

26 June 2024

North Sydney Council
200 Miller Street
NORTH SYDNEY NSW 2060

Attn: Area Planning Manager

To whom it may concern,

**RE: 42 & 42A MILSON ROAD, CREMORNE POINT – DA 302/23
HERITAGE COMMENTARY ON AMENDED SCHEME**

The heritage commentary has been prepared to accompany a Section 8.2 Review of amended documentation, prepared in response to the refusal of DA 302/23 by North Sydney Planning Panel on the 5th of June 2024.

1.0 HERITAGE STATUS OF THE SITE.

North Sydney LEP 2013

- Item of Heritage – **No**
- In Vicinity of Item of Heritage – **Yes**
(‘Local Item I0117 – 33 Milson Road’ & ‘Local Item I0136 – Cremorne Reserve’)
- Conservation Area – CA06 Cremorne Point - Graded as **Neutral**



Figure 1- ‘A Cremorne Residence’ picture, photographer unknown, from ‘Building’ magazine, 2 July 1919 (Source: Trove <http://nla.gov.au/nla.obj-266448013>)

The image above demonstrates the original architectural character of the Arts and Crafts residence. Of note are the timber shingle wall finish to the upper portion of the building, the open balconies at ground level and the existing dormer, which can be seen behind the chimney.

2.0 HERITAGE COMMENTARY

The amended scheme has taken into account the comments provided by the NSLPP and redesigned aspects of the proposal accordingly. Set out below are the NSLPP comments relevant to the heritage aspects of the site, in italics, the design changes and the potential heritage impact arising from the amendment.

2.1 Dormer Window

a) The proposed dormer is over scaled in that it will cover more than one third of the roof plane being a dominant addition highly visible from the street and detrimental to the significance of the Cremorne Point Conservation Area contrary to Provision P3, P6 and P12 and O1 in s13.9.2 'Dormer windows' of the NSDCP 2013.

Comment: The dormer element has been removed from the scheme.

c) The dormer windows are also contemporary in appearance and excessive highly visible from the street. Extensive glazing for the dormer and lower ground floor window facing Cremorne Reserve are uncharacteristic elements as stipulated in Section 6.4.7, Part C of the NSDCP 2013.

Comment: Figure 1 above demonstrates that a skillion roofed dormer was part of the original design, skillion roofed dormer windows are proposed in the same location. The location of this dormer is set well back from both the road and the reserve and is not easily visible from the public domain; further, it will also be obscured by the adjacent buildings.

Ground Floor glazing – see comments below.

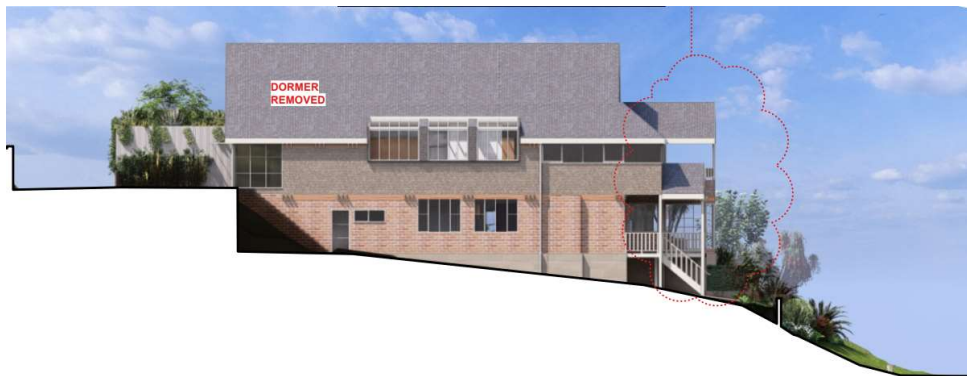


Figure 2 - Amended West Elevation. (Source: Quattro Architects)

e) The proposed dormer addition, scale and contemporary design of the dormer windows, bulk, scale and siting of the development and the extensively glazed lower ground facing the Cremorne Reserve will detract from the significance of the heritage conservation area contrary to Aims of Plan 1.2(2)(f), Objective 1(b) in Clause 5.10 in NSLEP 2013.

Comment: The dormer element has been removed from the scheme.

