration outcome.</p> <p>A further oversight in the Heritage 21 document is a lack of mention, use or reference to the critical heritage and conservation ‘compliance’ document “<i>The Burra Charter</i>” which widely acknowledge in the building industry as the defining measure of best practice heritage conservation.</p>	<p>The Heritage 21 report limits its focus by excluding aspects that are directly related to the SWCPP intent in better understanding the fabric of Allambie.</p> <p>The Heritage 21 report has not mentioned, used or referred to the best practice measures for heritage and conservation outcomes in responding to the fabric implications resulting from the ‘restoration’ of Allambie.</p>
Re p2 para 3. <i>Authors</i> The skills, qualifications and experience of the author and reviewer of the document have not been detailed in the report. It is also unclear whether the author and reviewer attended the site inspection on 25 th January 2024.	<p>The assessment of this DA is a complex task requiring highly experienced and practical input. Typically this would require a suitably experienced architect or engineer, in order to fully understand the practical building issues. Broader-based ‘heritage consultants’, such as, town planners, archaeologists or project managers, are unlikely to have the necessary hands-on experience.</p>	<p>The skills, qualifications and experience of the author and reviewer of the document should be included to illustrate the practical experience in fabric investigation and restoration of historic buildings. It should also be clarified whether the author and reviewer of the report inspected the site on 25th January 2024.</p>


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	Hawkesbury City Council’s professional support team are drawn from those with an established track-record in the practical repair, restoration and conservation of highly significant historic buildings.	
Re p3 para 5.1 <i>Heritage Context</i>	<p>The heritage review is in itself relatively brief with little detail.</p> <p>It would have been appropriate to have included the Statutory obligations resulting from the s170 Listing, such as, the “<i>Minimum Standards of Maintenance and Repair</i>” and the obligations in the 1977 Heritage Act.</p>	The analysis provides little detail relating to the SWCPP intent and has overlooked critical Statutory requirements for TfNSW related directly to the “<i>Heritage Context</i>” arising from Section 170 heritage listing and the 1977 Heritage Act.
<p>R p4 para 6.1 <i>Physical Evidence</i></p> <p>The following analysis of each of the 3 relevant paragraphs reinforces the opinion that the site investigation was limited and therefore the conclusions reached not supported by comprehensive evidence:</p> <p>Para 3 p4 <i>Observations</i> on site on the 25th of January 2024 has contributed to <i>Heritage 21</i> being of the opinion that the fabric of the building is in very poor condition. The subject building appears to have experienced further decay since the previous round of heritage and structural reports were written.</p> <p>Para 4 p4pt1 “The sandstone walls and piers to the south-eastern corner of the dwelling are leaning away from the building, with several piers having cracks throughout (sic) the mortar and stone”</p>	<p>Based on the SWCPP intent this section should have been the focus of the report, however, it is only a half-page with only three brief paragraphs relating to physical condition. There are no site sketches, marked up drawings or detailed analysis of the fabric and its physical condition.</p> <ul style="list-style-type: none">• This important section in the report is unclear whether the level of detail was sufficient to respond to the SWCPP intent. The <i>Heritage 21</i> use of the term ‘<i>observations</i>’ suggests a more distant relationship between building and viewer rather than one of a ‘fulsome’ investigation and documentation with a methodical follow-up analysis.• This important section in the report is unclear which aspects of the ‘<i>fabric of the building</i>’ were regarded as being in very poor condition and whether there was a methodical grading of built element and condition. Insufficient detail and analysis.• This important section in the report is unclear which aspects of the building have ‘<i>experienced further decay</i>’. The use of the term ‘<i>appears</i>’ suggests that there is some uncertainty on site and is not a definitive response. Insufficient detail and analysis.• This important section in the report is unclear which ‘<i>round of heritage and structural reports</i>’ were referred to in forming those opinions. Insufficient detail and analysis. <p>It is unclear whether only the south-eastern corner of the building was observed in detail as it is the only site-location-specific documented in the report. Other sandstone walls elsewhere in the building appear to be in relatively good condition. The south-eastern corner of the building has particularly suffered from neglect and basic maintenance by TfNSW. The rainwater management system has not been adequately maintained and repaired as required by the 1977 Heritage Act. Uncontrolled rainwater discharge from various roof areas, gutters and downpipes has resulted in localised ground settlement and deterioration of some perimeter building elements at the rear of the building.</p>	

