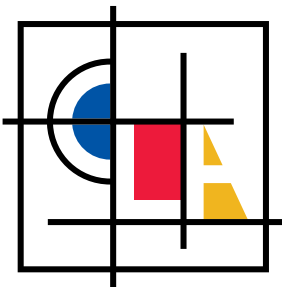


Statement of Heritage Impact

**266 Longueville Road
Lane Cove**

**Proposal:
Seniors Living Village**



**CRACKNELL
&
LONERGAN**
ARCHITECTS PTY LTD

Prepared on 17 July 2017
Prepared for Australian Unity

CRACKNELL
&
LONERGAN
ARCHITECTS PTY LTD

ABN 55 100 940 501

Norminated Architect: Peter J Lonergan
NSW Architects Registration No. 5983

156a Church Street

Newtown NSW 2042

(02) 9565 1554

email@cracknelllonergan.com.au

www.cracknelllonergan.com.au



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Prepared On:

7 July 2017 [DRAFT]

17 July 2017 [FINAL]

Project Address:

266 Longueville Road

Lane Cove

Prepared For:

Australian Unity

Prepared By:

Cracknell & Lonergan
Architects Pty Ltd

Statement of Authorship & Research Methodology

This Statement of Heritage Impact has been prepared to assist the Council of Lane Cove in making the assessment of the proposed works at 266 Longueville Road, Lane Cove. This document has been prepared in accordance with Part 5.10 Heritage Conservation of the Lane Cove LEP 2009, which states that the Council must consider the impact of the proposed works on a conservation area and on any heritage items in the vicinity of the site.

This report has been prepared in accordance with the NSW Heritage Manual and in particular, guidelines for the preparation of "Statement of Heritage Impact" (available for access via this link: www.heritage.nsw.gov.au/docs/hm_statementsofhi.pdf). A detailed history of the site using secondary sources, particularly reference books and other literary works were relied upon to provide a historical overview for assessment.

In preparation for this report, consultation was made with the applicant and a site visit has been conducted to ascertain the significance of the site today and its relationship to the contemporary urban context. The supplement to legislation, specifically the Lane Cove Development Control Plan document has also been considered as part of the responses for this report. This Statement of Heritage Impact accompanying the development application has been considered only after having closely reviewed the proposed design by Thomas Adsett, the following heritage issues are to be considered:

1. Significance of the Conservation Area
2. Significance of the Subject Site/Item
3. The effect of the proposed development on the heritage significance of the conservation area, the items in the vicinity and the site.
4. The way in which adverse impacts could be mitigated.

This Statement of Heritage Impacts has been prepared by Peter Lonergan, Director of Cracknell and Lonergan Architects Pty Ltd, heritage architect and consultant (Architect's Registration No. 5983). Supplementary research has been undertaken by Julie Cracknell (Director) and Hugo Chan (Graduate of Architecture), both also from the office of Cracknell & Lonergan Architects Pty Ltd. The Curriculum Vitae of Peter Lonergan's expertise in the field of Heritage documentation and architecture is attached as an appendix to this document. A select bibliography of sources referenced in this report is also provided as an appendix to this document.



Peter Lonergan

Director
Cracknell Lonergan Architects Pty Limited
NSW Architects Registration No. 5983

2.0 Introduction

2.1 Preamble

The following Statement of Heritage Impact forms part of the Development Application submission for a proposed seniors living development at 266 Longueville Road, Lane Cove. The proposal involves the demolition of existing ancillary structures, including outdoor parking structures on site, and the subsequent construction of a seven storey residential development for seniors living, comprising community courtyards, new shopfronts facing Longueville Road, new services and facilities for future residents and associated back of house and basement car parking.

The subject site is not an item of heritage and not situated within a heritage conservation area in accordance with the Lane Cove Local Environmental Plan (LEP). However, the subject site is within the vicinity of two heritage items, Item I194 (House, West Richardson Street) and Item I182 (Masonic Temple, Longueville Road). Both items are identified as items of local significance.

This report has significantly scrutinised the proposed alteration based on the assessment framework of the Office of Environment and Heritage NSW which includes an assessment of relevant LEP and DCP clauses. It is concluded by this assessment that the project is not considered to have a significant adverse impact upon the significance of the heritage item in question and that there is no reasonable justification for refusing the application on the grounds of heritage.



Streetview Perspective of the Subject Site, with Heritage Item [Masonic Hall, Left] and Subject site [right]

2.2 Site Context & Locality

The subject site is No. 266 Longueville Road, Lane Cove and the subject site is opposite a listed heritage item of Local Significance according to the Lane Cove LEP.

The subject site is also adjacent to and adjoins various other heritage items of local significance within the heritage conservation area. A summary of these items are as follows, with a selection identified in the appendix by their State Heritage Office Record:

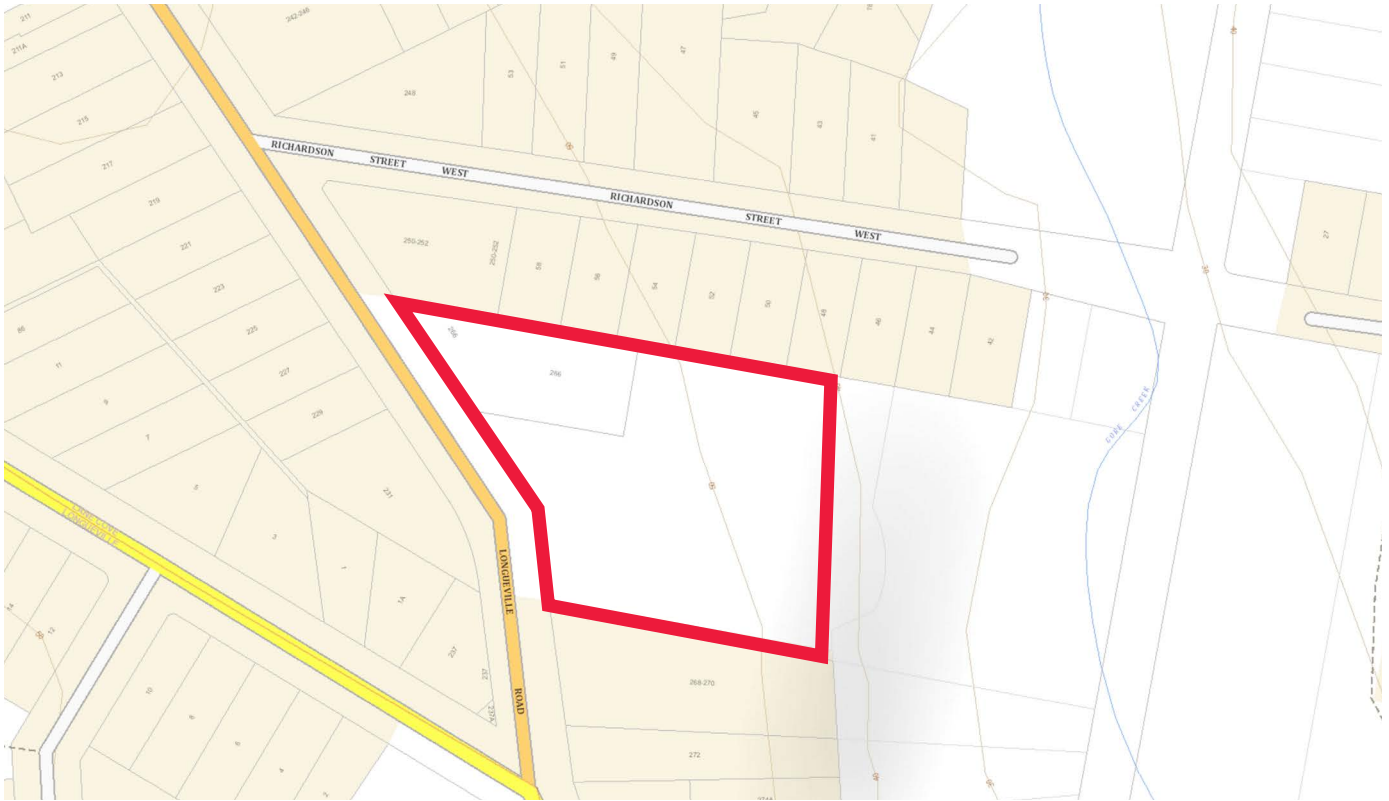


Contemporary Aerial Imagery of the Subject Site (Source: Six Maps NSW)

