

HERITAGE IMPACT STATEMENT

101 Port Hacking Road, Sylvania



November 2020

Cover Image: The house that is a heritage item on site (Source: NBRS Architecture)

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ISSUED	REVIEW	ISSUED BY
4 November 2020	DA Issue	Brad Vale

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HERITAGE IMPACT STATEMENT FOR 101 PORT HACKING ROAD, SYLVANIA

1.0 INTRODUCTION

1.1 BACKGROUND

This Heritage Impact Statement has been prepared for the Uniting Church in Australia Property Trust (NSW), in accordance with the standard guidelines of the NSW Heritage Division. Its purpose is to accompany a planning proposal for redevelopment of the housing for aged persons at the Frank Vickery Village at 101 Port Hacking Road, Sylvania. This is a large suburban site that has been used to accommodate aged persons at a very low density for most of the post-war period. The site contains one Federation period house that is a heritage item with an address that was known as 16 Bellingara Road, Sylvania. The house that is a heritage item is known locally as Bellingara House.

The proposal involves redevelopment of the site for a larger number of independent living units (ILU), residential aged care facility (RACF), and more spaces for community and recreation uses across 14 new buildings.

Details of the development proposal have been prepared by Group GSA.

The subject Federation period house at 16 Bellingara Road, Sylvania, within the large Frank Vickery Village at 101 Port Hacking Road, is listed as an item of local heritage significance on Schedule 5 of the *Sutherland Local Environmental Plan (LEP) 2015* as heritage item number 3707.

Accordingly, this Heritage Impact Statement reviews the proposal in terms of the relevant heritage provisions of the *Sutherland LEP 2015* and the requirements of the Sutherland Development Control Plan (DCP) 2015, and the Impact Assessment Criteria guidelines endorsed by the NSW Heritage Council.

1.2 METHODOLOGY

This Heritage Impact Statement has been prepared in accordance with the guidelines set out in the *Australia ICOMOS Charter for Places of Cultural Significance*, 2013, known as The Burra Charter, and the New South Wales Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) publication, NSW Heritage Manual.

The Burra Charter provides definitions for terms used in heritage conservation and proposes conservation processes and principles for the conservation of an item. The terminology used, particularly the words *place*, *cultural significance*, *fabric*, and *conservation*, is as defined in Article 1 of The Burra Charter. The NSW Heritage Manual explains and promotes the standardisation of heritage investigation, assessment and management practices in NSW.

1.3 SITE LOCATION

The Frank Vickery Village site is a large parcel of land of a roughly triangular shape bound on the east side by the arterial Port Hacking Road, and to the west by the suburban Bellingara Road. The southern boundary is a property boundary with suburban housing and low-rise blocks of flats. The subject heritage item at 16 Bellingara Road is located on the eastern side of Bellingara Road, close to Jasmine Place, Sylvania. The site of the subject house that

2.0 DOCUMENTARY EVIDENCE

2.1 HISTORY AND DEVELOPMENT OF THE REGION

Prior to the arrival of European settlers in 1788, the Sydney Basin had been the home to the Eora People for thousands of years. Their land stretched north from the Hawkesbury River, south to the Shoalhaven River and west to the Nepean River. The Eora people consisted of three main tribes, based on linguistic groups, the Guringai, north of Sydney Harbour, the Dharug, around the harbour and to the west, and the Tharawal to the south of Botany Bay. Throughout the Royal National Park and Sutherland local government area, there are many signs of Aboriginal habitation in the form of rock shelters and rock carvings and cave paintings.

The first landowner in the Sutherland Shire was Captain James Burnie who was granted 700 acres (280 hectares) at Kurnell in 1815. His land was sold to John Connell senior in 1828 and his son, John Connell junior was granted a further two portions of land at Kurnell in 1821. John Connell junior would later purchase other land in the area eventually owning most of what is now Kurnell.

The first releases of land for sale by the Crown occurred in 1856. This was in an area bounded on the east by Woollooware Road, on the west by the Woronora River, on the north by Georges River and on the south by Port Hacking. John Connell Junior bought several large tracts of land in the area as did his nephew John Connell Laycock.¹ The subject property lies within an area of 104 acres 1 rood 8 perches (42ha) purchased by John C Laycock in 1859 and known as Portion 27 of the Parish. Timber cutting was the principal industry in the area in these early days.

