



RESIDENTIAL DEVELOPMENT AT AVON AND BEECHWORTH ROADS PYMBLE

SUPPLEMENT TO STATEMENT OF HERITAGE

IMPACT DATED NOVEMBER 2012



FOR: J W NEALE PTY LTD
(RECEIVERS & MANAGERS APPOINTED)

30th April 2013

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1.0 INTRODUCTION

1.1 Aims of Report

This report has been prepared for J W Neale PTY LTD (Receivers & Managers Appointed) to provide extra information to accompany the November 2012 Statement of Heritage Impact report.

1.2 Background

The Department of Planning and Infrastructure in its letter of 21st March 2013 (Appendix A) in accordance with Section 75H of the “Environmental Planning and Heritage Act 1979, requires extra assessment and information be provided , including the following heritage matters:

“Further assessment of the impact of the proposed development (and specifically Building 5) on the existing heritage item at No.6 Beechworth Road.”

This report addresses this request and also addresses the heritage issues raised by Ku-ring-gai Council Submission dated March 2013, section marked “Heritage context” pages 18, 19, 29 and 21. The full text is attached to this report as Appendix B.

The latter, in summary form, required a heritage assessment of the following within the vicinity items:

Schedule 5 of Local Centres LEP:

- 6 Beechworth Road
- 1178 Pacific Highway
- 1186 Pacific Highway
- 1202 Pacific Highway (1 Clydesdale Place)

Schedule 7 of the KPSO:

- 11 Avon Road
- 11 Arilla Road
- 19 Avon Road
- 9 Beechworth Road
- 1228 Pacific Highway (corner of Beechworth Road)