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	<p>Extract from Heritage 21 Report Figure 17 Caption : <i>Southeast elevation pictured showing later addition asbestos clad verandah.</i></p>  <p>Note : the Heritage 21 caption correctly refers the later addition of an asbestos clad verandah...but does not draw attention to the reasons for the localised ground settlement resulting from the collapsed gutter, disconnected and missing downpipe or discharge of rainwater over the wall and footing. This illustrates the selective approach in the Heritage 21 site ‘<i>observations</i>’.</p> <p>Note : Figure 18 on p15 of the Heritage 21 report incorrectly notes photograph as being “<i>the rear NW corner of the building</i>” but is actually still the south-eastern corner of the building. This error may suggest to readers of the Heritage 21 report that the stonework deterioration is more extensive than is the case. A stonewall approximately 3m to the right of the Heritage 21 photograph does not suffer the same issues but was not included in the Heritage 21 photograph. Therefore the issue at the south-eastern corner is more localised and related directly to stormwater mismanagement.</p> <p>CA&Assoc images (ref below) show more representative examples elsewhere in the building where the impact of stormwater management is not as great.</p>  <p>CA&Assoc photo of foundation stonework to the right of the south-eastern corner <u>not</u> suffering from the same impact.</p>	<p>The physical evidence documented in paragraph 3 of the Heritage 21 report is not methodical or detailed but based on an ‘observation’ of the perimeter of the building only. Therefore, the conclusions arrived at in the Heritage 21 report may not be correct or accurate without a fulsome inspection and analysis of the fabric.</p> <p>The resultant damage to the building fabric in the south-eastern corner would involve the following scope of work to restore the verandah to its original use:</p> <ul style="list-style-type: none">• Removal of the damaged fibro sheeting to repair the associated timberwork. The damaged fibro sheeting and c1960s glass louvres would not be replaced as they are later additions not associated with the period of high heritage significance.• The restoration work would focus on the like-for-like replacement of damaged timber sections resulting from exposure to weather and water. Note : Repair work would retain sound timbers and either splice in new short sections or double up matching timbers where necessary, both of which are heritage sympathetic solutions.• Repair of the gutter and downpipe to the SE corner to discharge roof water safely to the ground level away from the building. Historic photographs would be used to reinstate appropriate gutter and downpipe profiles.• Partial dismantling and underpinning if necessary. Note: by halting the rainwater flow over the building fabric in SE corner the in-ground settlement on the SE corner resulting from stormwater mismanagement will similarly halt.• Reconstruction of the low stone wall using original stones and lime-based mortar to match the original.• Repair of timber fascia, timber edge beam, wall plate and lower edge fascia where exposed to long-term water using like-for-like timber sizing and profiles.• Repair of original verandah boards and restoration of original timber handrail and steps. <p>The above restoration work approach and methodology provides ‘<i>a more fulsome analysis of fabric showing clearly with little to no significant fabric lost through restoration</i>’.</p>

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	<div></div> <p>CA&Assoc photo of foundation stonework to the left of the south-eastern corner <u>not</u> suffering from the same damage.</p> <div></div> <p>CA&Assoc photo of foundation stonework <u>not</u> exposed to water damage and similarly <u>not</u> suffering from the same damage as the unnecessarily exposed SE corner of the building.</p> <p>To provide context - The marked-up floor plan below illustrates the relatively isolated area affected referred to by the Heritage 21 report.</p> <div></div>	

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<p>Para 4 p4pt2 “Many of the split-timber stumps are noticeably weathered, termite affected and no longer plumb”.</p>	<p>The Heritage 21 report only provides one photograph of a dislodged split-timber stump. Ref Heritage 21 report Figure 31 p18. The location appears to be adjacent the rear timber stair that has apparently been dismantled by TfNSW to limit unauthorised access to the building. The photograph suggests that the top of the stump is in fair-good condition. It is possible that this particular stump was dislodged at the time of the dismantling of the stair.</p> <p>The Heritage 21 report includes a number of images of split-timber stumps apparently secured in position. Ref Fig 22 below which also appears to show a sound stonework foundation wall to the left. Surface water staining of timberwork is evident in the image but no termite damage.</p> <p>Extract from Heritage 21 Report Figure 22 Caption : <i>Figure 22. View towards the footing structure and undercroft of Allambie. Many of the timber supports are termite affected.</i></p>  <p>Extract from Heritage 21 Report Figure 21 <i>Figure 21. Deteriorated and termite eaten foundations to the front verandah.</i></p>  <p>Note : The Heritage 21 report states that ‘many of the timber stumps are termite affected’ but the only image of termite damaged timber is Figure 21 above. The caption states that the image is of “termite eaten</p>	<p>Timber stump construction is common across Australia since first settlement in the early 1800s and it is equally common in Australia for houses to be “restumped”. <i>Canstar</i>, the well-respected organisation that markets itself on its ‘fact-checking process’ has researched restumping of residences https://www.canstar.com.au/home-loans/restumping-cost/</p> <p>Canstar’s analysis concluded that “According to tradie listings website <i>HIREtrades</i>, fully restumping a small to average-sized home with one to three bedrooms could set homeowners back around \$10,000 to \$25,000, or potentially more depending on the specifics of the job. Trade website <i>HiPages</i> estimates that restumping a house could cost anywhere between \$5,000 and \$20,000”.</p> <p>There are many building firms regularly undertaking restumping of residences and although the costs may vary depending on site specific factors the costs are not substantial.</p> <p>Allambie could be restumped to make good the deteriorated posts in a straightforward manner. It is not a complex building task. The Heritage 21 provides no indication of the extent of the deterioration of the stumps without a detailed inspection. Therefore the conclusions arrived at in the Heritage 21 report may not be correct or accurate without a fulsome inspection and analysis of the fabric.</p>

