

**ANGEL PLACE
LEVEL 8, 123 PITT STREET
SYDNEY NSW 2000**

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24 August 2020

Navdeep Shergill
Senior Planner, Social and Infrastructure Assessments
4 Parramatta Square, 12 Dacey Street
Parramatta NSW 2150

Dear Navill,

LINDFIELD LEARNING VILLAGE - RESPONSE TO SUBMISSIONS (BUILT HERITAGE)

This letter has been prepared in response to the Public Agency Comments on SSD8114 (Lindfield Learning Village). The comments provided by Ku-Ring-Gai Council and Heritage NSW relevant to built heritage are addressed in this letter. Urbis comments are provided below each agency comment.

KU-RING-GAI COUNCIL

Item 2: Loss of Vegetation

Council previously stated that the ongoing loss of vegetation for (non-emergency) vehicle access is not supported from a heritage perspective. The proponent has responded at length, identifying some heritage impact with the clearing of vegetation however pointing to almost 30 years of traffic issues with the continued educational use of the precinct, which was acknowledged by Council in the 1984 CMP for the site. The proponent has suggested incorporation of a Condition of Consent, which requires demonstrated investigation of the site for further tree planting in conjunction with the RFS, within six weeks of occupation. Although the relatively substantial removal of vegetation is very unfortunate from a heritage perspective, the proposal is put forward as part of a much wider project, which enables the longevity of the State Heritage Item through its ongoing use as an educational precinct. Key to the heritage assessment is that, the overall proposal is aligned with the significance and intent of the originally intended function of the precinct. No further comments are made in this regard.

Noted. Since the previous Response to Submissions it has been found that 4 additional trees are able to be planted on the site in addition to the 3 previously identified (7 trees will be reinstated in total at this time). Notwithstanding, Urbis' previous recommendation to include the below Condition of Consent remains relevant. '

Within six weeks of occupation of Stages 2(b) and 3, evidence must be provided to DPIE of further investigation undertaken by the Applicant for replacement tree planting within the site (in addition to the three trees proposed under this application). Where investigations conclude that

additional tree planting can be accommodated subject to RFS requirements this is to be undertaken as part of the project.

Item 3: Partial Demolition of Link for Loop Road

Council previously suggested that the loss of moderate fabric to allow for emergency access was preferable to further loss of trees and intrusion in the bushland setting. The proponent has confirmed that this demolition of this relatively small amount of fabric will allow access by emergency vehicles presumably relieving some impacts on the established vegetation.

Noted.

Item 7: Demolition of level 4 courtyard zone slab

Council previously suggested that the 'glass flooring is the preferred option for the treatment of the new opening' in the level 4 slab. This area of demolition has now been omitted from the proposal.

Noted.

Item 8: Alterations to COLA

Council previously specified that 'tonal variants of the natural bushland setting' were preferable in relation to the COLA. The proponent has suggested that the COLA has been designed so as not to be 'insubstantial' in relation to the brutalist building, which is reasonable from a heritage perspective. The revised colour palette incorporates more natural hues, which are more consistent with the setting yet promote variation. This component of the proposal is acceptable.

Noted.

Item 1 (interiors): Demolition of wall adjacent to spiral stair

Council previously did not support the removal of the concrete wall adjacent to the spiral stair. The proponent has suggested that the degree of demolition has been reduced by 50% as the area adjacent to the staircase would be retained with the opening affecting only the area to the north. It is suggested that the detailed drawings of this area be provided to Heritage Council and Ku-ring-gai Council for review prior to the commencement of works on site.

Noted. Detailed drawings and methodologies are able to be submitted to Heritage Council and Ku-Ring-Gai Council prior to works commencing on site.

Item 2 (interiors): Creation of level 4 reception window

Council previously suggested that Option 3 for the creation of a reception area would have the least impact and could be supported from a heritage perspective. The proponent has not made further comment in relation to this additional window and it is therefore assumed that Option 3 is proposed.

Confirmed. Option 3 is proposed.

1. Design Details

Construction details (Scale 1:10) of new interventions to the heritage fabric as well as the intended process for partial demolition (ensuring protection of all heritage fabric) are to be provided to NSW Heritage Council and Ku-ring-gai Council for review and agreement prior to the commencement of works on site.