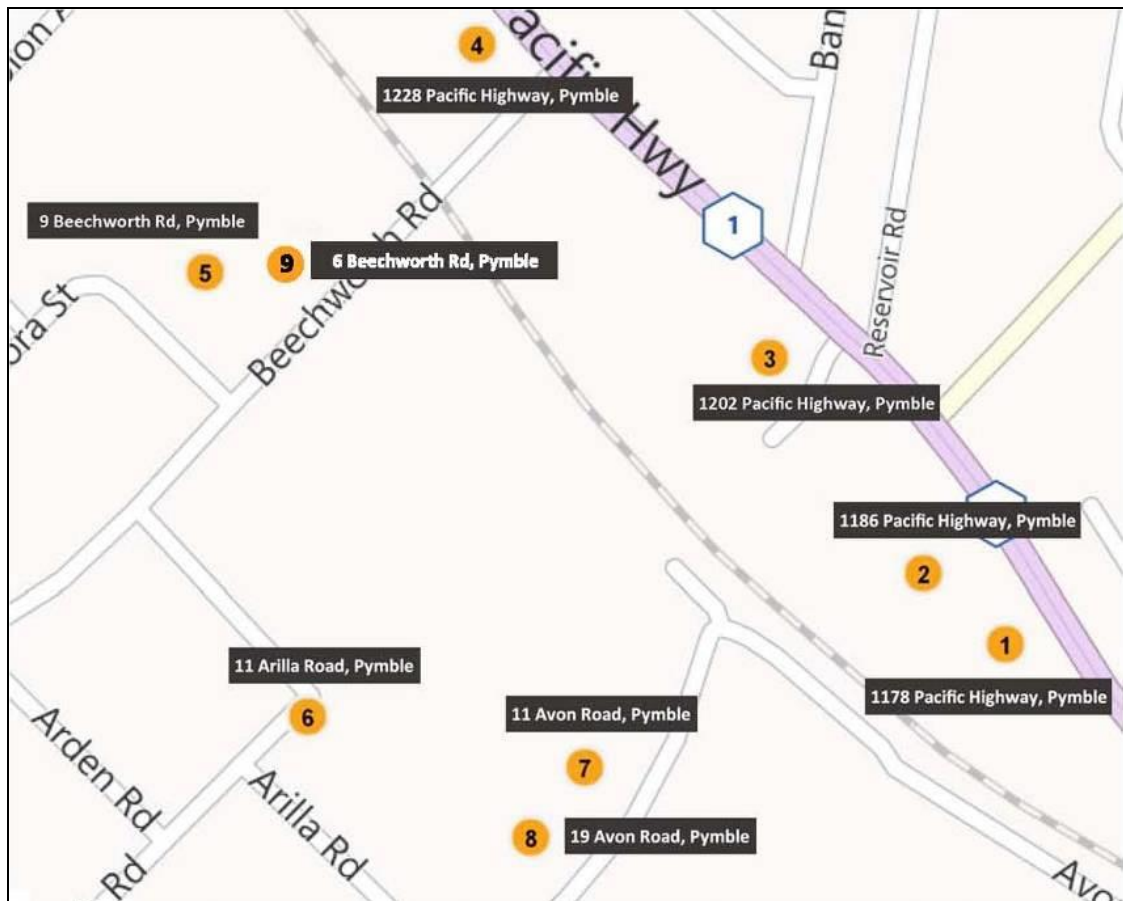


Figure 1.1 – Heritage items within the vicinity (as listed in Schedule 5 of Local Centres LEP and Schedule 7 of KPSO)

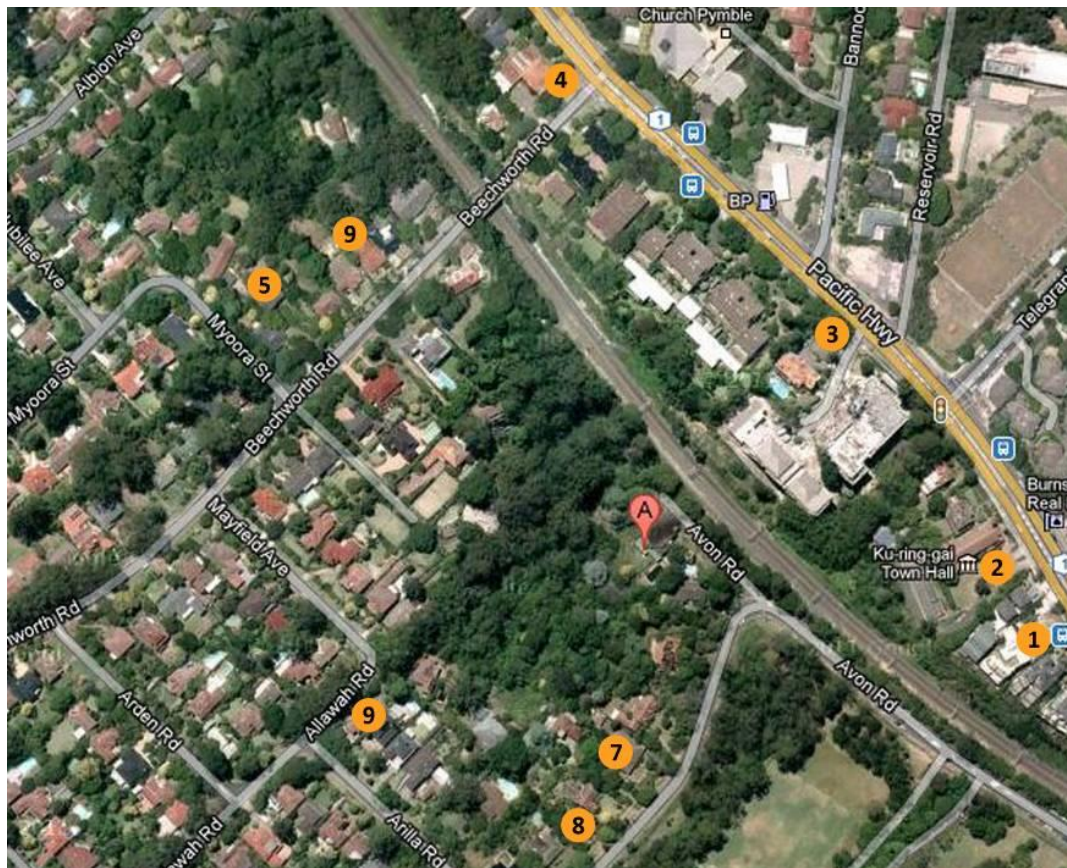


Figure 1.2 – View of the site and adjacent heritage items (Google Maps)

1.) 1178 Pacific Highway	6.) 11 Arilla Road
2.) 1186 Pacific Highway	7.) 11 Avon Road
3.) 1202 Pacific Highway	8.) 19 Avon Road
4.) 1228 Pacific Highway	9.) 9 Beechworth Road
5.) 9 Beechworth Road	

The Council submission had also requested that No 1 Avon Road be reconsidered as to the possibility of retaining No 1 Avon Road and exploration for potential adaptive reuse. Further internal photographs of No 1 are provided. Refer to Section 3.0 below.