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	<p><i>foundations</i>” but the image appears to be a termite damaged fascia board on the side verandah (east). A fascia board is a decorative timber trim and is not a ‘foundation’ member and plays no structural role. There are no detailed images of any termite trails only distant views of timber elements without termite activity evident.</p> <p>As raised by CA&Assoc at the December 2023 site inspection, the mismanagement of the stormwater system around the perimeter of the building is likely to have attracted termites because of ongoing damp and moist conditions. CA&Assoc also asked whether TfNSW had a termite inspection program, policy, recent report or set in place typical mitigation measures for a significant historic timber buildings. No termite inspection report was available and no termite mitigation measures were in place by TfNSW.</p> <p>Subsequent to the December 2023 SWCPP site inspection a termite inspection was carried out by <i>Timber Inspection NSW</i> for TfNSW. However, the report is brief and general in nature with only a visual inspection of the <u>perimeter</u> of the building. No methodical inspection appears to have been carried out. No drawings of the building were included. The conclusions of the report are included below.</p> <p>Similarly, no images are included in the Heritage 21 report illustrating (i) <i>the extensive termite damage</i> or (ii) <i>the partially collapsed flooring due to termite damage</i>. Figure 32 in the Heritage 21 report refers to “<i>the lightwell area between the cottages...</i>” and the “<i>collapse of a bay window and fabric below</i>”. However, no images were included as unmaintained vegetation restricts access and visibility to this confined space it was apparently not possible to observe the extent of deterioration or perhaps to conclude the reasons for the collapse.</p> <p>No plans or drawings were included as part of the Heritage 21 report but to illustrate the localised nature of the issue a marked up floor plan has been included by CA&Associates for ease of reference. To provide context - the marked-up floor plan below illustrates the relatively isolated area affected referred to by the Heritage 21 report.</p> 	<p>The extent of deterioration and the causes of partial collapse of a possibly localised section of the building does not appear to have been clearly documented. The conclusions arrived at in the Heritage 21 report may not be correct or accurate without a fulsome inspection and analysis of the fabric.</p>

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<p>Para 5 p4 pt1</p> <p><i>“The timber flooring (bearers, joists and floorboards) appear to have experienced extensive termite damage with partial collapse of the flooring due to termite activity to the central connection between the cottages”.</i></p> <p>This issue is limited to the “<i>connection between the cottages</i>”...which is separately referred to in the Heritage 21 report as the “<i>lightwell</i>”. As noted above related to the south-eastern corner image may suggest to readers of the Heritage 21 report that the deterioration is more extensive than is the case. It is the same location.</p> <p>Para 5 p4 pt2</p> <p><i>“Extensive water rot was observed at the rear elevation of the buidling (sic), particularly in the lightwell between the central flat and flat number 3”</i></p> <p>2024 Termite Inspection by <i>Timber Inspection NSW</i> for TfNSW</p>	<p>It is likely that this restricted junction between 2 cottages has suffered from poor stormwater management and discharge similar to the SE corner. The site inspection in December 2023 showed evidence of long-term water flow from the roof down the perimeter walls in this location with water staining and algae on the external walls of the link.</p> <p>Access to the façade of the link was not possible because of vegetation and therefore it is unclear how the Heritage 21 report was able to inspect the deterioration. This should be clarified because if Heritage 21 were unable to inspect the deterioration first-hand in order to arrive at their own conclusions this should have been stated in the report.</p> <p>As noted above the rainwater management in the lightwell area has been severe with corroded gutters and uncontrolled discharge of rainwater from the roof. The constricted layout of the lightwell further slows down water evaporation.</p> <p>The termite inspection concluded that there was <u>no</u> evidence of active termites. (ref <i>Timber Inspection NSW</i> report dated 30th January 2023 para 4.4 p 3). Therefore it must be assumed that the past termite activity was relatively “<i>moderate</i>” and particularly evident in areas suffering from poor storm water management and resulting from long-term neglect of maintenance obligations by the Owner.</p> <p>The recent termite inspection report makes no mention of the partial collapse of the floor and specifically notes that “<i>the inspection was limited what (sic) could be seen from the outside</i>”. A representative view of the existing flooring was included in the termite report. Ref below <i>Photo 6016 p8 Timber Inspection NSW</i> dated 30th January 2024. The image also illustrates the un-managed debris on the ground which could also pose further risk of attracting termite activity.</p>  <p>Furthermore, the above <i>Timber Inspection NSW</i> report image shows apparently true lines for the subfloor structure and elements timber stumps, bearers, joists and intact floor boards in this location. No evidence of partially collapsed floors were included in their report suggesting that the location was inaccessible to view.</p>	<p>The physical evidence documented in paragraph 4 of the Heritage 21 report may have selectively presented an localised condition and then applied the problem throughout the building. The particular causes and effects of neglected maintenance in localised areas of the building could be misrepresented in extent without a more detailed investigation which did not occur as part of the report.</p>