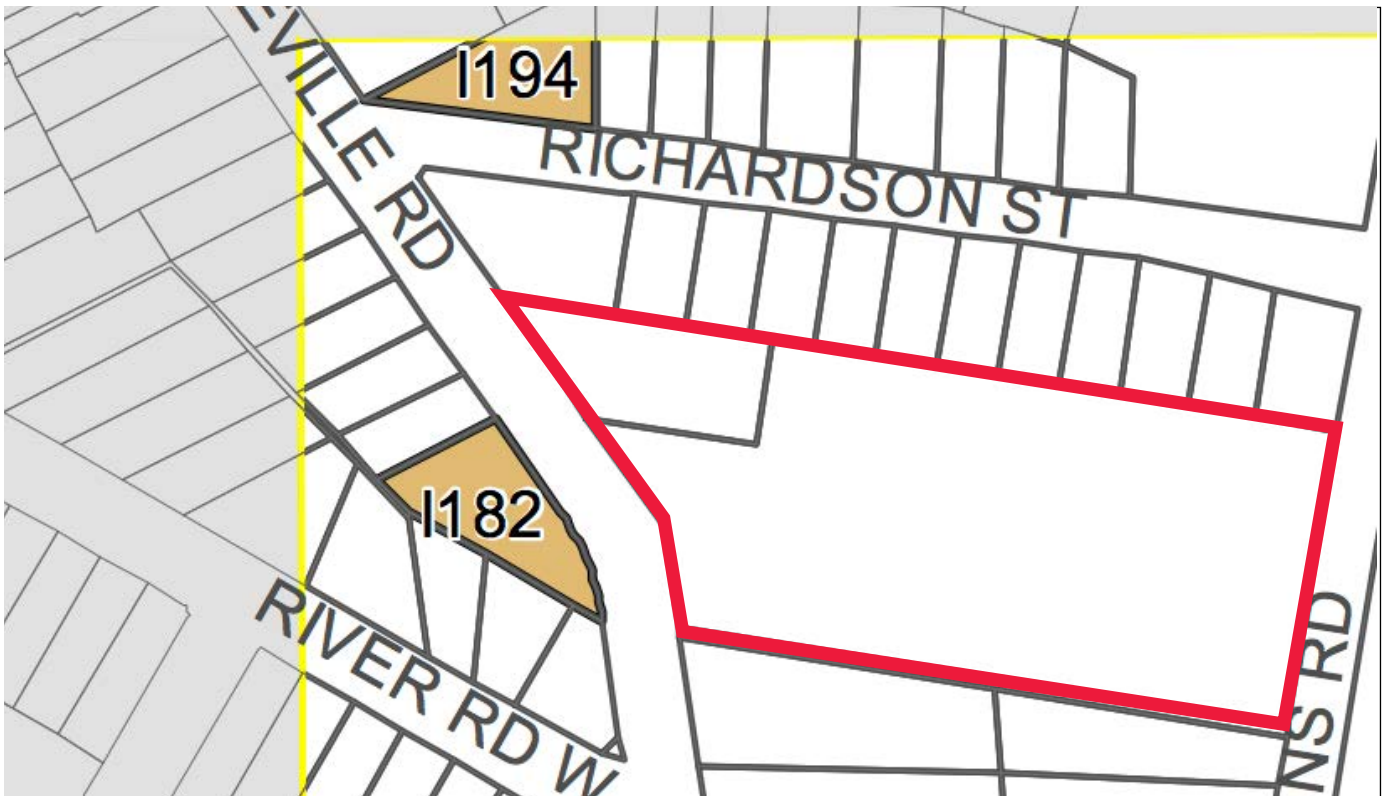


Historical 1943 Aerial Imagery of the Subject Site (Source: Six Maps NSW)

2.0 Introduction



Topographical Map of the Subject Site (Source: Six Maps NSW)



Lane Cove Local Environmental Plan – Heritage Items. Subject Site Highlighted. Adjacent to a Local Item

3.0 Socio-Cultural & Historical Significance

3.1 Development Control Plan - Statement of Significance

The Lane Cove Council website provides the following summary on the historical significance of the Lane Cove area:

The Sydney area has been home to Aboriginal people for over 30,000 years. For thousands of years prior to the arrival of Europeans, the vast area of land stretching between what is now known as Newcastle through to the southern most part of present day Sydney was home to the Guringai people. Living primarily along the foreshores of the harbour, they fished and hunted in the waters and hinterlands of the area, and harvested food from the surrounding bush. Moving throughout their country in accordance with the seasons, the Guringai spent only 4-5 hours per day working to ensure their survival. With such a large amount of leisure time available, they developed a rich and complex ritual life -- language, customs, spirituality, and law -- the heart of which was connection to Land.

The area which is now Lane Cove was originally inhabited by the Cam-mer-ray-gal Group of the Kuring-gai Aboriginal Tribe. The group, which inhabited the north shore of Port Jackson, was one of the largest in the Sydney area.

The first recorded landing of a white man occurred in 1788, when Lieutenant Henry Ball crossed the Greenwich Peninsula on return from a trip to Middle Harbour. Lieutenant Ralph Clark landed not far from the entrance to the Lane Cove River on 14 February 1790.

The first written use of the name 'Lane Cove' occurred on 2 February 1788, soon after the arrival of the First Fleet in Port Jackson. Lieutenant William Bradley, while surveying, referred to the river into which he sailed by this name. Several possibilities for the name have been suggested, but none have been supported by written evidence. One suggestion was that it was named after Lieutenant Michael Lane, a respected cartographer, who worked with Captain James Cook in Canadian waters. The other possibility is that the name was bestowed in honour of John Lane, son of the Lord Mayor of London, and a good friend of Governor Arthur Phillip.

The first land grants in the present area of Lane Cove were made in 1794, the majority going to privates and non-commissioned officers in the New South Wales Corp. Many of these grants were never settled by the owners, being exchanged for land elsewhere, sold or cancelled. For those who attempted to settle, life was not easy. Much of the area was steep, heavily timbered, with poor, rocky soil and few roads. The settlers were plagued with bushrangers and bushfires.

From the earliest days of settlement, Lane Cove was an important source of timber for house and ship building, of grass for animal fodder, and of shells which were burnt to produce lime for building. A stockade was erected in Woodford Bay, with a permanent garrison of soldiers to protect convict workers and settlers. Throughout the 19th century, farms and dairies were established.

Local government in its present form did not extend north of the harbour until 1865, when an area of the North Shore, including the present municipality of Lane Cove, was proclaimed the Borough of North Willoughby. There were no wards until 1876, when Lane Cove formed part of the Lane Cover River Ward. After a petition from ratepayers of the area, the Governor proclaimed the Borough of Lane Cove a municipality in its own right in February 1895.

This Statement of Heritage Impact does not seek to alter or change any of the identified key elements of significance within the above statement by Council. These elements identified will form part of the assessment of potential impacts of the proposed development upon the heritage significance of adjoining items and the heritage conservation of the locality in general.

