

## ANZAC PARADE REDEVELOPMENT

KENSINGTON



### DESKTOP REVIEW

For Toga Addison PTY LTD

Job No 15055

Issue E – December 2015

## Report Register

The following report register indicates the development and issue number of this report, undertaken by OCP Architects.

Document status:

Issue	Date	Purpose	Written	Approved
A	6 November 2015	Draft Issue to Client	CC	OC
B	18 November 2015	Draft Issue to Client	CC	OC
C	19 November 2015	Draft Issue to Client	CC	OC
D	08 December 2015	Final Issue to Client	CC	OC
E	17 December 2015	Final Issue to Client	CC	OC

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## 1.1 Introduction

This desktop review has been prepared for Toga Addison Pty Limited (Toga) to assess the heritage status of the site and the surrounding heritage context, for the proposed redevelopment of the site. The site consists of the seven lots: 137 Anzac Parade, 139 Anzac Parade, 141 Anzac Parade, 143 Anzac Parade, 145 Anzac Parade, 145A Anzac Parade, and 147-151 Anzac Parade. There are no heritage listings for any of the lots on the site.

The report has been prepared in support of a Planning Proposal to increase the height and density on the site. The Reference scheme prepared by Kann Finch (dated 17.12.15) was reviewed during the preparation of the report.



FIGURE 1 HERITAGE DIAGRAM SHOWING HERITAGE ITEMS OF KENSINGTON AREA (OCP ARCHITECTS 2015)

## 1.2 State Heritage Listings

There are two state listed items in the Kensington area: "Carthona" 85 Todman Avenue, Kensington (I146) and "Centennial Park, including Federation monument, Superintendent's residence, park gates, 2 Corinthian columns, 2 statues" at 1R Oxford Street; 2R Darley Road; 1 Martin Road (I01). Both of these sites are not within a close proximity to the site and therefore bears little influence on the planned redevelopment from a heritage perspective.

### 1.3 Heritage Conservation Areas

There are three conservation areas in the broader area of Kensington, which are within a few blocks of the site, as identified within the Randwick Local Environmental Plan 2012 (RLEP 2012) and detailed below.

CONSERVATION AREA NAME	SIGNIFICANCE	ITEM NO. (RLEP 2012)
Sacred Heart	Local	C3
West Kensington	State + Local (in part)	C4
Racecourse	Local	C13



FIGURE 2 HERITAGE DIAGRAM SHOWING HERITAGE ITEMS IN THE VICINITY OF THE SITE. THE GREY AREA INDICATES THE SITE (OCP ARCHITECTS 2015)

### 1.4 Heritage Management Framework

The primary planning instrument is the Randwick Local Environmental Plan 2012 (RLEP 2012) and while none of the lots on the site are listed as individual heritage items in RLEP 2012, it is located within the vicinity of four statutory listed heritage items as identified within the RLEP 2012, as well as one listing found on the Heritage office website (3 Villiers Street) and detailed below.

ITEM NAME	ADDRESS	SIGNIFICANCE	ITEM NO. (RLEP 2012)
Avalon	4 Villiers Street	Local	I 150
Bradford	3 Villiers Street	Local	Not listed in RLEP (Refer to Section 1.6)
Edwardian Semi	14-16 Villiers Street	Local	I151
Row of Edwardian Houses	1-27 Darling Street	Local	I 114

ITEM NAME	ADDRESS	SIGNIFICANCE	ITEM NO. (RLEP 2012)
"Cooma", Edwardian mansion	161 Todman Avenue	Local	I 149

## 1.5 Further Investigation

The Reference scheme prepared by Kann Finch was reviewed and found to be acceptable from a heritage perspective. It is recommended that a more detailed Statement of Heritage Impact be prepared as part of the development application.

## 1.6 Conclusion

There are no heritage listings for any of the lots (137 Anzac Parade, 139 Anzac Parade, 141 Anzac Parade, 143 Anzac Parade, 145 Anzac Parade, 145A Anzac Parade, and 147-151 Anzac Parade, Kensington). The Randwick LEP 2012 included several heritage items in the general Kensington area, but none of the listed heritage items were in the vicinity of the site. The three nearby conservation areas (C3, C4 and C13) were also not in vicinity of the site, as was the case with the two state listed properties (I01 and I146).

There is no adverse impact expected from the development facilitated by the proposed LEP amendments.

Due to the heritage listed items in Villiers Street (No 4, 14-16 and possibly 3), a heritage impact statement report is likely to be required in council submissions as part of any development of the site.