This report endeavours to address both the issues of the Planning and Infrastructure letter of 21st March 2013 and the items raised by Ku-ring-gai Council Submission dated March 2013.

2.0 HERITAGE ASSESSMENT OF IN THE VICINITY HERITAGE ITEMS

OCP reviewed the list of items mentioned by the Ku-ring-gai Council Submission dated March 2013, and assessed the impacts including undertaking on site photographs (from adjacent streets, lanes) to gauge the impacts on each property and to ascertain the effects of the proposed development on views of each property.

2.1 In the Vicinity Item Chart

The following chart tables each of the properties, with associated photographs and assessments. Refer to Appendix C for photographs.





























ITEM NO	HERITAGE SCHEDULE	ADDRESS	COMMENTS	PHOTO NO
3	Schedule 5 Local Centres LEP	1202 Pacific Highway / 2 Clydesdale Place "Colinroobie"	Front view of building from Pacific Highway See Figure 1.3.	 Figure 1.3
			View to south east obstructed by 4 storey development. See Figure 1.4.	 Figure 1.4
			View to south over two storeyed development (Nos 3 and 5 Clydesdale complexes from fist floor verandah level. See Figure 1.5.	







				Figure 1.5
			View to north west considerably screened by mature tree layer of adjacent western blocks, plus tree layer either side of the railway line. See Figure 1.6.	 <p>Figure 1.6</p>
			View east, over the two storeyed Nos 3 and 5 Clydesdale complex. See Appendix Q.	
			Building will be filtered by the tree layer at south of Nos 3 and 5, the tree plantings on north and south sides of the railway line, the existing mature tree plantings on the eastern boundary of the site (refer to Appendix E – Supplement Landscape Plan).	 <p>Figure 1.11</p>
			Views south west will not be significantly altered as views between buildings 4 and 5 will be maintained.	
			Views to south-south west to Building 5 will be considerably screened by the plantings the tree layer at south of Nos 3 and 5, the tree plantings on north and south sides of the railway line, the existing mature tree plantings on the eastern boundary of the site (See Figure 1.7. - photo taken from development site looking towards No 3 and 5 Clydesdale Place) augmented by the sites central mature and dense tree layering's of the landscape conservation area.	 <p>Figure 1.7</p>
			Figure 1.8. - View trees along eastern boundary adjacent to railway line.	 <p>Figure 1.8</p>







2 (check)		1190 Pacific Highway Pymble	<p>Front elevation of building from Pacific Highway, refer to photograph (Figure 1.9)</p> <p>The weatherboard Cottage views to the south west are obstructed by the 4 storey development at the southern end of Clydesdale Place.</p>	 <p>Figure 1.9</p>
			<p>View to South and south east are heavily screened by mature tree layering consisting of: mature shrub and tree plantings on the rear yard (Figure 1.10),</p> <p>The tree plantings along the south and northern sides of the railway line. (Figure 1.12)</p> <p>Note the primary view south is towards the Presbyterian Ladies College site, which is significantly landscaped with mature trees.</p>	 <p>Figure 1.10</p>  <p>Figure 1.12</p>
			<p>The proposed development from this site is at a considerable angle to the west, screened by the 4 storey development at the southern end of Clydesdale Place and the mature plantings south and northern sides of the railway line, Figure 1.11 (looking west from adjacent to No 1 Avon Road)</p>	 <p>Figure 1.11</p>






			<p>Figure 1.12 looking east together with the mature tree layering that will be preserved on the south eastern side of the development site. (Refer to Figure 1.13 and Figure 1.14.</p>	 <p>Figure 1.12</p>  <p>Figure 1.13</p>  <p>Figure 1.14</p>
1		1188 Pacific Highway Pymble	<p>A two storied weatherboard building. Adjacent to No 1190 above, similar characteristics. (Figure 1.15)</p>	 <p>Figure 1.15</p>
			<p>Views to the south west are obstructed by the 4 storey development at the southern end of Clydesdale Place.</p>	 <p>Figure 1.16</p>
			<p>View to South and south east are heavily screened by mature tree layering consisting of: mature shrub and tree plantings on the rear yard (Figure 1.17)</p>	 <p>Figure 1.17</p>