4.0 Contemporary Fabric Analysis

4.1 Locality & Subject Site

Whilst the character of Lane Cove is predominantly residential in nature, this particular locality along Longueville Road is exceptional. Whilst surrounded by a mix of detached dwellings dating from the post-WWI to modernist era, the subject site 266 Longueville Road has remained empty throughout the period, evidenced in both contemporary aerial imagery of the site and on 1943 aerial imagery.

Directly opposite the subject site are a series of outdoor landscaped areas and a single community building, the former Masonic Temple at No. 231 Longueville Road along with its associated outdoor areas. The building is a simple brick structure over two storeys with a expressed pediment and distyle pilasters in the Classical Doric Order.

Currently, the subject site is being used as a public car park, with no other landscaping in place and offering no decorous relationship or address to the heritage item opposite.



View Along Longueville Road, Subject site (left) and Heritage Item (right)

4. Heritage Item - Masonic Temple

The NSW Office for Heritage & Environment listing of the Masonic Temple (Item I182), known now as No. 231 Longueville Road, Lane Cove, provides the following description on the history of the subject site:

Item History:

Built in 1922 as part of the community facilities of suburban Lane Cove. The hall is a local landmark. Constructed of face brick, with large rendered pilasters and a pediment over the original timber entry doors. A larger pediment forms part of the gable end and features a copper date cartouche. The foundation stone was laid by M.W. Bro. Wm Thompson, Grand Master U.C.L. N.S.W. A side entry wing has modern doors fitted.

The Statement of Significance:

Substantial civic building dating from Lane Cove's period of suburban consolidation.

The proposition will be assessed using the standard questions for heritage impacts based upon the history and significance of the heritage item identified above.



Masonic Temple, c. 1987



the Masonic Temple, renamed 231 Longueville Road, c. 2016

5.0 The Proposal



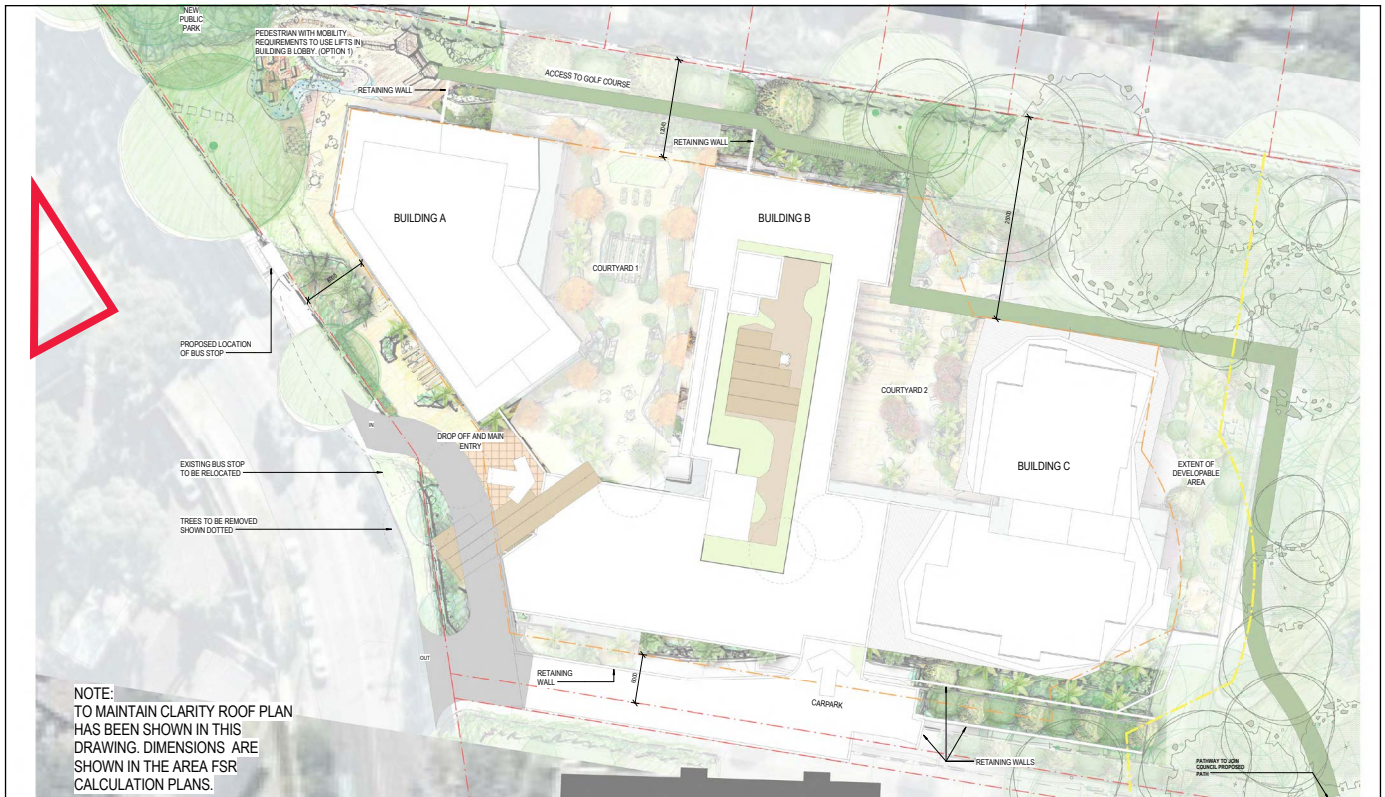
Materiality & Landscape Concept Drawings

The proposal at No. 266 Longueville Road, Lane Cove seeks to provide a new Seniors Living village comprising a wide mix of one, two and three bedroom apartments, along with a range of community facilities, including new shops, medical facilities, communal garden spaces and underground car parking.

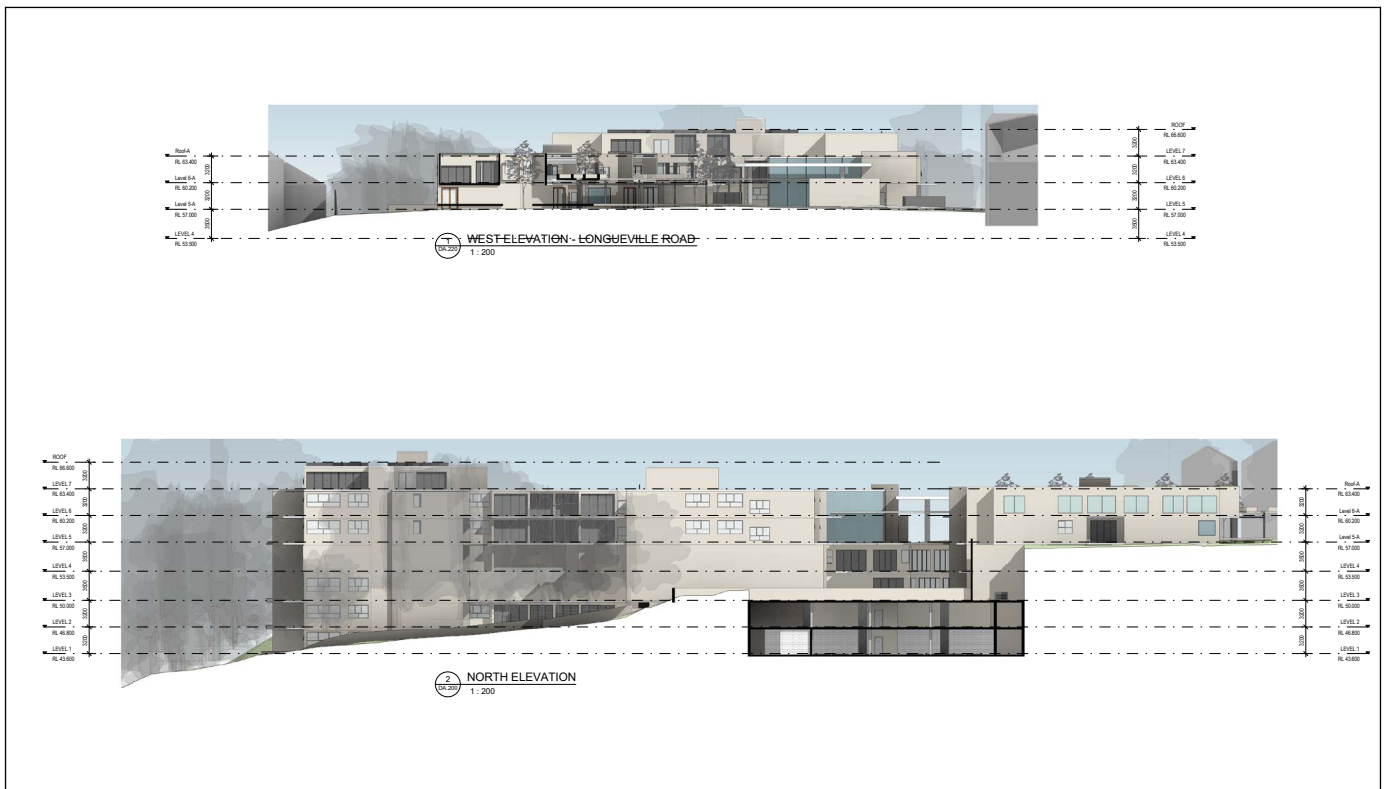
The proposal's landscape will include a wide variety of local flora, and provide new common outdoor areas for the enjoyment of the public and the residents, improving the overall streetscape condition along Longueville Road and providing a well defined and dynamic street frontage opposite the heritage item.