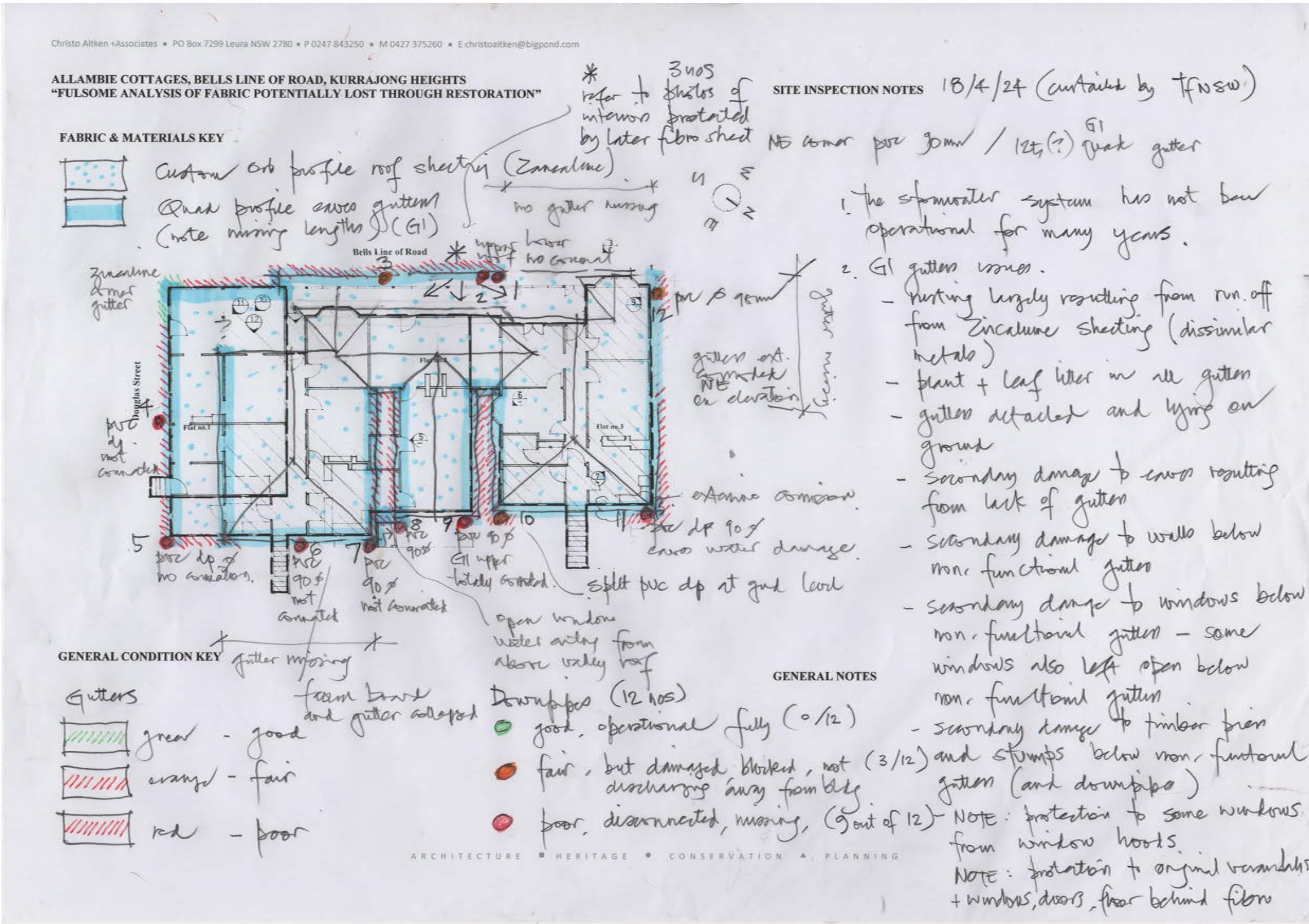
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H21 Report para 6.2 <i>Historical Summary</i> pages 5-13	<p>This extensive section of the Heritage 21 report is the most ‘fulsome’ and detailed as compared to other sections of the report as it comprises 13 pages of a 19 page report. However, a historical summary is out of step with the SWCPP intent in requesting from TfNSW a ‘<i>fulsome analysis of what fabric would be lost through restoration</i>’.</p> <p>Note : a word search of the entire Heritage 21 report for the term “<i>Restoration</i>” used by the SWCPP illustrates that the content, including pages 5-13, have not addressed the issue. The word “<i>restoration</i>” does not appear at all in the Heritage 21 report.</p> <p>There was an opportunity in this section of the Heritage 21 report to discuss the evolving additions to the building, such as, the intrusive asbestos cement cladding and infill of open verandahs. But this approach and methodology has not occurred in the report. The later mid 20th century intrusive additions have been protecting the original 1920s fabric and built elements, such as the verandahs. The removal of the intrusive (and now weathered) later additions would allow Allambie and its original front verandahs to be re-presented in a restoration project without any loss of significant fabric. This was the intent of the SWCPP requirement for a fulsome analysis.</p> <p>The tabulation on p13 reiterates much of the broad physical evidence from page 4 of the report with no specifics as to extent, location or restoration approach, as already noted above. Also, as noted above, the general ‘<i>observations</i>’ relating to physical condition only relate to the relatively limited perimeter ‘skin’ of the building because other areas of the building were not inspected by Heritage 21.</p>	<p>This section of the Heritage 21 report is largely irrelevant to the SWCPP intent and request to TfNSW on 1st December 2023.</p> <p>The opportunities to provide feedback on the restoration approach by removal of insignificant and intrusive fabric were not taken by Heritage 21.</p>
H21 Report para 10 & 11 <i>Recommendations</i> and <i>Conclusion</i> p19	<p>The recommendations and conclusions of the Heritage 21 report are important as they clearly illustrate the intent of their commission and not that of the SWCPP. most significant aspects of the Heritage 21 report because of their transparency:</p> <ul style="list-style-type: none">• These sections of the report make no reference to the SWCPP direction and recommendations to TfNSW• These sections do not include a fulsome analysis• These sections do not contain a reference to ‘restoration’ or the fabric potentially ‘lost through restoration’• These sections only refer to Heritage 21’s support for “the proposed demolition of Allambie Cottages”.	<p>The intent of the Heritage 21 brief appears clear from their conclusion “<i>Heritage 21 supports the proposed demolition of Allambie Cottages</i>”.</p> <p>The content of the report ignores or overlooks the ‘action’ recommendations of the Sydney Western City Planning Panel to TfNSW on 1st December 2023. Heritage 21 appears to have unilaterally embarked on a series of largely unrelated historical research, heritage context, opinions and observations. The Heritage 21 report should therefore be disregarded by the Sydney Western City Planning Panel in their assessment of this Development Application.</p>