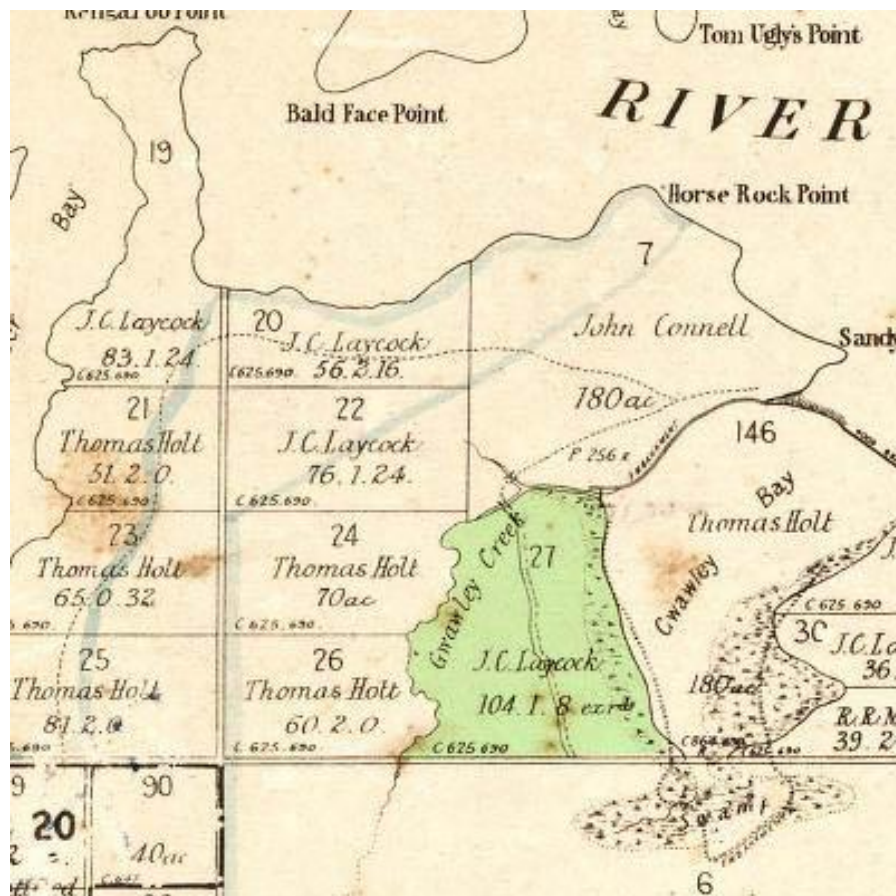


Figure 3: Parish Map dated 1880 showing original land Grants in the Sutherland area. The grant relating to this study is shaded green. (Source: LPI Parish Map Collection, Sutherland Parish, No 14033901)

¹ Neve M.H., "A Brief History of Sutherland Shire", *Sutherland and Shire Studies* No. 1.

In 1861 The Honourable Thomas Holt began buying up large tracts of land in the Sutherland area, purchasing some 12,000 acres (4,800ha) extending from Botany Bay to Port Hacking. This land he acquired both directly from the Crown and from original buyers and included the 104 acres originally granted to John Connell Laycock in 1859 on which the subject property stands.

Thomas Holt and his wife had arrived in Sydney from Yorkshire in 1842. Holt soon established himself in Sydney's commercial world as well as in public life. He was elected to the first Legislative Assembly in 1856, becoming Colonial Treasurer under SA Donaldson. From 1868 to 1883 he was a member of the Legislative Council and among other civic duties was a founder of the Royal Prince Alfred Hospital and a director from 1873 until 1883.²