Whilst the building is to have up to seven storeys at its lowest point, its street address, opposite the heritage item successfully maintains the two and three storey character of the area. The materiality identified above includes a mix of brickwork, timber panelling and steel surfaces. The tone and palette of these materials are in keeping with the subdued creams and face brickwork of the heritage item.

5.0 The Proposal



Concept Site Massing Strategy (Heritage Item Identified in Red)

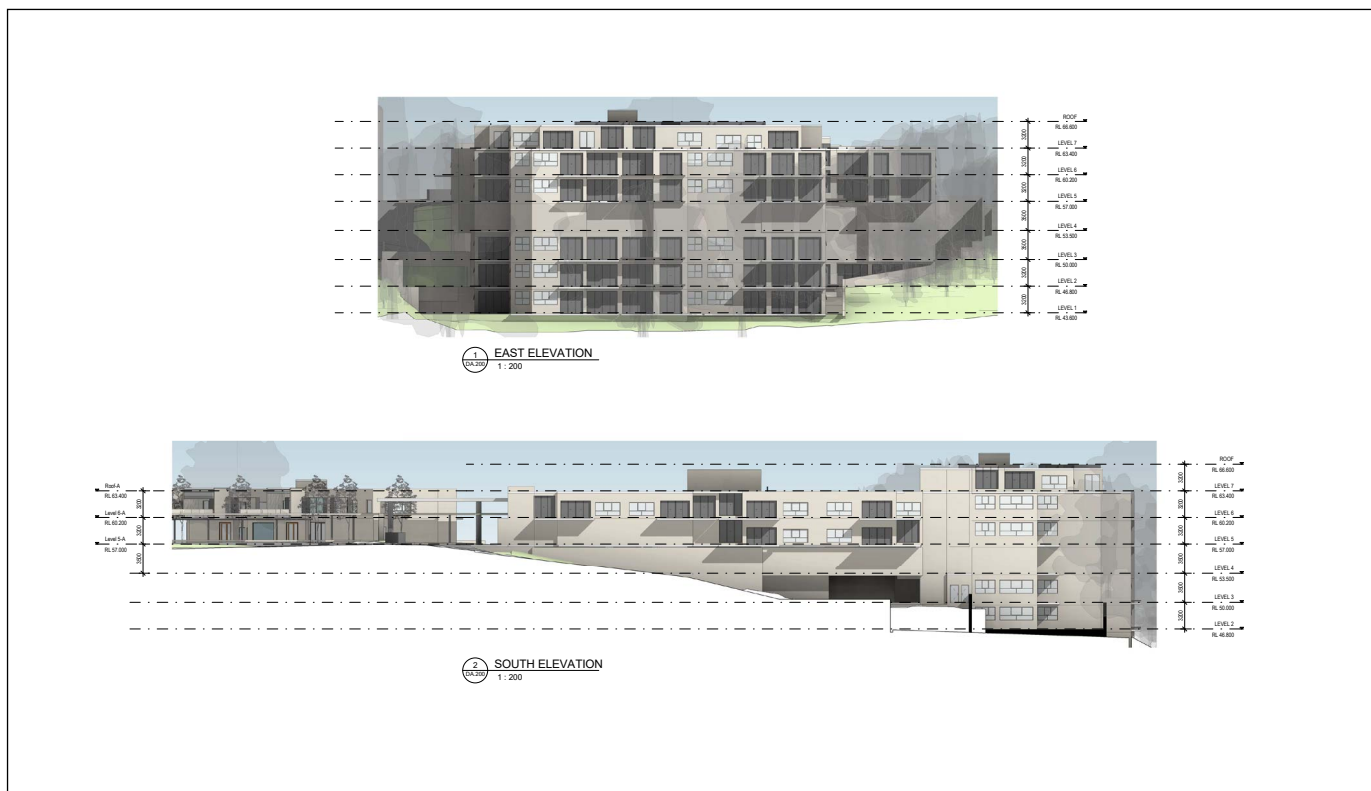


Elevations of the Proposal

5.0 The Proposal



Elevations of the Proposal



Elevations of the Proposal

6.0 Environmental and Heritage Impact Assessment

6.1 New South Wales Heritage Office Questions (Extracts of Relevant Clauses)

Proposed Change to Heritage Item	[Y/N]	Response
Demolition of a Building or Structure		
Have all options for retention and adaptive re-use been explored?	N/A	There are no items of significance which are affected by the demolition works taking place on the site. The project is adjacent to a local item of heritage only.
Can all of the significant elements of the heritage item be kept and any new development be located elsewhere on the site?	N/A	
Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible?	N/A	
Has the advice of a heritage consultant been sought? Have the consultant's recommendations been implemented? If not, why not?	N/A	
Minor or Major Partial Demolition (including Internal Elements)		
Is the demolition essential for the heritage item to function?	N/A	There are no items of significance which are affected by the demolition works taking place on the site. The project is adjacent to a local item of heritage only.
Are important features of the item affected by the demolition (eg. fireplaces in buildings)?	N/A	
Is the resolution to partially demolish sympathetic to the heritage significance of the item?	N/A	
If the partial demolition is a result of the condition of the fabric, is it certain that the fabric cannot be repaired?	N/A	
Change of Use		
Has the advice of a heritage consultant or structural engineer been sought? has the consultant's advice been implemented? If not, why?	N/A	This report satisfies the requirement for consultation with a heritage architect.
Does the existing use contribute to the significance of the heritage item?	-	The proposed use of the site as high-density residential with an aged care component is considered to be appropriate and does not affect the adjacent heritage item.
Why does the use need to be changed?	-	The proposed use seeks to provide quality residential accommodation as well as a high level of community amenity with a new aged care facility. This will help to increase the urban density of the area as well as provide much needed aged care and health services.