PART B1 – CONSERVATION ARCHITECT ILLUSTRATION OF A METHODOLOGY FOR A ‘FULSOME ANALYSIS OF FABRIC’

ONSITE FABRIC ANALYSIS - ROOFING

SITE INVESTIGATIONS DATED 18th APRIL 2024 (CURTAILED BY TfNSW)

The following analysis should be read in conjunction with the attached onsite photographs, historical photographs and tabulated fabric analysis to provide context to the location, extent and significance values.

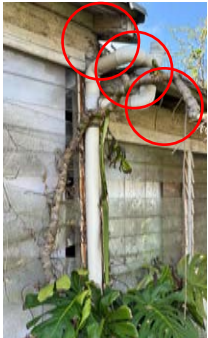











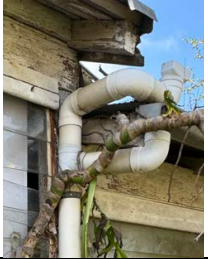









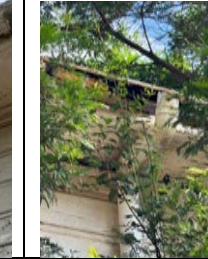




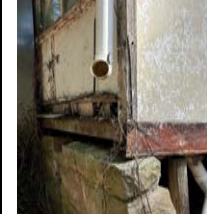

















PART B2 – CONSERVATION ARCHITECT ILLUSTRATION OF A METHODOLOGY FOR A ‘FULSOME ANALYSIS OF FABRIC’

ONSITE PHOTOGRAPHIC ANALYSIS - ROOFING

SITE INVESTIGATIONS DATED 18th APRIL 2024 (CURTAILED BY TfNSW)

The following analysis should be read in conjunction with the attached onsite photographs, historical photographs and tabulated fabric analysis to provide context to the location, extent and significance values.

