

## HERITAGE ARCHITECTURAL SERVICES

S 4.55 Statement for Modifications to an approved New residence in a Heritage Conservation Area at 98 Redmyre Road, Strathfield



STRATHFIELD COUNCIL  
RECEIVED

DA2019/148/2  
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Supplementary report  
for

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Dear Aaron

**ARCHITECTURAL SERVICES**

**Project 200207 : S 4.55 Statement for Modifications to an approved New residence in a Heritage Conservation Area at 98 Redmyre Road, Strathfield**

Thank you for inviting POC+P architects to examine the documentation for the Section 4.55 Planning Statement. This letter should be read in conjunction with our Statement of Heritage Impact dated August 2019.

In December 2019, Strathfield Council approved, under DA 2019/148, the demolition of existing structures and the erection of a new residence in a Heritage Conservation Area [ HCA] at 98 Redmyre Road, Strathfield. This Modification seeks approval for several internal and external modifications as detailed on plans prepared by Rob Mills Architecture & Interiors.

**Redmyre Road Heritage Conservation Area**

The context of the site is well established and protected by the C14 Redmyre Road Conservation Area. However, whilst there are some heritage dwellings within the visual catchment of the site, there is a significant component of more recent contemporary dwellings including townhouses within the immediate locality. There is also a highly irregular subdivision pattern in the street block within which the subject site is located.

The Statement of Significance for C14 Redmyre Road Conservation Area as recognized in Schedule 5 of the Strathfield LEP 2012 states:

*"Redmyre Road is of significance for its historical and architectural qualities. This Conservation Area displays a full range of housing that is dominated by early twentieth century architecture. It features a unified streetscape with predominantly single storey, well maintained houses. The housing types include Victorian Italianate, Late Victorian/Early Federation and Federation/bungalow. Also featured is the Council Chambers. The central planting of Jacarandas in a grassed median strip and side planting of Brush Box form an important landscape feature to the street."*

No 98 Redmyre did not meet the criteria for inclusion as a Local heritage item nor for being contributory within the C14 Redmyre Road HCA. Accordingly, it was evaluated in terms of the proposal being considered as a demolish and replace, ie a redevelopment in the vicinity of three nearby heritage items, and for a site located within a HCA.

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## **Proposed Modifications**

Modifications to the approved development for demolition of the existing structures and construction of a new two storey dwelling above a basement, outbuildings, swimming pool and tennis court include:

1. Changes to the configuration of the basement level including flipping the location of car parking and the gym, which provides for a reduced ramp length;  
*Comment: There are no heritage implications arising from the basement modifications;*
2. Various minor refinements to the approved internal arrangement of the ground floor plan including relocated lift; reduced front setback; and a lowering of the floor level by 160mm;  
*Comment: There are no heritage implications arising from the basement modifications;*
3. Changes to the configuration of the first floor including reduction to the size of the terrace on the eastern side; relocated lift; replacement of the rumpus area with a void and increased depth of the rear/south facing terrace; introduction of a skylight over the new void; replacement of the south-western master bedroom with a new rumpus room; relocation of the study to be adjacent to the new rumpus location; partial replacement of the landscape roof at the north-western corner with the displaced master bedroom; and minor reduction to the western side boundary setback to better articulate the side elevation;  
*Comment: There are minor heritage implications arising from the first floor modifications to the façade as analysed below;*
4. Changes to the external landscape design including extending the 'lid' over the basement entry further to the north and treating this space as an extension to the alfresco terrace at the rear of the dwelling; reducing the depth of the upper grass terrace area; removing the southern daybed structure; changes to the configuration of the pool and associated outbuilding including some changes in levels; and  
*Comment: There are no heritage implications arising from these external landscape modifications;*
5. Material changes of external elements the roof is now terracotta in lieu of copper.  
*Comment: There are minor heritage implications arising from the material modifications as analysed below;*

## **Analysis of the Modified Proposal**

Clause 5.10(4) of the SLEP requires the Strathfield Council to consider the *effect* of the proposed modified development on the heritage significance of the C 14 Heritage Conservation area. We note the impact of the Modified development, if approved, on the heritage significance of the nearby heritage items and the heritage conservation area was previously considered acceptable by Council.

The significance of heritage items in the vicinity (the two opposite on Redmyre) will not be compromised as their setting is unaffected [ being over 35m away], visual outlook will be unchanged, and amenity is retained given the orientation of the proposed dwelling. The other items on the same side of the street cannot be seen from the subject property. The Modifications will have no impact on the integrity of the island planting of jackarandas in Redmyre Road.

The reduction in front setback by 1m is supported as it still allows for a substantial setback in keeping with the prevailing pattern in the HCA. This combined with the scale and articulation of the large building form into two parallel wings with a central recess is acceptable. The western first floor bay is to be modified by being brought forward thus

better enabling the whole to be read as one residential building.

The adoption of triple arches to each bay in lieu of the double arches is supported as their scale enables the façade to be read as more compatible to the HCA pattern

The raised eaves, greater new rake of the roof, hardwood columns and greater glazing of the first floor generally makes for a more open aspect which is considered acceptable within the Redmyre HCA.

Though we have not definitively identified what roofing material the original house of the subject land had, judging from the 1943 aerial, it would have been terracotta tiles. Hence the substitution of terra cotta roofing tiles for copper pan roof is supported. Likewise contemporary timber columns on the upper verandah are not out of keeping with the context.

### **Conclusion**

The amended proposal retains essentially the same overall configuration and layout as the home approved in 2019 and the changes are not substantial and do not alter any fundamentally critical components of the approved development.

The proposal is therefore considered to be “essentially or materially” the same as the approved development. On this basis the proposal is appropriately categorised as being “substantially the same” as required by Section 4.55(2).

The Modified proposal does not result in any significant impact in relation to the Redmyre Road Heritage Conservation area in comparison with the approved 2019 development, and that the amended proposal continues to represent an appropriate and sympathetic heritage outcome in relation to the contribution of the site to the Redmyre Heritage Conservation area when compared to the existing dwelling previously approved to be demolished.

Should Council require any additional information please do not hesitate to contact me on 9799 6600 or by email.

Yours faithfully

**Patrick O’Carrigan and Partners Pty Ltd** t/a POC+P architects



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