Ground Floor glazing – see comments below.

POSITIVE HERITAGE IMPACT:

- The removal of the dormer has a positive heritage outcome on the surrounding Cremorne Point Conservation Area.
- The replacement of existing skillion dormers has a neutral heritage impact, due to their low visibility from the public domain. The more contemporary form achieves a higher level of amenity for the residents and does not impact an appreciation of the character of the conservation area.
- The dormer joinery is proposed to be painted timber, in keeping with the traditional materials palette of the building.

2.2 Ground Floor Glazing

b) The lower ground floor large glazed window (LG13) facing Cremorne Reserve is excessive not vertically proportioned, multipaned and sympathetic to Federation Arts and Crafts style fenestration. The glazing has a detrimental impact upon the heritage conservation area and it is encouraged the balcony is reinstated to that of the original to satisfy Objectives O1 and O2 in s13.9.3.

f) The application seeks alterations to the façade facing Cremorne Reserve that although seek to alter the appearance of the existing building are supportable most notably changes detailed in the amended set of architectural plans within set of plans in revision H dated 03 April 2024 apart from the excessive glazing to the lower ground floor window LG 13.

Comment: The design of the ground floor glazing has been amended to incorporate vertically proportioned panes, constructed in timber, with a paint finish. This will diminish any sense of a large expanse of glazing, and, combined with the proposed materiality, will be sympathetic to the character of the Arts & Crafts style residence.



Figure 3 - Render demonstrating the changes to the facade design, including to the ground floor glazing. (Source: Quattro Architects)

POSITIVE HERITAGE IMPACT:

- The introduction of multipaned glazing to the lower ground floor window, along with all the other sympathetic changes to the design and materiality of the key façade, supports the retention of an appropriate setting for views of and along the Cremorne Foreshore Reserve.

2.3 Siting of the building

d) The characteristic siting for buildings in the Cremorne Point Conservation Area as stipulated in s6.4.6, Part C of the DCP is to the middle of the lot with gardens to the front and rear. The development comprising of additional building footprint to the front of the lot and a new larger roof form with additional bulk and scale to the front of the site does not uphold the characteristic siting of buildings in the conservation area.

Comment: Changes to the design which improve the siting of the building include the pulling back of the lower ground master bedroom and the reduction of the garage to two spaces. These changes, particularly to the garage, improve the presentation of the rear of the residence to Milson Road, and in turn its contribution to the Conservation Area.

The reduction in garage bulk, a more articulated form alongside the proposed rooftop garden removes a large, bland element out of the conservation area. The traditional pitched roof form and detailing of the rear of the building, whilst new, is a positive outcome in retaining traditional forms through the conservation area which reflect the key period of development.



Figure 4 - View of the rear of the property, including the roofline and the reduced form of the garage. (Source: Quattro Architects)

2.4 Public Interest

a) The application is considered to be unacceptable pursuant to the provisions of s. 4.15(1)(e) of the Environmental Planning and Assessment Act 1979 in that the proposed development is not considered to be within the public interest and is likely to set an undesirable outcome due to the detrimental impact to the heritage conservation area and due to the non-compliances with objectives and controls under Council policy including the NSLEP 2013 and NSDCP 2013.

Comment: In heritage terms, the opportunity to restore original fabric, return later unacceptable alterations to a more sympathetic form as well as sensitively provide additions appropriate to the character of the conservation area can only be considered a positive outcome and certainty in the public interest.

3.0 CONCLUSION

The key changes proposed in the amended documentation that impact the Cremorne Point Conservation area include:

- Removal of the dormer through a redesign of the internal layout and lift location.
- Introduction of vertically portioned panes to the main ground floor window.
- An increase the extent of traditional finishes on the exterior of the building, including timber shingles to the upper portion of the building, all joinery is to be painted timber alongside the retention of original stained-glass windows.

In summary, the proposed amendments have a positive heritage impact on the significance of the Cremorne Point Conservation area, specifically through the provision of a more sympathetic visual setting through the recapturing of the proportion and character of the original Arts & Crafts dwelling, albeit in a contemporary context.

Yours Faithfully,
NBRS



SAMANTHA POLKINGHORNE
Director | Head of Heritage