6.0 Environmental and Heritage Impact Assessment

6.1 New South Wales Heritage Office Questions (Extracts of Relevant Clauses)

Proposed Change to Heritage Item	[Y/N]	Response
What changes to the fabric are required as a result of the change of use?	-	The proposed change of use of the site does not affect the fabric of the heritage item, as the item is adjacent to the subject site.
What changes to the site are required as a result of the change of use?	-	There are no changes to the heritage item required arising from the development as it is adjacent to the subject site.
Minor or Major Additions		
How is the impact of the addition on the heritage significance of the item to be minimised?	N/A	The relevant questions are responded to in a subsequent section as the proposal is concerned with development adjacent to an item of heritage.
Can the additional area be located within an existing structure? If no, why not?	N/A	
Will the additions visually dominate the heritage item?	N/A	
Is the addition sited on any known, or potentially significant archaeological deposits? if so, have alternative positions for the additions been considered?	N/A	
Are the additions sympathetic to the heritage item? In what way (e.g. form, proportions, design)?	N/A	
New Development adjacent to a heritage item (including additional buildings and dual occupancies)		
How is the impact of the new development on the heritage significance of the item or area to be minimised?	-	The proposed development is considered to be sympathetic to the area and in particular, the Longueville Road elevation. Whilst the building is designed up to seven storeys to accommodate the sloping topography of the site, its street address has a reduced bulk of two storeys. This enables an articulate and defined street frontage which provides adequate setbacks from the neighbouring heritage item (across the street) without visually dominating the item or its curtilage.
Why is the new development required to be adjacent to a heritage item?	-	The proposed development is not immediately adjacent to the heritage item but is opposite the item. Its two storey street address is an appropriate and articulate design solution which responds adequately to the curtilage of the heritage item and its wider streetscape view corridors.
How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?	-	As discussed above, the reading of the proposed development along Longueville Road is to be a two storey building. This is appropriate in scale and bulk, with a comparable scale to the heritage item across the street.

6.1 New South Wales Heritage Office Questions (Extracts of Relevant Clauses)

Proposed Change to Heritage Item	[Y/N]	Response
How does the new development affect views to, and from, the heritage item? what has been done to minimise negative effects?	-	<p>The proposal responds to the need for respecting views to and from the heritage item, as well as key view corridors along Longueville Road, by adequately respecting site setback lines. The building, as seen in plan and elevation, has a reduced bulk facing Longueville Road to ensure that its reading is a two storey building frontage, with a comparable sense of scale to the heritage item across the street.</p> <p>The bulk of the building is clearly defined on the street level into two separate buildings, with a courtyard style entry from the South-Western corner of the subject site. This entry and courtyard space provides adequate separation and reduces the overall scale and bulk of the development, ensuring it maintains key view corridors to the heritage item from across the street.</p> <p>The proposal has further been articulated to respond successfully to the streetscape definition and will appropriately maintain existing view corridors to the heritage item along Longueville Road without the proposed development being visually intrusive or dominant.</p>
Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?	NO	Based on available Council information, the proposed development is not sited on any known significant archaeological deposits.
Is the new development sympathetic to the heritage item? How has this been minimised?	YES	<p>As per the aforementioned reasons, the building proposed is sympathetic to the heritage item:</p> <ul style="list-style-type: none"> • The design of the building is articulated to present a two/three storey frontage to Longueville Road, with a bulk and scale similar to the heritage item opposite. • The bulk of the building has been cleft in twaine to provide an added common entrance and communal open space on the south-western corner of the subject site, responding to the open spaces of the heritage item across the street. • The expression and articulation of the building facing Longueville Road successfully reinforces existing streetscape patterns and maintains existing perspectival views along the road, maintaining key views to the heritage item.
Will the public, and users of the item, still be able to view and appreciate its significance?	YES	For the reasons mentioned above, the proposal is able to provide and maintain existing views to the heritage item along Longueville Road. The stepped form of the building ensures it is comparable in bulk and scale. The public and users of the heritage item will still be able to view and appreciate its significance without issue.

6.0 Environmental and Heritage Impact Assessment

6.1 New South Wales Heritage Office Questions (Extracts of Relevant Clauses)

Proposed Change to Heritage Item	[Y/N]	Response
Subdivision		
How is the proposed curtilage allowed around the heritage item appropriate?	N/A	There is no subdivision of land in this proposal which will affect the heritage item in question. The proposed site is merely opposite (adjacent) a heritage item.
Could future development that results from this subdivision compromise the significance of the heritage item? How has this been minimised?	N/A	
Could future development that results from this subdivision affect views to, and from, the heritage item? How are negative impacts to be minimised?	N/A	
Repainting		
Have previous (including original) colour schemes been investigated? Are previous schemes being reinstated?	N/A	The proposal is not on a site identified as a heritage item, no heritage colour schemes or materials are proposed.
Will the repainting effect the conservation of the fabric of the heritage item?	N/A	
Re-roofing/re-cladding		
Have previous (including original) roofing/cladding colour schemes been investigated (through archival and physical research)?	N/A	The proposal does not involve the re-roofing or re-cladding of a heritage item or heritage fabric.
Is a previous material being reinstated?	N/A	
Will the re-cladding effect the conservation of the fabric of the heritage item?	N/A	
Are the details in keeping with the heritage significance of the item (e.g. guttering, cladding profiles)?	N/A	
Has the advice of a heritage consultant of skilled tradesperson (e.g. slate roofer) been sought?	N/A	
New Services		
How has the impact of the new services on the heritage significance of the item been minimised?	N/A	The proposal does not involve new services which would impact upon a heritage item.
Are any of the existing services of a heritage significance? In what way? Are they affected by the new work?	N/A	

6.0 Environmental and Heritage Impact Assessment

6.1 New South Wales Heritage Office Questions (Extracts of Relevant Clauses)

Proposed Change to Heritage Item	[Y/N]	Response
Has the advice of a conservation consultant (e.g. architect) been sought? Has the consultant's advice been implemented?	N/A	
Are any known or potential archaeological deposits (underground and under floor) affected by the proposed new services?	N/A	
Fire Upgrading		
How has the impact of the upgrading on the heritage significance of the item been minimised?	N/A	The proposal does not involve fire upgrading works to an item of heritage.
Are any of the existing services of heritage significance? In what way? Are they affected by the new work?	N/A	
Has the advice of a conservation consultant (e.g. architect) been sought? Has their advice been implemented?	N/A	
Are any known or potential archaeological deposits (underground or under floor) affected by the proposed new services?	N/A	
Has the advice of a fire consultant been sought to look for options that would have less impact on the heritage item? Will this advice be implemented? How?	N/A	
New Landscape Works and Features		
How has the impact of the new work on the heritage significance of the existing landscape been minimised?	-	The proposal seeks to provide a new articulated outdoor landscaped area fronting Longueville Road, with new commercial shops and a well defined entry fronting the development to improve the overall streetscape condition of the site. The proposal will therefore provide a much needed definition of the public domain fronting the heritage item, improving its curtilage and view corridors along the road.
Has evidence (archival and physical) of previous landscape work been investigated? Are previous works been reinstated?	YES	Through an examination of historical sources (secondary research), there is no evidence to suggest a previous significant landscape or formal landscaping to the subject site.
Has the advice of a consultant skilled in the conservation of heritage landscape works? If so, what alternatives have been considered?	YES	This report satisfies the requirement for seeking advice on the conservation of heritage landscapes in the context of an adjacent heritage item. The proposal will not impact on the existing vegetation and landscaping of the heritage item.

