Mr George Nasr

c/- red blue architecture + design
Suite 101, 43 Majors Bay Road
CONCORD NSW 2137

Dear Mr Nasr

**Proposed Residential Redevelopment**

26 Llandilo Avenue, Strathfield

**Concise Heritage Impact Statement**

**Introduction**

This concise Heritage Impact Statement has been prepared to assess the impact of the proposed residential redevelopment of the subject site at 26 Llandilo Avenue, Strathfield. The proposal includes the demolition of the existing unlisted house and the development of a new residence.

The subject site is not listed as an item of local heritage significance on Schedule 5 of the *Strathfield Local Environmental Plan (LEP) 2012*. However, it is located in the vicinity of a number of listed heritage items.

Graham Brooks and Associates Pty Ltd have provided heritage consultancy services to assess and confirm that the design of the proposal both respects and protects the heritage significance of the items in the vicinity.

Overall the proposal is considered to have an acceptable heritage impact. There will be no unacceptably adverse heritage impacts on any heritage listed items in the vicinity. We understand that this letter will accompany a DA to Strathfield Council.

**Site Identification**

The subject site at 26 Llandilo Avenue, Strathfield is described by NSW Land and Property Information as Lot 6 DP 27529.
The subject site is not listed as an item of local heritage significance on Schedule 5 of the Strathfield LEP 2012 and is not located within a Heritage Conservation Area. The site is located in the vicinity of the following items listed in Schedule 5 of the Strathfield LEP 2012, as items of local heritage significance:

- Item I166, “Ingleburn” - Federation bungalow” located at 13–15 Kingsland Road, Strathfield;
- Item I167, “Old English style house” located at 17–19 Kingsland Road, Strathfield; and
- Item I171, “Yeronda” - Inter-war Californian bungalow” located at 24 Llandilo Avenue, Strathfield.
Considerations and Methodology

This assessment considers the impact that the proposal residential redevelopment will have on those heritage items in the vicinity.

This Heritage Impact Statement (HIS) has been prepared in accordance with guidelines outlined in the *Australian ICOMOS Charter for Places of Cultural Significance*, 1999, known as the *Burra Charter*, and the NSW Heritage Council publication, *NSW Heritage Manual*. All terminology used is as defined in Article 1 of the *Burra Charter*.

Overall, in terms of heritage impact, the redevelopment is considered to have an acceptable impact on the heritage significance of those items in the vicinity. Accordingly this HIS has been prepared as a concise HIS in accordance with NSW Heritage Division Guidelines.

Visual Description of the Surrounding Development

The existing streets feature houses of mixed character ranging from late Victorian to late twentieth century styles. The following photographs indicate the mixed character of the surrounding area.

Figure 3
The subject site is currently occupied by a dwelling of no architectural merit.

Figure 4
The houses to the immediate south of the subject site on Kingsland Road.

Figure 5
The houses to the south of the subject site on Kingsland Road.

Figure 6
Residential development on Kingsland Road opposite the subject site.
Figure 7
Item I171, “Yeronda” located at 24 Llandilo Avenue, on the corner of Llandilo Avenue and Kingsland Road opposite the subject site.

Figure 8
The late twentieth century residence diametrically opposite the subject site on the corner of Llandilo Avenue and Kingsland Road.

Figure 9
Item I167, located at 17–19 Kingsland Road on the corner of Llandilo Avenue and Kingsland Road opposite the subject site.

Figure 10
Item I166, “Ingleburn” located at 13–15 Kingsland Road to the north of 17–19 Kingsland Road.

Figure 11
The flat roofed new structure at 22 Kingsland Road opposite the heritage items at 17-19 and 13-15 Kingsland Road.

Figure 12
The post war residence at 22A Llandilo Avenue to the immediate west of the subject property.
Established Statements of Significance

The following statements of significance for the items in the vicinity have been sourced from Strathfield Council’s Heritage Inventory:

**Item I167, “Old English style house” located at 17–19 Kingsland Road, Strathfield**

*Statement of Significance*

Baronial cottage with original landscape structure of fencing, drive trees and shrubs in good condition. It is an excellent example of landscaping.

*The house represents the continued development of the Redmire Estate as a place of residence for well to do residents during the first half of the twentieth century*

**Item I166, “Ingleburn” - Federation bungalow” located at 13–15 Kingsland Road, Strathfield**

*Statement of Significance*

Ingleburn is a handsome example of the Federation Bungalow style, including features of this style such as large roof planes, deep verandahs, prominent gable, attic rooms and wall hung shingles contrasting with face brickwork.

*Alfred Newman was very active during the early twentieth century and it is likely that he designed this handsome bungalow.*

**Item I171, “Yeronda” - Inter-war Californian bungalow” located at 24 Llandilo Avenue, Strathfield**

*Statement of Significance*

Yaronda is a good representative example of an Inter-War California bungalow. Its prominent slate roof, low pitched jerkin head gables and deep verandahs are all key features of the style. Located on a corner site, it is an important element in the local streetscape.

Description of the Proposal

Graham Brooks and Associates have advised on the site’s heritage constraints and sensitivities to confirm that there are no unacceptable adverse heritage impacts on heritage items in the vicinity.

