



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

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

Dear Navill,

LINDFIELD LEARNING VILLAGE – LANDSCAPE DESIGN MODIFICATION HERITAGE IMPACT STATEMENT

BACKGROUND

This letter has been prepared to assess the potential impact of the landscape design modifications relevant to SSD8114 (Lindfield Learning Village).

The subject site is located on Eton Road in Lindfield and is identified as an item of local heritage significance by Ku-ring-gai Council, item: I422 (Ku-ring-gai Local Environmental Plan 2015). It is also under consideration for listing on the State Heritage Register.

Refer to the Conservation Management Plan prepared by Urbis in November 2018 and updated in April 2020 for a full description, history and assessment of significance for the site.

THE PROPOSAL

The below landscape amendments have been summarised by NBRS:

DELETED ITEMS

- Board walk and look out are deleted due to clashes with trees and difficult site levels and conditions.
- Trampoline, climbing net and required structure are deleted due to safety concerns and proposed demolition and impact on existing heritage rock.
- Rock climbing and staircases are deleted due to safety concerns and damage to existing rock.
- Line marking for handball courts etc on road are deleted due to safety cautions.
- Drinking fountain not located on DesignInc plan but noted in schedule. Bubbler and bottle fillers are in Building N providing drinking water access.
- Ramp like structure and additional pavement around Building M deleted due to buildability and lack of contribution to the design.

- Ramp to toilet block in Building N deleted DDA access not required in this location and ramp clashed with existing services.
- Sandstone seating logs have been deleted due to impractical locations and arrangements.
- Sandstone log retaining walls have been deleted in the existing carpark area due to earth retention not being required.

ACCESS REVISIONS

- Major curved ramp in lower landscaped area near building M was removed and replaced with a double set of stairs. This provided a BCA compliant solution.
- Ramp at Building M near existing external staircase added to provide DDA access point to southern landscape area.
- Eastern staircase connecting to existing carpark has been replaced with a new BCA complaint design requiring sandstone log retaining walls for a short section.

HARDSCAPE REVISIONS

- Coloured concrete is replaced with an oxide colouring applied to concrete pavement.
- Amphitheatre relocated and modified to suit site conditions and avoid clash with existing trees.
- Sandstone log retaining walls have been rearranged and graded in order to match site conditions. Sandstone log walls have been rationalised when retention could be substituted with a landscaped batter.
- Walkways and an additional ramp have been amended to the lower path network in order to provide DDA/BCA compliant accessibility.

SOFTWORKS REVISIONS

- Swales have been relocated or deleted to suit site conditions.
- Planting densities have been rationalised to 5 plants/per m2
- Plant species have been replaced with alternate species due to toxicity and site suitability issues.

STRUCTURES AND ELEMENTS REVISIONS

- Shade structures have been developed and resolved by design and construct fabricator TILT. Colour selection match approved.
- Playground equipment has been relocated to suit site conditions. Items reflect quantities noted in Design Inc Schedules. Two play equipment items have been re-located in order to have DDA accessibility.
- Vegetable gardens have been relocated to a more practical location within a closer proximity to the rainwater tank.
- Timber Bridges have been relocated into footpaths to allow swales to continue beneath.
- Turfed areas next to COLA converted to planting due existing rocky conditions.

FENCE LINES AND GATE REVISIONS

- Southern fence line has been re-located away from the cliff edge.
- Vehicle gates have been relocated 6m from road intersection, preventing cars parking across road when opening gate.
- Sliding gates located under COLA to provide more space for drop off zone and remove odd spaces between COLA supports and fence.

The following plans prepared by NBRS have been referenced in the preparation of this report:

DRAWING NO.	REV	SCALE	DRAWING TITLE
LA-2-0000	H	NTS	TITLE SHEET
LA-2-0001	I	NTS	CONTENTS PAGE
LA-2-0002	G	NTS	INTRODUCTION
LA-2-0003	G	NTS	PRINCIPLES
LA-2-0004	G	NTS	SITE PHOTOS
LA-2-0005	H	NTS	LANDSCAPE ANALYSIS
LA-2-0006	I	1:250	LANDSCAPE MASTER PLAN SOUTH
LA-2-0007	D	1:250	LANDSCAPE MASTER PLAN EAST
LA-2-0008	H	NTS	CIRCULATION DIAGRAM
LA-2-0009	I	NTS	WSUD DIAGRAM
LA-2-0010	H	1:100	LANDSCAPE BLOW UP PLAN 1
LA-2-0011	H	1:100	LANDSCAPE BLOW UP PLAN 2
LA-2-0012	H	1:100	LANDSCAPE BLOW UP PLAN 3
LA-2-0013	H	1:100	LANDSCAPE BLOW UP PLAN 4
LA-2-0014	H	1:100	LANDSCAPE BLOW UP PLAN 5
LA-2-0015	H	1:100	LANDSCAPE BLOW UP PLAN 6
LA-2-0016	H	1:100	LANDSCAPE BLOW UP PLAN 7
LA-2-0017	H	1:100	LANDSCAPE BLOW UP PLAN 8
LA-2-0018	F	NTS	SHELTER DESIGN
LA-2-1000	H	1:1000	SECURITY FENCE MASTER PLAN
LA-2-1001	H	1:250	SECURITY FENCE PLAN 1
LA-2-1002	G	1:250	SECURITY FENCE PLAN 2
LA-2-1003	H	1:250	SECURITY FENCE PLAN 3
LA-2-1004	H	1:250	SECURITY FENCE PLAN 4
LA-2-1005	H	1:250	SECURITY FENCE PLAN 5
LA-2-2000	F	AS SHOWN	LANDSCAPE DETAILS
LA-2-3000	F	NTS	PLANTING PALETTE
LA-2-4001	B	1:250	TREE LOCATION PLAN 1
LA-2-4002	C	1:250	TREE LOCATION PLAN 2

ASSESSMENT OF HERITAGE IMPACT

The following observations have been made in regard to the potential heritage impact of the proposed amendments:

- The approved landscaping works were previously assessed by Urbis as being appropriate from a heritage perspective, for the reasons set down in successive reports. However, it is acknowledged that lesser built elements in the immediate setting of the building would improve its character. Therefore, all deleted items are support from a heritage perspective.

- Revisions to access primarily replace previously approved alternate solutions (i.e. ramp in place of stairs). This would have no material impact on the setting or character.
- Replacement of coloured concrete with oxide applied to concrete pavement would have a similar presentation and would have no heritage impact.
- It is appreciated that the amphitheatre has been relocated to ensure there is no impact on existing trees. This amendment is strongly supported.
- General amendment to walkway layout would have no additional impact. It is appreciated that the walkways are still proposed to retain the approved meandering character.
- Revisions to softworks are not anticipated to generate a notably different result than those approved. The character of the setting of the heritage item would therefore be essentially unchanged as a result of this item.
- The resolution of the shade structure design would have no notable impact on their presentation. No additional heritage impact is anticipated.
- Relocation of play equipment, vegetable gardens and timber bridges would not increase the density of new fabric in the vicinity of the item. No additional heritage impact is anticipated.
- The minor revisions to the fence line would generate no notable change to the approved character of the setting. It is understood that there is no additional impact on any trees. Further, the relocation of the fence away from cliff edges would ensure that these characteristic natural elements have a wider visual curtilage. No additional heritage impact is anticipated.

CONCLUSION

In accordance with the above observations the proposed works are supported from a heritage perspective.

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

Kind regards,



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