Reason: To ensure that the new interventions are designed appropriately within the existing fabric.

Noted. However, please note that it is not considered that a 1:10 scale would appropriately demonstrate an understanding of the works and their effect on the place as a whole as it would not show the works in their context. It is recommended that the condition should have an option to provide a scale of 1:50 where appropriate. Urbis recommends the following condition

Prior to the commencement of demolition of significant heritage fabric on the site the Applicant is to submit construction details (drawings at Scale or 1:10 or 1:50 where appropriate) and demolition methodologies for the below items of works to NSW Heritage Council and Ku-Ring-Gai Council for review and comment:

- *Intervention for secondary reception (Level 4)*
- *Intervention for removal of concrete wall adjacent to spiral stair (Level 4)*
- *Partial demolition of link between Stages 1 and 5 for emergency vehicle access.*
- *Partial demolition of south façade (Level 1)*

2. Archival Recording

Prior to the commencement of any works on site, an archival report has been submitted to Council for approval. The archival report must consist of a photographic record of the affected parts of the precinct (internally and externally) and surrounds. Recording shall be undertaken in accordance with the Guidelines for Photographic Recording of Heritage Sites, Building and Structures prepared by the New South Wales Heritage Office. Information shall be bound in an A4 report format. It shall include copies of black and white photographs, referenced to plans of the affected property. Two (2) copies (one (1) copy to include negatives of photographs) shall be submitted to Council's Heritage Planner, to be held in the local studies collection of Ku-ring-gai Library. A digital record shall also be submitted to Council.

Reason: To ensure accurate recording of places of heritage significance within the Local Government Area.

Please note that a substantial Archival Recording was undertaken for the entire site in September 2018 prior to the commencement of any works at the site (including the Partial School or tree removal). This report was compiled by professional photographer Alexander Mayes and submitted to DPIE and Council prior to construction of the Partial School.

The report was completed to the highest standard and included external images, internal images, black and white images (where detail was best shown in this format) and drone imagery showing the overall form and situation of the building.

The archival recording contains well over 1500 photos and was submitted to DPIE and Ku Ring Gai Council. Confirmation of receipt from Council has been included with this submission.

3. Archaeology

In accordance with Section 146 of the NSW Heritage Act, during the demolition, excavation or construction works; if any deposits, objects or relics are uncovered; the works are to stop immediately and the NSW Heritage Council notified of the discovery. Depending on the nature of the discovery and advice from the NSW Heritage Council, an application for an excavation permit under Section 140 of the NSW Heritage Act may be required to be made.

Reason: To be consistent with the provisions of the NSW Heritage Act (1977).

Noted.

4. Indigenous Heritage

This condition is applied in addition to Condition Archaeology (above) to ensure that any objects of potential indigenous significance are protected. Such objects are not specifically protected by the relics provision as outlined by the NSW Heritage Council. The National Parks & Wildlife Act (1974) provides statutory protection for all Aboriginal 'objects' (consisting of any material evidence of the Aboriginal occupation of NSW) under Section 90 of the Act, and for 'Aboriginal Places' (areas of cultural significance to the Aboriginal community) under Section 84. It is an offence to harm either an Aboriginal object or Aboriginal Place in NSW. The Act defines an Aboriginal 'object' as:

'any deposit, object or material evidence (not being a handicraft for sale) relating to indigenous and non-European habitation of the area that comprises New South Wales, being habitation before or concurrent with the occupation of that area by persons of non-Aboriginal European extraction, and includes Aboriginal remains'.

Works must be stopped in the instance where there is a suspected discovery of an 'object' in accordance with the above definition and a valid and applicable Aboriginal Heritage Impact Permit be obtained under Section 90 of the NPW Act.

Reason: To be consistent with the provisions of the National Parks & Wildlife Act (1974) and ensure the protection of all objects that are significant.

Noted.

HERITAGE NSW

2. Link Road

HNSW comment: Noted, however further investigation must be undertaken by the Applicant for replacement tree planting within the context of the landscape works at the site to mitigate the removal of the 26 trees associated with the Link Road, an additional 16 trees from the original proposal.

Urbis' previous recommendation to include the below Condition of Consent remains relevant. '

Within six weeks of occupation of Stages 2(b) and 3, evidence must be provided to DPIE of further investigation undertaken by the Applicant for replacement tree planting within the site (in addition to the three trees proposed under this application). Where investigations conclude that additional tree planting can be accommodated subject to RFS requirements this is to be undertaken as part of the project.