The proposal includes demolition of the existing single storey dwelling and the below ground garage and the development of a contemporary style two storey residence with below ground garaging. The proposed accommodation includes five bedrooms, four bathrooms, a laundry, kitchen, formal living area and dining area and casual living. An in-ground pool and cabana will be located in the southern zone of the property. The new residence will have a flat roof concealed by a parapet. The facades will be finished in a combination of light coloured render and face stone cladding and will feature moveable timber screens for sun protection and privacy.
Assessment of Heritage Impact

The proposed residential redevelopment will have an acceptable impact on the significance of those heritage items in the vicinity for the following reasons:

• The existing house on the subject site is of no recognised architectural merit.

• The existing streets already feature houses of mixed character ranging from late Victorian to late twentieth century styles. The range of housing styles has had no adverse effects on the significance of heritage listed buildings in the vicinity.

• Strathfield’s built character began in the late 1800s, when the suburb developed as a residential area with high quality building stock. Since that time successive waves of housing have been built in various styles appropriate to the time in which they were built - Late Victorian, Federation, various inter-war styles, post war etc. The proposed high quality, architect designed dwelling should be regarded as continuing in that tradition of quality residential architecture that is clearly of its time.

• The listed items are physically separated from the subject site by Llandilo Avenue and Kingsland Road, thereby mitigating any potentially adverse impacts on their significance.

• The heritage listed dwellings are of strong enough architectural character to remain unaffected by the development of the proposed dwelling. Views of the heritage listed dwellings will remain completely unaffected by the proposed development. The significance of the listed heritage items and the contribution they make to the heritage of Strathfield, will remain unchanged.

• The proposed two storey house is of an appropriate bulk and scale. The bulk of the building has been articulated into finer grained forms that respond to the residential character of the local area.

• The house appropriately addresses both Llandilo Avenue and Kingsland Road, consolidating the street walls. The house will sit comfortably within the established streetscapes but will clearly be a twenty first century addition.

• The absence of a pitched roof is an essential component of its particular contemporary style. In our opinion the lack of a pitched roof has no impact on the significance of the heritage listed houses in the vicinity.

• The proposed new house is of high design quality in terms of scale, form, siting, materials and colour.

• The facades of the proposed new house feature traditional materials such as light coloured render, stonework and timber screens that are utilised in a clearly contemporary manner.

Overall we consider that the quality and design of the proposed residence will have an acceptable impact on the heritage items in the vicinity. The contribution that the listed residences make to the heritage of Strathfield will be retained and conserved.
Consideration of the Guidelines of the NSW Heritage Division

The NSW Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) has published a series of criteria for the assessment of heritage impact. The relevant ‘questions to be answered’ in the NSW Heritage Manual ‘Statements of Heritage Impact’ guidelines relating to development adjacent to a heritage item have been considered in the preparation of the following commentary, they are:

How is the impact of the new development on the heritage significance of the item or area to be minimised?

Comment

• The proposed two storey new house is of an appropriate bulk and scale. The bulk of the building has been articulated into finer grained forms that respond to the residential character of the local area.

• The house appropriately addresses both Llandilo Avenue and Kingsland Road, consolidating the street walls. The house will sit comfortably within the established streetscapes but will clearly be a twenty first century addition.

• The proposed new house is of high design quality in terms of scale, form, siting, materials and colour.

• The facades of the proposed new house feature traditional materials such as light coloured render, stonework and timber screens but are utilised in a clearly contemporary manner.

Why is the new development required to be adjacent to a heritage item?

Comment

• The existing house at 26 Llandilo Avenue Strathfield is required to be redeveloped to reasonably accommodate the owner’s family.

How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?

Comment

• The heritage items in the vicinity all have lot boundary curtilages that will remain materially unaffected.

How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?

Comment

• Views of the heritage listed dwellings in the vicinity will remain completely unaffected by the proposed development.
**Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?**

**Comment**

- The development is not sited on any known archaeological deposits. Archeological assessment is outside the scope of this report.

**Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?**

**Comment**

- Yes, the proposed new house is of high design quality in terms of scale, form, siting, materials and colour.

**Will the additions visually dominate the heritage item? How has this been minimised?**

**Comment**

- No, the listed items are physically separated from the subject site by Llandilo Avenue and Kingsland Road, thereby mitigating any potentially adverse impacts on their significance.
- The proposed two storey new house is of an appropriate bulk and scale. The bulk of the building has been articulated into finer grained forms that respond to the residential character of the local area.
- The house appropriately addresses both Llandilo Avenue and Kingsland Road, consolidating the street walls. The house will sit comfortably within the established streetscapes but will clearly be a late twenty first century addition.

**Will the public, and users of the item, still be able to view and appreciate its significance?**

**Comment**

Yes, views and the appreciation of the significance of the heritage listed dwellings in the vicinity will remain completely unaffected by the proposed development.

**Strathfield Local Environmental Plan 2012**

The following sections of the *Strathfield Local Environmental Plan 2012* are considered most relevant to the proposed development:

**Clause 5.10 Heritage Conservation**

1. **Objectives**
   - The objectives of this clause are as follows:
   - (a) to conserve the environmental heritage of Strathfield
(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,

(4) Effect of proposed development 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 subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

Comment

The subject site is not located within a Heritage Conservation Area.