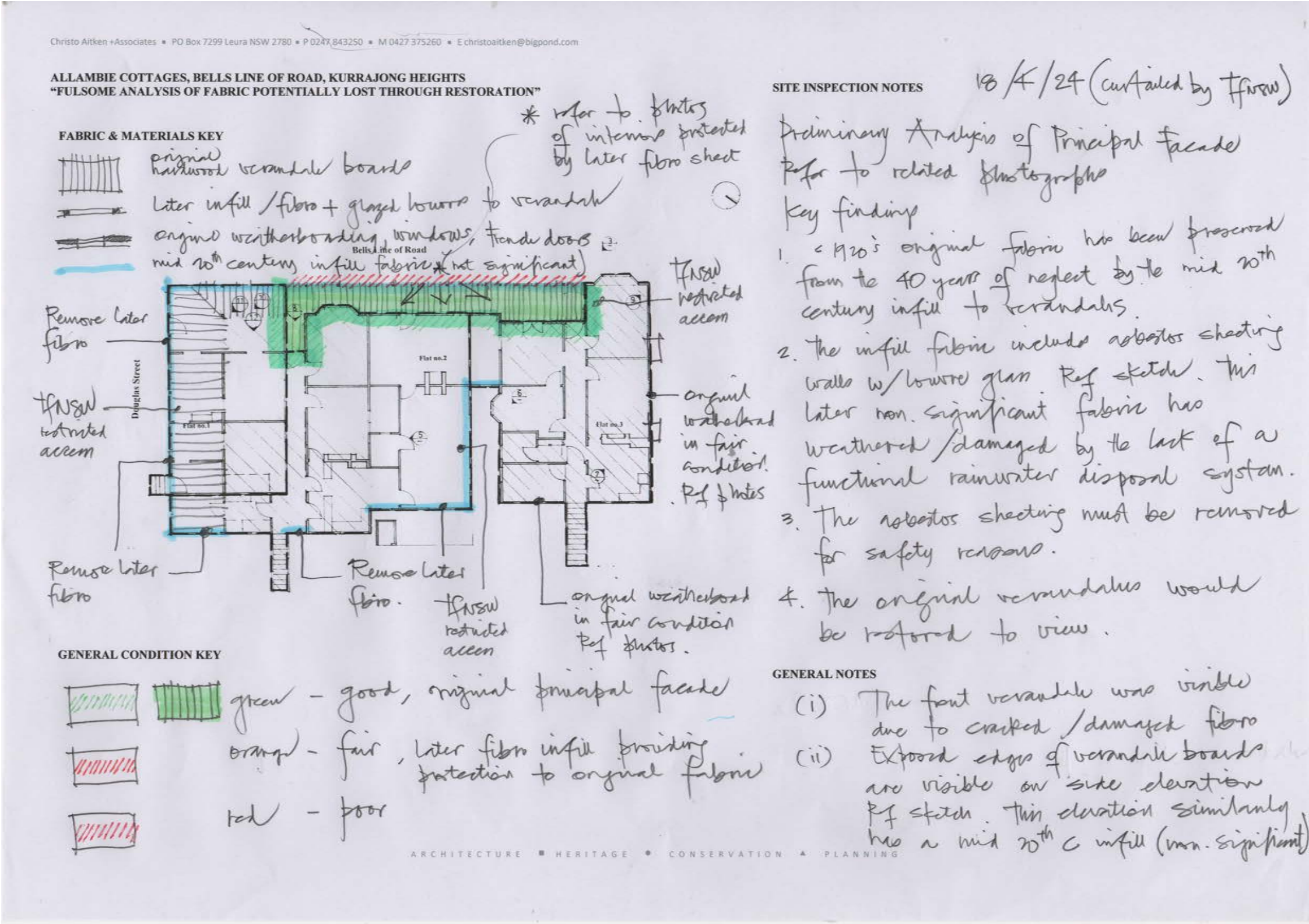
FRONT ELEVATION DP1 Non-Functional	FRONT ELEVATION DP2 Non-Functional	FRONT ELEVATION DP3 Non-Functional	FRONT ELEVATION DP4 Non-Functional	SIDE ELEVATION DP5 Non-Functional	REAR ELEVATION DP6 Non-Functional	REAR ELEVATION DP7 Non-Functional	REAR ELEVATION DP8 Non-Functional	REAR ELEVATION DP9 Non-Functional	REAR ELEVATION DP10 Non-Functional	SIDE ELEVATION DP11 Non-Functional	SIDE ELEVATION DP12 Non-Functional
DP – Disconnected Related Gutter - Collapsed	DP – Blocked Related Gutter - Blocked	DP – Blocked and Cracked Related Gutter – Blocked	DP – Disconnected and Cracked Related Gutter - Collapsed	DP – Disconnected Related Gutter - Collapsed	DP – Disconnected and previously discharging under Allambie floorspace Related Gutter - Collapsed	DP – Disconnected and likely cracked Related Gutter - Collapsed	DP – Connected to fully corroded gutter Related Gutter – Corroded and Discharging into open window below	DP – Corroded early GI downpipe connected to PVC downpipe apparently discharging under Allambie floor space Related Gutter - Corroded	DP – Connected to fully corroded GI gutter and PVC downpipe damaged at ground level Related Gutter - Corroded	DP – Disconnected from fully corroded GI gutter Related Gutter – Corroded and discharging into open window below.	DP – Connected to corroded and collapsing GI gutter. Base of PVC downpipe missing cover and likely to be discharging into Allambie sub floor space Related Gutter – Blocked, corroded and collapsing
											
											
											
											

PART B3 – CONSERVATION ARCHITECT ILLUSTRATION OF A METHODOLOGY FOR A ‘FULSOME ANALYSIS OF FABRIC’

ONSITE FABRIC ANALYSIS – INFILLED VERANDAHS

SITE INVESTIGATIONS DATED 18th APRIL 2024 (CURTAILED BY TfNSW)

The following analysis should be read in conjunction with the attached onsite photographs, historical photographs and tabulated fabric analysis to provide context to the location, extent and significance values.



PART B4 – CONSERVATION ARCHITECT ILLUSTRATION OF A METHODOLOGY FOR A ‘FULSOME ANALYSIS OF FABRIC’

ONSITE PHOTOGRAPHIC ANALYSIS – INFILLED VERANDAHS

SITE INVESTIGATIONS DATED 18th APRIL 2024 (CURTAILED BY TfNSW)

The following analysis should be read in conjunction with the attached onsite photographs, historical photographs and tabulated fabric analysis to provide context to the location, extent and significance values.