4. Landscape Works

Noted. Advice should be sought by a suitable qualified landscape architect to provide input into the landscape works to the southern section of the site to mitigate the intrusion of the link road while introducing a variety of landscape treatments for useable play spaces sympathetic to the original landscape philosophy of Bruce Mackenzie. This should form a condition of consent.

It is confirmed that the landscape has been developed in conjunction with Urbis as the heritage consultants. Further, DesignInc has been engaged as qualified landscape architects. A treatment of meandering rough finished sandstone wall terraces has been proposed, with native planting in between. The sandstone will weather over time and is intended to loosely represent a sandstone escarpment.

5. Demolition South Façade Level 1

The removal of brickwork graded high significance should be avoided and the Heritage Council recommendation for condition of consent from the correspondence dated 13 December 2019 (also above) should be included in any condition of consent.

There is a new toilet block proposed in this location. The façade is being altered only to ensure a reasonable level of amenity and functionality in this space. The removal of the brick facade to Level 1 involves only removing every other brick to allow light to enter the new toilet block in this location. The removal of only every other brick would ensure the predominant character is retained and the visual strength of the masonry wall is retained when views from the south.

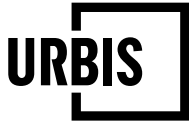
Prior to the commencement of demolition of significant heritage fabric on the site the Applicant is to submit construction details (drawings at Scale or 1:10 or 1:50 where appropriate) and demolition methodologies for the below items of works to NSW Heritage Council and Ku-Ring-Gai Council for review and comment:

- *Intervention for secondary reception (Level 4)*
- *Intervention for removal of concrete wall adjacent to spiral stair (Level 4)*
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- *Partial demolition of south façade (Level 1)*

12 Removal of concrete wall adjacent to spiral stair

The removal of two portions of concrete wall for increased light penetration will require the removal of a substantial amount of original fabric, identified in the CMP as of high significance.

This should be avoided and the Heritage Council recommended condition of consent from the correspondence dated 13 December 2019 (above) be included requiring that an alternative light source is designed



It is not proposed to remove two portions of concrete, only a single opening is proposed per the plans provided with this response.

As per comments on item 2 above Urbis recommends the following Condition of Consent:

Prior to the commencement of demolition of significant heritage fabric on the site the Applicant is to submit construction details (drawings at Scale of 1:10 or 1:50 where appropriate) and demolition methodologies for the below items of works to NSW Heritage Council and Ku-Ring-Gai Council for review and comment:

- *Intervention for secondary reception (Level 4)*
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- *Partial demolition of link between Stages 1 and 5 for emergency vehicle access.*
- *Partial demolition of south façade (Level 1)*

1 HNSW comment: The condition should retain mention of significant fabric as stated below:

- All proposed works which have the potential to reduce the internal and external significant fabric of the item must be designed to be reversible.

Urbis requests that this condition is altered to align with the below:

B46) Changes which have the potential to reduce the cultural significance of the place should be designed to be reversible.

The revision will ensure the new development is able to adequately respond to the condition should the works addressed in this Response be approved.

2 HNSW comment: Noted. The condition can be removed but the document must be included in the consent approval information.

The document is included in this submission.

Please do not hesitate to contact the undersigned if you require anything additional.

Kind regards,

A handwritten signature in cursive script that reads "Alexandria".

Alexandria Barnier
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abarnier@urbis.com.au

Emma Viljoen

From: Kate Higgins <khiggins@kmc.nsw.gov.au>
Sent: Thursday, 15 November 2018 12:28 PM
To: Emma Viljoen
Subject: SSD 8114 Lindfield Learning Village - Archival photographic recording condition B47

Dear Emma

I am responding to information received on 8 November 2018 from Urbis.

The archival photographic record dated September 2018 that was prepared by Alex Mayes Photography for the former UTS building is acceptable.

The hard copy of the record will be forwarded to Council's Local Studies Library. An electronic copy of the record has been saved in Council's electronic files.

Regards

Kate Higgins | Heritage Advisor | Ku-ring-gai Council
Wednesday and Thursday
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Ku-ring-gai: Sydney's green heart



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