			<p>The tree plantings along the south and northern sides of the railway line.</p> <p>Note the primary view south is towards the Presbyterian Ladies College site, which is</p> <p>Considerably landscaped with mature trees. (Figure 1.18)</p>	 <p>Figure 1.18</p>
			<p>The proposed development from this site is at a considerable angle to the west, screened by the 4 storey development at the southern end of Clydesdale Place and the mature plantings south and northern sides of the railway line, Figure 1.11 (looking west) and Figure 1.12 (looking east) together with the mature tree layering that will be preserved on the south eastern side of the development site. Refer to Figure 1.13.</p>	 <p>Figure 1.11</p>  <p>Figure 1.12</p>  <p>Figure 1.13</p>
1	Schedule 5 Local Centres LEP	1186 Pacific Highway Pymble	<p>Council building used for community functions, former Church. Adjacent to Nos 1188 and 1190 above, with similar characteristics.</p>	 <p>Figure 1.19</p>
			<p>Building largely internally focused and with few small windows on the south side of the building.</p>	

			Views to the south west are obstructed by the 4 storey development at the southern end of Clydesdale Place. Refer to Figure 1.16 .	 <p>Figure 1.16</p>
			View to South and south east are heavily screened by mature tree layering consisting of: Plants adjacent to building refer to photo Figure 1.20 .	 <p>Figure 1.20</p>
			View to South and south east are heavily screened by mature tree layering along the south and northern sides of the railway line. Figure 1.21 . Note the primary view south is towards the Presbyterian Ladies College site, which is considerably landscaped with mature trees.	 <p>Figure 1.21</p>
			The proposed development from this site is at a considerable angle to the west, screened by the 4 storey development at the southern end of Clydesdale Place and the mature plantings south and northern sides of the railway line, Figure 1.11 and Figure 1.12 ; together with the mature tree layering that will be preserved on the south eastern side of the development site. (Refer to Figure 1.22).	 <p>Figure 1.11</p>  <p>Figure 1.12</p>  <p>Figure 1.22</p>

6	Schedule of KPSP	7	11 Arilla Road Pymble	Building situated at corner Allawah and Arilla Road. (Figure 1.23) Building faces Arilla Road and rear is single storied with attic windows in roof area. The roof attic faces east.	 <p>Figure 1.23</p>
				Figure 1.24 - The eastern view encapsulates the view of neighbouring No 12 Allawah Road.	 <p>Figure 1.24</p>
				Figure 1.25 and Figure 1.26 - Development is south east direction, Building 3 is screened in immediate foreground by mature high and trees in the yard of No 12 Allawah Road.	 <p>Figure 1.25</p>  <p>Figure 1.26</p>
				Figure 1.27 and Figure 1.28 - and the trees and shrubs at the rear of Nos 7 and 9 Arilla Road while more distant views are filtered by a number of mature eucalypts.	 <p>Figure 1.27</p>  <p>Figure 1.28</p>

7	Schedule of KPSP	7	11 Avon Road Pymble	<p>The Hardy Wilson Georgian Revival styled house, refer to Figure 1.29 (view from street) and Figure 1.30 (view from driveway to No 15). View towards the development has a battle axe site in-between it and the development, consisting two storied building with pitched roofs.</p> <p>The view is screened by shrubs and trees between the No 11 and No 15, and by number of trees to the north of No 15, figure 1.32.</p>	 <p>Figure 1.29</p>  <p>Figure 1.30</p>  <p>Figure 1.31</p>  <p>Figure 1.32</p>
8	Schedule of the KPSP	7	19 Avon Road Pymble	<p>The single storied weatherboard cottage (Figure 1.33) is positioned close to Avon Road and has a long backyard facing the development. Its rear yard has a dense mature landscaping consisting of shrubs and trees (Figure 1.34- The view of No 15 across yard of No 17 towards yard of No 19.)</p>	 <p>Figure 1.33</p>  <p>Figure 1.34</p>
9	Schedule of Local Centres LEP	5	6 Beechworth Road Pymble	See Item 2.2 below	