The proposed residential redevelopment will have an acceptable impact on the heritage significance of those heritage items in the vicinity.

The proposed new house is of high design quality in terms of scale, form, siting, materials and colour. The bulk of the building has been articulated into finer grained forms that respond to the residential character of the local area.

The house will sit comfortably within the established streetscapes but will clearly be a twenty first century addition.

The significance of the listed heritage items and the contribution they make to the heritage of Strathfield, will remain unchanged.

Strathfield Development Control Plan 2005

The following sections of the Strathfield Development Control Plan (DCP) 2005 are considered applicable:

3 STREETSCAPE
3.1 Planning Context
3.2 Objectives
A. Ensure that development respects the height, scale, character, materials and architectural qualities of the surrounding neighbourhood, including any adjoining or nearby heritage item or heritage conservation area.

Comment

The existing streets already feature houses of mixed character ranging from late Victorian to late twentieth century styles. The range of housing styles has had no adverse effects on the significance of heritage listed buildings in the vicinity.

The proposed two storey house is of an appropriate bulk and scale. The bulk of the building has been articulated into finer grained forms that respond to the residential character of the local area.
The proposed new house is of high design quality in terms of scale, form, siting, materials and colour.

The house will sit comfortably within the established streetscape but will clearly be a late twenty first century addition.

The facades of the proposed house feature traditional materials such as light coloured render, stonework and timber screens that are utilised in a clearly contemporary manner.

Conclusions

The subject site is not listed as an item of local heritage significance on Schedule 5 of the Strathfield LEP 2012 and is not located within a Heritage Conservation Area. The site is located in the vicinity of the following items listed in Schedule 5 of the Strathfield LEP 2012, as items of local heritage significance:

- Item I166, “Ingleburn” - Federation bungalow” located at 13–15 Kingsland Road, Strathfield.
- Item I167, “Old English style house” located at 17–19 Kingsland Road, Strathfield.
- Item I171, “Yeronda” - Inter-war Californian bungalow” located at 24 Llandilo Avenue, Strathfield.

Overall the proposed residential redevelopment is considered to have an acceptable impact on the significance of those heritage items in the vicinity. The proposal is in accordance with the relevant heritage requirements of the Strathfield Local Environmental Plan 2012 and the guidelines of the Strathfield Development Control Plan 2005.

The proposed residential redevelopment will have an acceptable impact on the heritage significance of those heritage items in the vicinity for the following reasons:

- The existing house on the subject site is of no recognised architectural merit.
- The existing streets already feature houses of mixed character ranging from late Victorian to late twentieth century styles. The range of housing styles has had no adverse impacts on the significance of heritage listed buildings in the vicinity.
- Strathfield’s built character began in the late 1800s, when the suburb developed as a residential area with high quality building stock. Since that time successive waves of housing have been built in various styles appropriate to the time in which they were built - late Victorian, Federation, various inter-war styles, post war etc. The proposed high quality, architect designed dwelling should be regarded as continuing in that tradition of quality residential architecture that is clearly of its time.
- The listed items are physically separated from the subject site by Llandilo Avenue and Kingsland Road, thereby mitigating any potentially adverse impacts on their significance.
- The heritage listed dwellings are of strong enough architectural character to remain unaffected by the development of the proposed dwelling. Views of the heritage listed dwellings will remain completely unaffected by the proposed development. The significance of the listed heritage items and the contribution they make to the heritage of Strathfield, will remain unchanged.
• The proposed two storey new house is of an appropriate bulk and scale. The bulk of the building has been articulated into finer grained forms that respond to the residential character of the local area.

• The house appropriately addresses both Llandilo Avenue and Kingsland Road, consolidating the street wall. The house will sit comfortably within the established streetscapes but will clearly be a twenty first century addition.

• The absence of a pitched roof is an essential component of its particular contemporary style. In our opinion the lack of pitched roof has no impact on the significance of the heritage listed houses in the vicinity.

• The proposed new house is of high design quality in terms of scale, form, siting, materials and colour.

• The facades of the proposed new house feature traditional materials such as light coloured render, stonework and timber screens that are utilised in a clearly contemporary manner.

Overall we consider that the quality and design of the proposed residence will have an acceptable impact on the heritage items in the vicinity. The contribution that the heritage listed residences in the vicinity make to the heritage of Strathfield will be retained and conserved.

Recommendations

On the basis of this evaluation, we recommend that Strathfield Council should have no hesitation, on heritage grounds, in granting approval for the proposed residential redevelopment of the subject site.

We recommend that the render colour is submitted and approved by Strathfield Council.

We also recommend that the information contained within Council’s Heritage Inventory regarding the heritage items in the vicinity is uploaded to the Heritage Division’s on-line Heritage Inventory database.

These recommendations have been reviewed and endorsed by Graham Brooks, Director. Should additional information be required, please do not hesitate to contact the undersigned.

Yours faithfully

GRAHAM BROOKS AND ASSOCIATES

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