6.1 New South Wales Heritage Office Questions (Extracts of Relevant Clauses)

Proposed Change to Heritage Item	[Y/N]	Response
How does the work impact on views to, and from, adjacent heritage items?	-	As previously identified, the proposed landscape strategy has been compiled in consideration of new public and communal amenities, providing new definition for entries along Longueville Road and providing much needed foliage and landscaping to this part of the road. The result will be an improvement on the curtilage of the heritage item. Simultaneously, it is also recognised that the proposed trees and plants will not overshadow or eclipse the views to and from the heritage item, as their mature heights have been taken into consideration by the landscape architect.
Tree Removal or Replacement		
Does the tree contribute to the heritage significance of the item or landscape?	N/A	There is no proposed removal or demolition of significant trees within the subject site which are considered to have heritage implications. This section is not applicable.
Why is the tree being removed?	N/A	
Has the advice of a tree surgeon or horticultural specialist been obtained?	N/A	
Is the tree being replaced? Why? With the same or a different species?	N/A	
New Signage		
How has the impact of the new signage on the heritage significance of the item been minimised?	-	The proposed signage for identification purposes of the subject site and the name of the development site is appropriate and has been scaled to reflect the size and bulk of wording across the Masonic Hall opposite the subject site.
Have alternative signage forms been considered (e.g. free standing or shingle signs). Why were they rejected?	-	The current proposed concept with indicative locations for street signage and street numbering is considered appropriate and in keeping with the scale and type of the adjacent heritage item.
Is the signage in accordance with section 6, 'Areas of Heritage Significance', in Outdoor Advertising: An Urban Design-Based Approach? How?	N/A	The subject site is not a heritage item, this section is not applicable.
Will the signage visually dominate the heritage item/heritage conservation area or heritage streetscape?	-	The proposed signage will not visually dominate the adjacent heritage item as the building proposed and the signage are all of a comparable scale and size.
Can the sign be remotely illuminated rather than internally illuminated?	-	The proposed illumination of signage will conform to appropriate Australian Standards and will not detract from the appearance of the building, nor will it be visually intrusive in the context of the heritage item.

6.2 Local Government Area - Local Environmental Plan

Clause 5.10 Heritage

Objectives / Provision	Compliance	Response
Objectives of the Clause		
To Conserve the Environmental Heritage of Lane Cove,	COMPLIES	The proposal's inclusion of new deep soil landscaped areas, including outdoor cafe and seating areas will help improve the curtilage around the heritage item and maintain view corridors along Longueville Road.
To conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,	COMPLIES	The bulk of the building is clearly defined on the street level into two separate buildings, with a courtyard style entry from the South-Western corner of the subject site. This entry and courtyard space provides adequate separation and reduces the overall scale and bulk of the development, ensuring it maintains key view corridors to the heritage item from across the street. The proposal has further been articulated to respond successfully to the streetscape definition and will appropriately maintain existing view corridors to the heritage item along Longueville Road without the proposed development being visually intrusive or dominant.
To conserve archaeological sites	N/A	
To conserve Aboriginal objects and Aboriginal places of heritage significance.	N/A	
(4) Effect of the Proposal on Heritage Significance		
The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This sub clause applies regardless of whether a heritage management document is prepared under sub clause (5) or a heritage conservation management plan is submitted under sub clause (6).	COMPLIES	This document provides necessary documentation into the potential of the impacts of the proposed development on the subject site and adjacent heritage items in question.
(5) Heritage Assessment		
The consent authority may, before granting consent to any development: (a) on land on which a heritage item is located, or (b) on land that is within a heritage conservation area, or (c) on land that is within the vicinity of land referred to in paragraph (a) or (b), Require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.	COMPLIES	This document provides necessary documentation into the potential impacts of the item upon the heritage item in question and falls under the category (c). The proposed development will not have any negative impacts upon the heritage significance of the item, but rather, given its materiality and bulk, will serve to enhance and enliven the curtilage around the item, protecting it from potential future damage.

6.2 Local Government Area - Development Control Plan Part B - Lane Cove Council - General Provisions

Objectives / Provision	Compliance	Response
3.1 General		
a) To provide for a development that achieves the required employment and dwelling yields	COMPLIES	The proposed development will help to improve employment and residential growth in the locality and be a successful addition to the local area, providing new community facilities and a quality design which responds to the constraints and opportunities of the subject site. From a heritage perspective, the proposal adequately responds to the curtilage of the adjacent heritage item and will serve to improve the landscaping and reinforcement of street perspective and scale along Longueville Road.
b) To encourage the promotion and co-ordination of the orderly and economic use and development of land.	COMPLIES	The proposal is in compliance with the uses stipulated within the LEP and furthermore, will help to diversify the locality, improving the curtilage of the heritage item opposite the site.
c) To encourage site consolidation of allotments for development in order to promote the desired urban design outcomes and the efficient use of land and to avoid the creation of isolated sites.	COMPLIES	The proposal's consolidation of allotments for the development of new quality seniors living apartments will not only ensure the efficient use of land, but will help to provide appropriate scale and bulk to reinforce the scale of the Masonic Hall. Furthermore, the articulation of new entry points and new commercial spaces (shops) are positioned to ensure that the curtilage and views to the heritage item will be enhanced by this development.
d) To encourage the development of existing isolated sites in a manner that responds to the desired built form pattern, site context and maintains a satisfactory level of amenity.	N/A	The subject site is not classified as an isolated site.

6.2 Local Government Area - Development Control Plan Part B - Lane Cove Council - General Provisions

Objectives / Provision	Compliance	Response
B.4 View Sharing		
a) To ensure that public view corridors between buildings or along streets are retained and enhanced from streets or public spaces.	COMPLIES	<p>The proposal responds to the need for respecting views to and from the heritage item, as well as key view corridors along Longueville Road, by adequately respecting site setback lines. The building, as seen in plan and elevation, has a reduced bulk facing Longueville Road to ensure that its reading is a two storey building frontage, with a comparable sense of scale to the heritage item across the street.</p> <p>The bulk of the building is clearly defined on the street level into two separate buildings, with a courtyard style entry from the South-Western corner of the subject site. This entry and courtyard space provides adequate separation and reduces the overall scale and bulk of the development, ensuring it maintains key view corridors to the heritage item from across the street.</p> <p>The proposal has further been articulated to respond successfully to the streetscape definition and will appropriately maintain existing view corridors to the heritage item along Longueville Road without the proposed development being visually intrusive or dominant.</p>
b) To minimise the impact of new development on existing public and private views and vistas.	COMPLIES	<p>As per the aforementioned reasons, the building proposed is sympathetic to the heritage item:</p> <ul style="list-style-type: none"> • The design of the building is articulated to present a two/three storey frontage to Longueville Road, with a bulk and scale similar to the heritage item opposite. • The bulk of the building has been cleft in twaine to provide an added common entrance and communal open space on the south-western corner of the subject site, responding to the open spaces of the heritage item across the street. • The expression and articulation of the building facing Longueville Road successfully reinforces existing streetscape patterns and maintains existing perspectival views along the road, maintaining key views to the heritage item.
c) To preserve or fairly share water views for foreshore residents.	N/A	The proposal does not affect any water views from foreshore residents.