4	Schedule 7 of the KPSP	1228 Pacific Highway Pymble	No 1228 is on the corner of Pacific Highway and Beechworth Road (Figure 1.35).	 <p>Figure 1.35</p>
			Its rear elevation consists of a single storied building with several windows facing the rear yard (Figure 1.36).	 <p>Figure 1.36</p>
			The rear yard has a mature dense tree and shrub layer facing due south (Figure 1.37).	 <p>Figure 1.37</p>
			Minor south east views from the rear of site are available via a narrow corridor towards the development site (Figure 1.38). However the distance from this site is considerable with mature tree layers along the railway track corridor screening the development. Refer to photograph	 <p>Figure 1.38</p>
5	Schedule 7 of the KPSP	9 Beechworth Road Pymble	View from 9 Beechworth Rd. (Figure 1.39) It is obstructed by No 6,8A, 10, 10A, 10B and 10C.	 <p>Figure 1.39</p>

2.2 No 6 Beechworth Road Pymble

2.21 The Department of Planning and Infrastructure in its letter of 21st March 2013 “further assessment of the impact of the proposed development (and specifically Building 5) on the existing heritage item at No.6 Beechworth Road.”

2.22 Further analysis of Building 5 and No 6 Beechworth Road, was undertaken, with an on-site inspection on the 11th April by Otto Cserhalmi of OCP architects and Heritage Consultants and Paulo Salotto Senior Associate of Marchese Partners architects. The views were analysed and photographed as follows:

No 6 Beechworth Road is Federation House. (Refer to photo **Figure 1.40**) Its rear elevation is two storied .The view of this elevation from the western boundary of the development (former No 8 Beechworth Road) is shown in photograph **Figure 1.41** and **Figure 1.42**.



Figure 1.40



Figure 1.41



Figure 1.42

The yard has a number of mature trees such as tall palms. Its view, as shown in attached photographs, is taken from across the roadway to former no 8 Beechworth Rd.

Views to the south are **Figure 1.43** and **Figure 1.44**.



Figure 1.43



Figure 1.44

Views to the south east are shown in **Figure 1.45**.

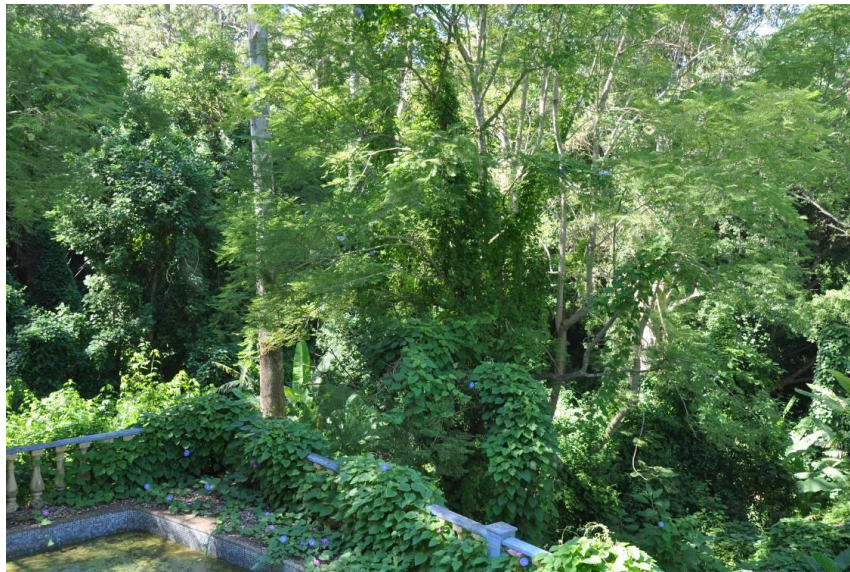


Figure 1.45

The current views beyond are of the setting provided by the landscape of mature trees of the Conservation Area of the development.

The views of the south east will also be largely preserved by the combination of preserved landscaping of the development (See View Analysis drawing by Marchese Partners MP12.01 A).