Mid 20th Century later fabric protecting the more significant early 20th Century interiors – the photographs approximately align the external fabric with and internal fabric



The more significant early 20th Century interiors preserved and protected by the later asbestos sheeting - viewed through cracked fibrous asbestos sheeting (TfNSW restricted access to inspect these areas)



Details of the more significant early 20th Century interiors illustrating timber joinery intact and in good condition

PART B5 – CONSERVATION ARCHITECT ILLUSTRATION OF A METHODOLOGY FOR A ‘FULSOME ANALYSIS OF FABRIC’

PARTIAL FABRIC ANALYSIS & DETAIL

SITE INVESTIGATIONS DATED 18th APRIL 2024 (CURTAILED BY TfNSW)

The following analysis should be read in conjunction with the attached onsite photographs, historical photographs and tabulated fabric analysis to provide context to the location, extent and significance values.

EXTERNAL BUILDING ELEMENT	MATERIALS	EXTENT OF USAGE	LIKELY PERIOD & SIGNIFICANCE	PHYSICAL CONDITION & EXTENT	RESTORATION APPROACH & OPTIONS	CONCLUSIONS RELATING TO FABRIC
ROOFING ELEMENTS						
Roof Sheeting and Cappings	Zincalume Custom Orb Sheeting	100% Ref CA&Assoc sketch site inspection plan showing existing roof sheeting	0% Original 100% Sympathetic Replacement 0% Unsympathetic replacement Relatively recent replacement of the original GI roof sheeting with Zincalume. c2000's by TfNSW. Low significance but functional. Note : Unnecessary damage to original GI gutters and downpipes resulting from TfNSW use of Zincalume roof sheeting (dissimilar metals) leading to rapid deterioration of all original or early GI gutters.	100% Good 0% Fair 0% Poor Ref CA&Associates Site Photographs 18/04/24	Short-term - Retention of Zincalume as it provides appropriate weather protection Long-term - Preferred aesthetic reinstatement of GI sheeting, ridge cappings, flashings TfNSW's use of Zincalume, as opposed to the original galvanised steel sheeting, has resulted in accelerated rusting of original or early GI gutters and downpipes. This is caused by use of dissimilar metals and resultant galvanic corrosion.	The loss of nearly all gutters and downpipes is the principal reason for the weathering and water damage to the facades and footings. The severely deteriorated gutters and downpipes which could have been avoided if TfNSW had applied simple but appropriate heritage-related skills in maintaining historic buildings and following the Statutory requirements of Minimum Standards of Maintenance and Repair as required by the 1977 Heritage Act.
Gutters	GI quad gutters	100% building Ref CA&Assoc sketch site inspection plan showing existing gutters	25% Original (but severely corroded or detached from eaves) 0% Sympathetic Replacement 5% Unsympathetic replacement (short sections of Zincalume gutters noted on site – but this only aggravated the deterioration of the adjacent GI gutters.	0% Good 0% Fair 95% Poor 35% Missing Ref CA&Associates Site Photographs 18/04/24	Short-term – Urgent reinstatement of a functional rainwater management and disposal system to provide appropriate weather protection. Use of Zincalume acceptable in appropriate profiles. Long-term - Preferred aesthetic reinstatement of GI gutters	The reinstatement of gutters would be a significant improvement and halt the ongoing unnecessary damage to other related and significant fabric.
Downpipes	PVC downpipes	100% building Ref CA&Assoc sketch site inspection plan showing existing downpipes	100% Unsympathetic replacement	95% The majority of downpipes are damaged, disconnected or missing resulting in uncontrolled water damage particularly to the rear of the building Ref CA&Associates Site Photographs 18/04/24	Short-term – Urgent reinstatement of a functional rainwater management and disposal system to provide appropriate weather protection. Use of Zincalume acceptable in appropriate profiles. Long-term - Preferred aesthetic reinstatement of GI gutters	The reinstatement of downpipes would be a significant improvement and halt the ongoing unnecessary damage to other related and significant fabric.
WALL ELEMENTS						
Weatherboard	Site inspection curtailed					
Fibrous Cement Sheeting	Site inspection curtailed					
Corrugated Iron	Site inspection curtailed					
Other	Site inspection curtailed					
JOINERY						
Windows 1, 2, 3, 4, 5 6 etc	Site inspection curtailed					
Door 1, 2, 3, 4, 5, 6 etc	Site inspection curtailed					
FOOTINGS AND PIERS						
Stone Footings	Site inspection curtailed					
Timber Stumps	Site inspection curtailed					
Other Footings	Site inspection curtailed					
OTHER ELEMENTS						
Timber Stairs 1	Site inspection curtailed					
Timber Stairs 2	Site inspection curtailed					
Concrete Water Tank	Site inspection curtailed					
Fences and Gates	Site inspection curtailed					
LANDSCAPE & GARDEN						
Trees	Site inspection curtailed					
Shrubs & Plantings	Site inspection curtailed					

PART C - CONSERVATION ARCHITECT INITIAL SUMMARY CONCLUSIONS

The focus of these conclusions relates to the instructions given by SWCPP on 1st December 2023 as party of their Assessment of the Development Application :

“The Applicant should update its supporting material by the end of January to include a more fulsome analysis of what fabric would be lost through restoration” (SWCPP 1/12/23)