6.2 Local Government Area - Development Control Plan Part B - Lane Cove Council - General Provisions

Objectives / Provision	Compliance	Response
a) Where existing views from public spaces are through the gaps between side setbacks of buildings, the length of the building and roof of any proposal should be oriented towards the view in order to minimise view obstruction. Refer Diagram No. 2.	COMPLIES	The proposal is appropriately articulated according to the sloping topography of the area to ensure that the reading of the building along Longueville Road is a two/three storey development. This scale and bulk is appropriately scaled and similar when compared to the height and bulk of the Masonic Temple (heritage item).
b) Existing or potential view corridors to the water from the street are to be protected as public view corridors by ensuring that fencing to the front boundary is open in character.	N/A	The proposal does not impact upon water views.
c) Garages and outbuildings are not to be located within the view corridor and the required side setback is to be clear of all built form obstructions. Lightweight carport structures may be considered in side setbacks.	COMPLIES	The proposal does not seek to provide garages or outbuildings. Unlike the existing development on the site, the future car entry and driveway has been appropriately positioned to the southern corner of the subject site, away from the immediate view corridor and curtilage of the heritage item. This will help to improve the amenity of views toward the heritage item, as well as maintain the streetscape view along Longueville Road.
d) Buildings on steeply sloping sites should adjust the height of the building envelope to follow the natural topography of the site	COMPLIES	The proposal is appropriately articulated according to the sloping topography of the area to ensure that the reading of the building along Longueville Road is a two/three storey development. This scale and bulk is appropriately scaled and similar when compared to the height and bulk of the Masonic Temple (heritage item).
e) To facilitate view sharing for residential developments, flat roofs or low mono-pitched roofs can be used where the design of the building and roof is integrated architecturally and where its appearance would be appropriate given the character of the street.	COMPLIES	The articulation of the proposal's roof elements is appropriate and responds to the adjoining heritage item. The proposed bulk and scale, as previously discussed, is reduced to read as a two/three storey development, which is of a similar scale to the heritage item.
f) Applicants may not be able to achieve the maximum permissible height in order to cater and facilitate view sharing. In such cases, concessions shall be given for side and rear setbacks subject to meeting the requirements for privacy, amenity and solar access to the adjoining neighbours. These concessions should be discussed with the Council Officers prior to the lodgement of Development Application.	COMPLIES	The proposal responds to the need for respecting views to and from the heritage item, as well as key view corridors along Longueville Road, by adequately respecting site setback lines. The building, as seen in plan and elevation, has a reduced bulk facing Longueville Road to ensure that its reading is a two storey building frontage, with a comparable sense of scale to the heritage item across the street. The bulk is therefore appropriate in addressing the views to and from the adjacent heritage item.
g) Views from commercial development will not carry the same weight as views from dwellings.	N/A	There are no commercial developments for consideration in this project which are relevant for view sharing consideration.

6.2 Local Government Area - Development Control Plan

Part B - Lane Cove Council - General Provisions

Objectives / Provision	Compliance	Response
h) Development is not to unreasonably affect existing water views from living areas of adjoining dwellings. Views from bedrooms are not considered to have the same significance unless they are the only available views within the dwelling.	N/A	There are no water views currently anticipated for this project.
i) In such cases the maintenance of the view will be tested against its reasonableness i.e. how the view is obtained and where the view is gained. For instance views that are gained by leaning out a side boundary window and looking obliquely across a number of lots will not be given weight against a view from the main living area window.	COMPLIES	<p>As per the aforementioned reasons, the building proposed is sympathetic to the heritage item:</p> <ul style="list-style-type: none"> • The design of the building is articulated to present a two/three storey frontage to Longueville Road, with a bulk and scale similar to the heritage item opposite. • The bulk of the building has been cleft in twaine to provide an added common entrance and communal open space on the south-western corner of the subject site, responding to the open spaces of the heritage item across the street. • The expression and articulation of the building facing Longueville Road successfully reinforces existing streetscape patterns and maintains existing perspectival views along the road, maintaining key views to the heritage item. <p>For these reasons, it is believed that the general public domain views toward the heritage item enjoyed along Longueville Road will be maintained by the proposal.</p>
j) Views will also be tested against the extent of view available. Where appropriate the views will also be tested against the view sharing principles stated by the Land and Environment Court.	N/A	Based on the assessment against view corridors and from available information, it is not believed that assessment of View Sharing against the NSW LEC principles are necessary for the heritage assessment component of the project.
B.9 Heritage		
9.3 Development in the vicinity of heritage items		
a) A Heritage Impact Statement is to be prepared as part of any DA for development "in the vicinity of a heritage item". "In the vicinity of a heritage item" is to be interpreted as meaning "adjacent to or adjoining" that item.	COMPLIES	This report satisfies the requirement for seeking heritage advice for a Development which is considered to be in the vicinity of a heritage item. The proposal has extensively scrutinised the proposal against relevant matters pertaining to the State Heritage Office, as well as relevant LEP and DCP controls.

7.0 Recommendations

There are no further recommendations to be made in this report.

8.0 Conclusion

Having taken into consideration the significance of local subdivision patterns, the potential impacts the development may have on the adjacent heritage item and the wider streetscape views of the locality, it is believed that the proposal will not have any significant adverse effect on the conservation and heritage significance of area. The proposed seniors living development will provide a much better urban outcome for the locality without affecting any of the significant fabric of the heritage items in question. Overall, it is believed that the proposed development at No. 266 Longueville Road is wholly in accordance and in adherence to the provisions and aims of heritage conservation and curtilage protection stipulated under the assessment framework of the Heritage Council of New South Wales and the Lane Cove LEP and DCP. This report therefore recommends that the development application be supported and advises, based on the information provided and the assessment framework used in this report, that there are not believed to be any heritage grounds for the application to be refused.



Peter Lonergan

Director
Cracknell Lonergan Architects Pty Limited
NSW Architects Registration No. 5983

The following list provides details to some of the resources used in the investigation into the Aboriginal and the history of the locality.

- Colonial history of Sydney, as well as specific details regarding the development of the area.
- Apperly, R, Irving, R, Reynolds, P. 1989, A Pictorial Guide to Identifying Australian Architecture – Styles and Terms from 1788 to the Present.
- Attenbrow, V. 2002, 'The People and their country: numbers, names and languages' in Sydney's
- Aboriginal Past: Investigating the archaeological and historical records
- Attenbrow, V. 2003, Sydney's Aboriginal Past, University of New South Wales Press, Kensington NSW.
- The Dictionary of Sydney
- The Australian Dictionary of Biography

10.0 Appendix B: NSW State Heritage Inventory Listings

10.1 No. 55 Richardson Street West, Lane Cove - Local Item I194

7/5/2017

House | NSW Environment & Heritage



[Home](#) > [Topics](#) > [Heritage places and items](#) > [Search for heritage](#)

House

Item details

Name of item:	House
Other name/s:	Merriwa
Primary address:	55-57 Richardson Street West, Lane Cove, NSW 2066
Local govt. area:	Lane Cove

All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
55-57 Richardson Street West	Lane Cove	Lane Cove			Primary Address

Statement of significance:

Substantial Edwardian residence indicative of the larger homes built in close proximity to transport routes at the time.

Note: There are incomplete details for a number of items listed in NSW. The Heritage Division intends to develop or upgrade statements of significance and other information for these items as resources become available.

History

Historical notes: 2-Storey late 19th Century or early 20th Century residence adversely affected by subdivision, but still substantial. Evidence of part demolition and late timber addition to side elevation. In 1901 historical records show a new house on this site, with Miss F. Callaghan as owner. In 1917 it is described as a School.

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan		I194	19 Feb 10		
Heritage study					

Study details

Title	Year	Number	Author	Inspected by	Guidelines used
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<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=1920170>

1/2

10.0 Appendix B: NSW State Heritage Inventory Listings

10.1 No. 55 Richardson Street West, Lane Cove - Local Item I194

7/5/2017

House | NSW Environment & Heritage

Lane Cove Heritage Study	1987	B180	Robert Moore, Penelope Pike and Lester Tropman & Associates		N o
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References, internet links & images

None

Note: internet links may be to web pages, documents or images.



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10.0 Appendix B: NSW State Heritage Inventory Listings

10.2 Masonic Temple, 231 Longueville Road, Lane Cove - Local Item I182



[Home](#) > [Topics](#) > [Heritage places and items](#) > [Search for heritage](#)

Masonic Temple

Item details

Name of item: Masonic Temple

Primary address: Longueville Road, Lane Cove, NSW 2066

Local govt. area: Lane Cove

All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
Longueville Road	Lane Cove	Lane Cove			Primary Address

Statement of significance:

Substantial civic building dating from Lane Cove's period of suburban consolidation.