To the south west: the mature landscaping of the adjacent western neighbour's rear yard and the battle-axe property behind it (Nos 8A, 10A and 10C), filter the views from No 6.

More distant views over the development site are considerable distance away; Building 3 is over 140 meters with the Conservation Area's mature tree layers in the valley.

While Buildings No 4 and most of No 1 are behind Building 5 and are interrupted again by the Conservation Area's mature tree layers of the

valley and are a considerable distance away. Building 4 is approx. 140 meters, while Building 1 is approx. 190 meters.

2.23 Further detailed reviews were then undertaken at Marchese offices on the 12th April , attended by senior architects of Marchese Partners , Eugene Marchese Principal, Paulo Salotto Senior Associate, OCP Heritage consultants Otto Cserhalmi Principal and senior planners from Urbis Planning, Ian Cady Associate Director and Sarah Houston Planner.

The views were carefully analysed. The views from No 6 Beechworth to the South east were considered adequately preserved and also to the south west. However it was considered that the views to the south could be improved with the western section of Building 5 being removed to the eastern side, thus allowing NO 6 Beechworth Road, a better southerly view of the valley especially over the development site's Landscape Conservation Area.

Marchese Partners then undertook a redesign exercise and developed the amended plans of this area as shown in **Figure 1.46**.

2.24 The landscaping adjacent to No 6 Beechworth Road was requested to be readdressed by the senior architectural , heritage and planning team (Item 2.013 above) by Ross Shepherd, Director of Site Image Landscape Architects. The following was altered to further the landscape qualities between No 6 Beechworth Road and the development around Building 5:

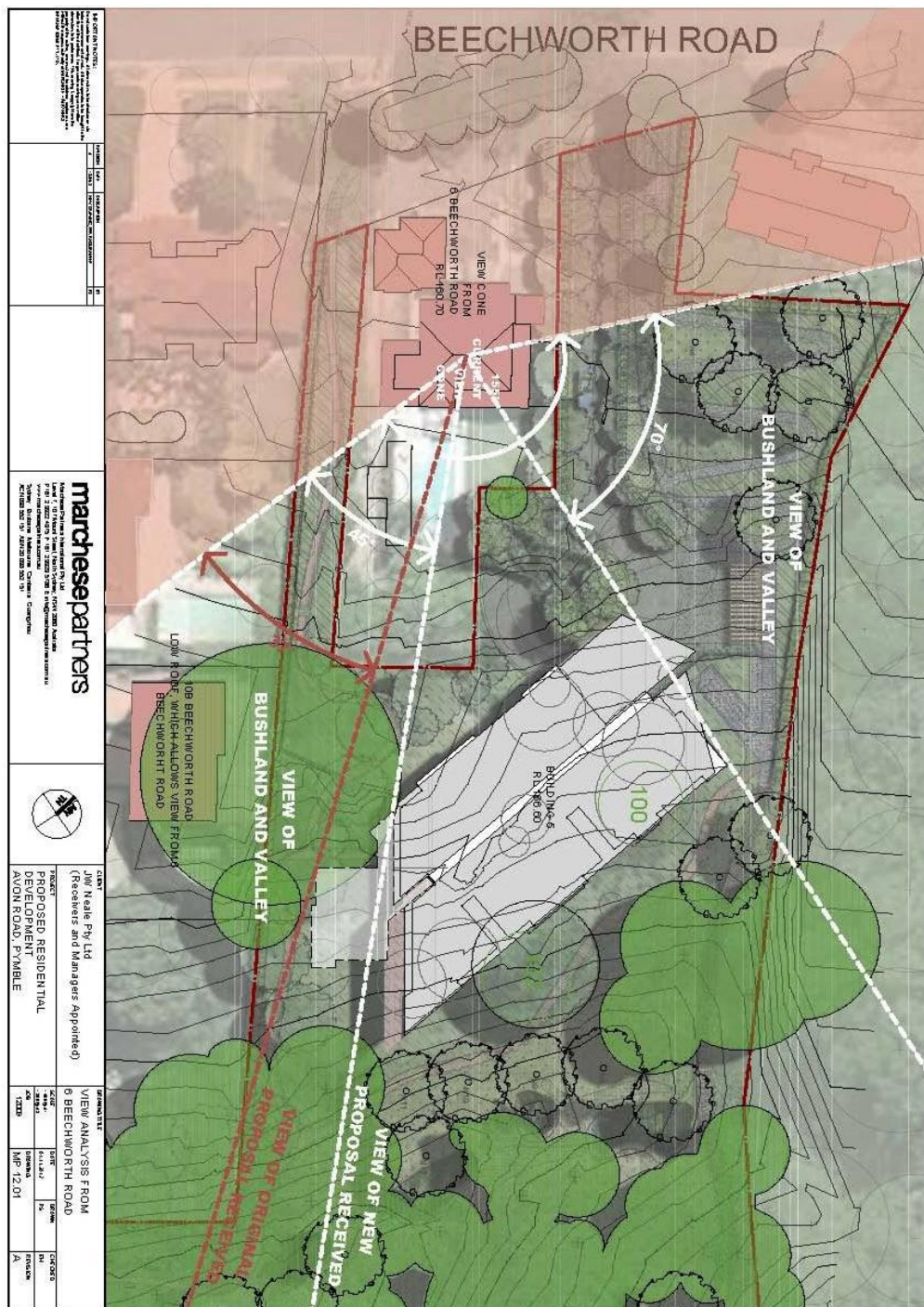


Figure 1.46- No 6 Beechworth Road View Cone Analysis MP12.01 A (Marchese Partners, April 2013)

The view cone to the south of the sire has been increased to allow a wider view of the Landscape Conservation Area.

3.0 ASSESSMENT OF POSSIBLE ADAPTIVE REUSES OF NO 1 AVON ROAD

The Ku-ring-gai Council submission of March 2013, page 18 and 19, discussed the possibility of adaptive reuses for No 1 Avon Road.

Option 1- which looked at using the building as a single dwelling, following closely to recent uses of the building, is shown in OCP drawing 12015/301 A (refer to Appendix M and N).

The analysis of this scheme was that the extent of works internally and externally was very considerable, as the building interiors have not been updated for several decades.

The cost of upgrading the interiors and restoring the exteriors would make the building unsellable.

Option 2- looked at creating several residential units within the current overall form of No 1 Avon Road. After detailed analysis, based on measured drawings and photographic studies, the only feasible option was the creation of two units, divided vertically. This allows for preservation of the staircase and ceilings/floors. If the division occurred horizontally, the staircase and floors/ceilings would need to be replaced to comply with current standards, e.g. fire rated ceilings and BCA complying stairs (refer to Appendix O and P).

However, the creation of the two units would, like Option 1, require considerable costs that would require most interiors, including all bathrooms, kitchens and services to be upgraded, and the restoration of deteriorated fabrics throughout the building. The conservation would not be financially viable.

Further, both Option 1 and Option 2 would require that proposed building to be moved northward. This, however, results in Building 4 having to be moved into the significant Landscape Conservation Area. This is not believed to be an acceptable outcome for the overall site and would be detrimental to the surrounding buildings, including the Heritage items in

the vicinity that surround the site. Consequently, it is recommended that No 1 Avon Road, be allowed to be removed, subject to archival recording the interiors and exteriors of the building prior to Construction Certificate being granted.

4.0 HERITAGE ASSESSMENT SUMMARY

4.01 The Department of Planning and Infrastructure request for further assessment of No 6 Beechworth Road has been addressed. The increase in the view cone has increased the views from No 6 Beechworth Road. Consequently, the proposed developments and heritage impact on 6 Beechworth Road is considered acceptable.

4.02 The Ku-ring-gai Council submission dated 2013, concerns re Schedule 5 of Local Centres LEP and Schedule 7 of KPSO have been analysed and impacts on each heritage item have been analysed has been considered acceptable.

4.03 The Ku-ring-gai council submission dated 2013, concerns re No 1 Avon Road has provided extra information as discussed including interior photographs and adaptive reuse studies. The conditions of No 1 Avon Road, its juxtaposition next to new high rise developments, and to the significant landscape conservation area, have all been reviewed. The overall balanced analysis has concluded that No 1 Avon Road needs to be removed in the interest of the overall development and the preservation of the Landscape Conservation Area.

5.0 APPENDIX