Conclusions related to the Heritage 21 report

- i. The report prepared by Heritage 21 does not follow the scope recommended by the SWCPP on 1st December 2023. Critically, “a fulsome analysis of fabric” as recommended by **SWCPP Deferral Item 1** has not occurred.
- ii. The report excludes certain aspects of Heritage 21’s onsite observations which further distances the report from the outcome envisaged by the SWCPP.
- iii. The report includes conclusions that do not appear to have been supported with a thorough and complete inspection of the building.
- iv. The report does not include the words “*fulsome*”, “*fabric lost*” or “*restoration*” and is therefore unrelated to the assessment of the Development Application.
- v. The report does not contain an assessment or understanding of significance of fabric that could be applied in a meaningful way to a restoration.
- vi. The report has not applied best practice heritage conservation guideline documents related to the task set by the SWCPP.

Conclusions related to the SWCPP instructions:

1. The key aspects of the SWCPP instruction relies on the need for a thorough analysis of every element of the building (and context and setting) to document (i) **significance** (ii) **condition** and (iii) **restoration options**
2. Re (i) Significance. The key aspects of significance of Allambie include the following :
 - Allambie’s context in the heart of Kurrajong Heights Village. Restoration will retain this aspect of significance. Demolition will result in total loss of all fabric.
 - Allambie’s context in its remnant garden setting. Restoration will retain this aspect of significance. Demolition will result in total loss of all fabric.
 - Allambie’s context in its relationship to early related cottages. Restoration will retain this aspect of significance including the plausible heritage options to relocate the building slightly on site.
 - Allambie’s outward early 20th century form and character. Roof form, original verandahs and residential character. Restoration will retain these aspects of significance. Removal of the mid 20th century intrusive verandah infills, particularly to the highly visible Bell’s Line of Road and Douglas Road corner will recover substantial aspects of lost significance.
 - Allambie’s external built fabric. Weatherboard cladding, timber framed windows and doors, verandah posts and timber boards. The intrusive asbestos cladding and verandah infills have fortunately provided protection from the weather and neglect. In particular, the front verandah and façade appear highly intact and in good condition, protected behind the asbestos. Restoration will retain these aspects of significance.
 - Allambie’s internal built fabric. Access was not made available by TfNSW but based on available photographs the internal finishes do not appear to have the greatest significance. The materials and finishes are typical of the period and can be readily repaired and made good to accommodate appropriate future uses. The restoration works relate to small-scale residential carpentry in which most licensed builders would be well-experienced. Restoration will retain the dominant aspects of significance and materials and finishes of lesser significance would be replaced like-for-like.
 - Allambie’s built structure. Access was not made available by TfNSW but based on available photographs the timber-framed structure is typical of the period and can be readily repaired and made good. The damage is predominantly resulting from lack of management of a rainwater disposal system. The deterioration has impacted on in varying degrees to standard timber building materials including split timber stumps, sawn timber bearers and wall plates, sawn timber joists and sawn timber floorboards. These are stock-standard building materials typical across Australia and generally available through most building suppliers. The restoration works relate to small-scale residential carpentry in which most builders would be well-experienced. The re-stumping and replacement of deteriorated timbers is a typical small-scale task for builders. Materials would be replaced like-for-like and the work could be staged. Restoration will retain the dominant aspects of significance ie use of timber, timber sizing etc. Materials and finishes would be replaced like-for-like.
3. Re (ii) Condition. It is well-appreciated and understood that building materials age and eventually need to be replaced. Regular replacement of building elements of low significance is an accepted part of building ownership and heritage management. The replacement of fabric is an accepted part of a restoration process. Some restoration projects could involve substantial replacement of fabric for particular project-specific reasons.
4. Re (iii) Restoration Options. It is also well-appreciated and understood that there are a number of acceptable repair and options in the process of restoring historic buildings. An understanding of ‘*condition versus significance*’ is necessary to avoid unnecessary loss of significant fabric. Options could include the following matrix of scenarios and repair options will vary dependant on the level of significance:

• Exceptional significance fabric with extensive, localised or minor deterioration.	}
• High significance fabric with extensive, localised or minor deterioration.	} Allambie’s context, setting, outward architectural form and early 20 th century character. Retain and restore.
• Moderate significance fabric with extensive, localised or minor deterioration.	} Allambie’s external fabric, materials and finishes relating to its early 20 th century character. Retain and restore.
• Low significance fabric with extensive, localised or minor deterioration.	} Allambie’s internal fabric, materials and finishes <u>including</u> the structural timber framing throughout. Replacement like-for-like.
• Intrusive significance fabric extensive, localised or minor deterioration.	} Allambie’s mid-20 th century infilled verandahs and use of asbestos cement sheeting. Remove wherever possible.

The deterioration at Allambie is largely water-related impacting on localised timber elements. These elements are generally of low significance and replacement like-for-like or, alternatively, retention of particular elements of older fabric in place and doubling up structural joists, bearers or rafters adjacent to the old timber elements is a widely acceptable heritage solution. **An appropriately fulsome exploration of “significance, condition and restoration options” would readily show that Allambie and its key aspects of significance would be retained, not lost, through restoration.**

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