Note: There are incomplete details for a number of items listed in NSW. The Heritage Division intends to develop or upgrade statements of significance and other information for these items as resources become available.

History

Historical notes: Built in 1922 as part of the community facilities of suburban Lane Cove. The hall is a local landmark. Constructed of face brick, with large rendered pilasters and a pediment over the original timber entry doors. A larger pediment forms part of the gable end and features a copper date cartouche. The foundation stone was laid by M.W. Bro. Wm Thompson, Grand Master U.C.L. N.S.W. A side entry wing has modern doors fitted.

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan		I182	19 Feb 10		
Heritage study					

Study details

Title	Year	Number	Author	Inspected by	Guidelines used
Lane Cove	1987	B179	Robert Moore, Penelope Pike and Lester		

10.0 Appendix B: NSW State Heritage Inventory Listings

10.2 Masonic Temple, 231 Longueville Road, Lane Cove - Local Item I182

Heritage Study		Tropman & Associates		N o
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References, internet links & images

None

Note: internet links may be to web pages, documents or images.



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Curriculum Vitae

Peter Lonergan

Cracknell & Lonergan Architects Pty Ltd
156a Church Street, Newtown, 2042

Formal Qualifications

BArchitecture	University of New South Wales (UNSW)
BScArchitecture (Hons)	UNSW
MBEnv (Building Conservation)	UNSW
Certificate Sustainable Design	University of Sydney (USYD)

Industry Affiliations

Corporate member	The Australian Institute of Architects
Past Member	The Australian Institute of Architects, Heritage Committee
Life Member	Eco Design Foundation
Listed Heritage Consultant	New South Wales Office of Heritage & Environment

Professional Practice

Director and Nominated Responsible Architect (NSW Registration No. 5983) for Cracknell & Lonergan Architects Pty Ltd, private practice established in 1984. Cracknell & Lonergan Architects services include: Architecture, Interior Architecture, Heritage Conservation, Exhibition Design, and Town Planning.

Architecture – Key Examples

- East Crescent Street, McMahon's Point, Residential Flat Building
- Miller Street, McMahon's Point, Residential Flat Building
- Premier Street, Neutral Bay, Residential Flat Building
- Lavoni Street, Mosman, Residential Flat Building
- Myrtle Street, North Sydney, Mixed-Use Commercial & Residential Development
- Parramatta Road, Camperdown, Boarding House
- Avoca Street, Randwick, Boarding House
- Restoration of Jarjum College, Redfern, Sydney, for the Jesuit Fathers, St. Aloysius College
- Houston Road, Kingsford, Boarding House
- Strachan Street, Kingsford, Boarding House
- See Street, Kingsford, Boarding House
- The Pemulwuy Project. Redevelopment of "The Block", Redfern, Sydney, for the Aboriginal Housing Company
- Redevelopment of the Sydney University Settlement, Redfern, Sydney
- Redevelopment of the College of Fine Arts UNSW and Ivan Dougherty Gallery, Paddington, Sydney
- Ray Road, Epping. 51 dwellings (residential flat buildings and townhouses) and restoration of a Heritage Item
- Wutuma Aboriginal Keeping Place Corporation, Kempsey. Includes Museum, Arts Centre, Theatre, Administration and Visitor's Centre

Heritage Conservation – Key Examples

- Heritage Consultant & Supervision, Mechanics School of Arts (The Arthouse Hotel), Pitt Street, Sydney
- Heritage Consultant & Supervision, Masonic Temple, North Sydney
- Heritage Supervision and Heritage Architect, St. Clements Church, Marrickville
- Heritage Consultant & Conservation Management Plan, Redfern's Cottage, Minto
- Heritage Advisor (preparation of Heritage Management Plan), RAAF Base, McNamara Avenue, Richmond
- Heritage Advisor (preparation of Statement of Heritage Impact, Stage 1 & 2, Hangar A (Building 6), Bankstown Airport
- Heritage Consultant, Rosebank College, Five Dock
- Heritage Supervision, Reserve Bank of Australia, No. 1 Martin Place (Multiplex)
- Oxford Hotel, Oxford Street, Darlinghurst
- Palisade Hotel, Milson's Point
- Beauchamp Hotel, Oxford Street, Darlinghurst
- Palace Hotel, Surry Hills
- Union Hotel, North Sydney
- Columbian Hotel, Oxford Street, Darlinghurst
- Conservation/adaptive reuse of some substantial private homes
- Heritage impact assessments and Statements of Significance a range of residential, hospitality and commercial projects

Expert Evidence – Key Examples

Prepared and given evidence to the Land and Environment Court, Supreme Court of NSW and others since 1992 in the fields of:

- Heritage Conservation
- Design
- SEPP 63 Major Transport Works
- SEPP65 Design of Residential Flat Buildings
- SEPP Affordable Rental Housing
- Clause 4.6 Variation to Development Standards
- Responses to Statement of Facts & Contentions
- Environmental degradation
- Site & Region History
- Building technologies

Planning & Consultancy – Key Examples

Have advised, prepared and assisted in the preparation of:

- Solar Access Amenity & Overshadowing Reports
- Assessment of View Sharing Reports
- Conservation Management Plans
- Statement of Heritage Impacts
- Heritage Fabric Analysis & Photographic Records
- Statements of Environmental Effects
- Site Feasibility Studies
- Plans of Management (Boarding Houses)
- Drafted LEP amendments

Public Art and Exhibition Design – Key Examples

- Yininmadyemi - Thou didst let fall (by artist Tony Albert), Hyde Park, Sydney, Australia
- Always was, Always will Be (by artist Reko Rennie), Oxford Street, Sydney, Australia
- Murri Totem Poles (by artist Reko Rennie), La Trobe University, Melbourne, Australia
- Papunya Tula, Central Termini, Rome, for the Art Gallery of NSW, Sydney, Australia
- Gabriel Pizzi, Australian Embassy, Paris, France
- Musee du quai Branly at the Australian Embassy in Paris, for the Australia Council for the Arts, Paris, France
- Design and project management of Indigenous Art Commission at Musee du quai Branly (2500m² of permanent public art in the current Presidential Project (with Ateliers Jean Nouvel), Paris, France
- Australian exhibition at the Benaki, Athens. 2004 Athens Olympics, with Alison Page, for the Sydney Powerhouse Museum and Museum Victoria, Sydney & Melbourne, Australia
- Australian Exhibition, Olympic Federation Headquarters, Lausanne, Switzerland.

Awards

The practice has won a number of awards notably the following:

Winner	College of Fine Arts, Ivan Dougherty Gallery and Campus redevelopment
Winner	Traveller's Rest (1830s), Parramatta Heritage redevelopment
Commendation	Sow and Pigs Reef, monument
Commendation	Green Square (Southern Industrial), Sydney
Commendation	Transition, Urban Renewal
Published	Circular Quay East

Teaching (Part-time)

Undertaken part-time teaching at the three architectural schools in Sydney – fostering and nurturing a culture of professionalism, integrity, collegiality and respect

1982 – 2005 Faculty of Built Environment, UNSW	1st Year to Final Year Design , Visual Communication, Architectural Science, Design Theory
1986 – 2005 Faculty of Architecture, USYD	1st Year Final Year Design
1985 – 1990 School of Interior Design, University of Technology Sydney (UTS)	1st Year to Final Year Design and Communication

Lecturing

Lectured in Professional Practice to professional bodies and public at various conferences throughout Australia

Publications

The work of Cracknell & Lonergan Architects has been published broadly, including professional text magazines, newspapers, product promotion. Some notable publications include: Art Gallery of NSW Newsletter LOOK, Australia Foundation for the Arts, GEO (Europe), La Figaro, Pol Oxygen, InStyle.