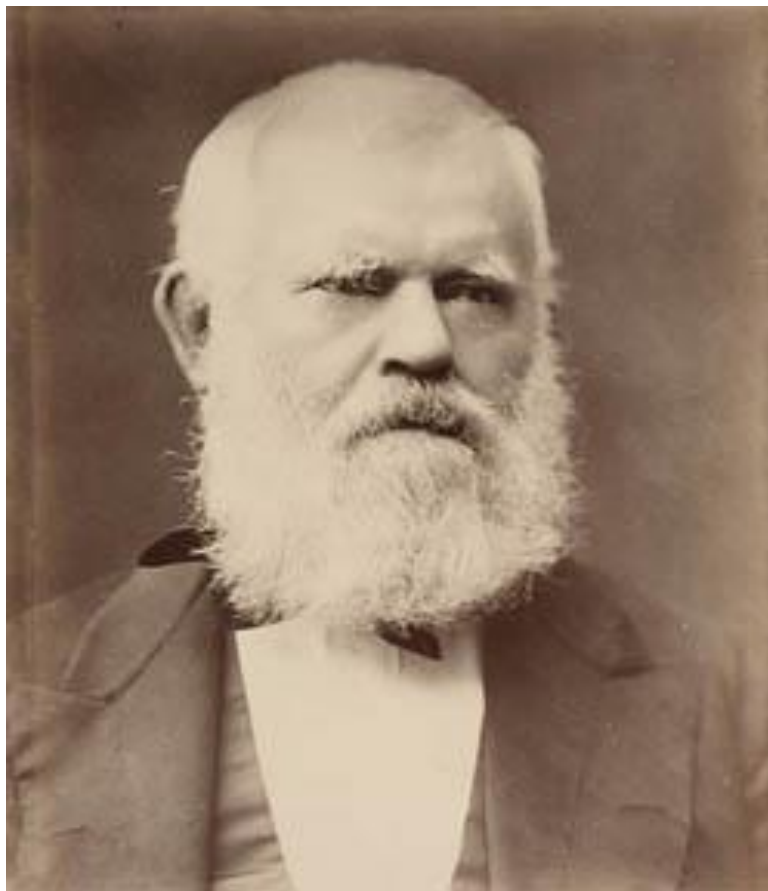


Figure 4: Thomas Holt

(Source: Thomas Holt (1811-1888) SLNSW PxD 624)

On part of his land Holt built a magnificent Victorian Gothic mansion "Sutherland House" which fronted the Georges River and lay between Horse Rock Point and Sandy Point. The house was gutted by fire in 1918 and the remains were demolished.³

Holt experimented with oyster growing and sheep farming on his land, however, both were unsuccessful. His timber leases flourished. He also tried to locate a coal seam on his land but was unsuccessful. Later some of the small farm leases successfully engaged in market gardening, fruit and vegetable growing and poultry farming. In 1881 Holt returned to England

² *Australian Dictionary of Biography*

³ Neve.op.cit.,

and devoted himself to the poor in London and to the Salvation Army. He died in Kent in 1888.

Access to Holt's land remained poor until the coming of the railway line in 1885 and even following this the main access to the Holt Sutherland Estate was via tracks. Subdivision of the Estate into small acreages began in the late 1880s but it was not until 1912 that residential subdivision began. Despite the steam tram opening in 1911 and the railway in 1939, most of the development in the area was post-World War II.

2.2 THE SUBJECT LAND

The subject site was included in an 1893 subdivision of Holt's land in Volume 1018 Folio 190. This subdivision consisted of 136 small acreage lots of between 3 and 5 acres and was referred to as DP 2949 (see Figure 3). Lots 5 and 6 of this subdivision, just over 7 acres, were purchased from Holt's Estate in April 1928 by "Alexander Campbell of Miranda, Esquire". It would appear that this land had been included in the earlier small farm leases. When Campbell purchased the land it probably already contained the subject house which appears to have been built close to 1910. The land is thought to have been used as an orchard⁴, though the soil fertility is not especially high.

Campbell mortgaged his land in 1928 to E Vickery & Sons Limited and the land passed into their hands following a default on the mortgage. In 1941, EF Vickery gave this land, and the land on the adjoining Lot 4, to the Methodist Church for the establishment of a retirement Village.

Initial development on the site in the 1940s saw the construction of small cottages for the elderly and disadvantaged. This was followed in the 1950s by the construction of T-Shaped accommodation blocks containing small bed-sitter units and in the 1960s by motel style accommodation of 6 units per building. The chapel and community hall was built in 1964 to the design of Brown & Mowbray Architects (later EB Mowbray & Associates), who regularly worked for the Methodist and Uniting Churches. Around 1982 the site became a comprehensive village complex when construction of hostel and self-care accommodation was undertaken, frequently to the design of EB Mowbray & Associates.

The house at 16 Bellingara Road was initially converted for use as a dual-occupancy residence to cater for self-care accommodation in the village. From 1963, the house was used by Lifeline workers, with some other Wesley Home Care office uses from the 1990s. From 2004 to the present the house has been used mainly for counselling services by Lifeline Sutherland.⁵

The land was transferred into the name of the Methodist Church (NSW) Property Trust in 1973 and following Union in 1977 and the formation of the Uniting Church in Australia, the property was transferred into the ownership of The Uniting Church in Australia Property Trust (NSW), the current owner.

⁴ Sutherland Shire Heritage Study 1992

⁵ Discussions with David Bentley, Frank Vickery Village, June 2007

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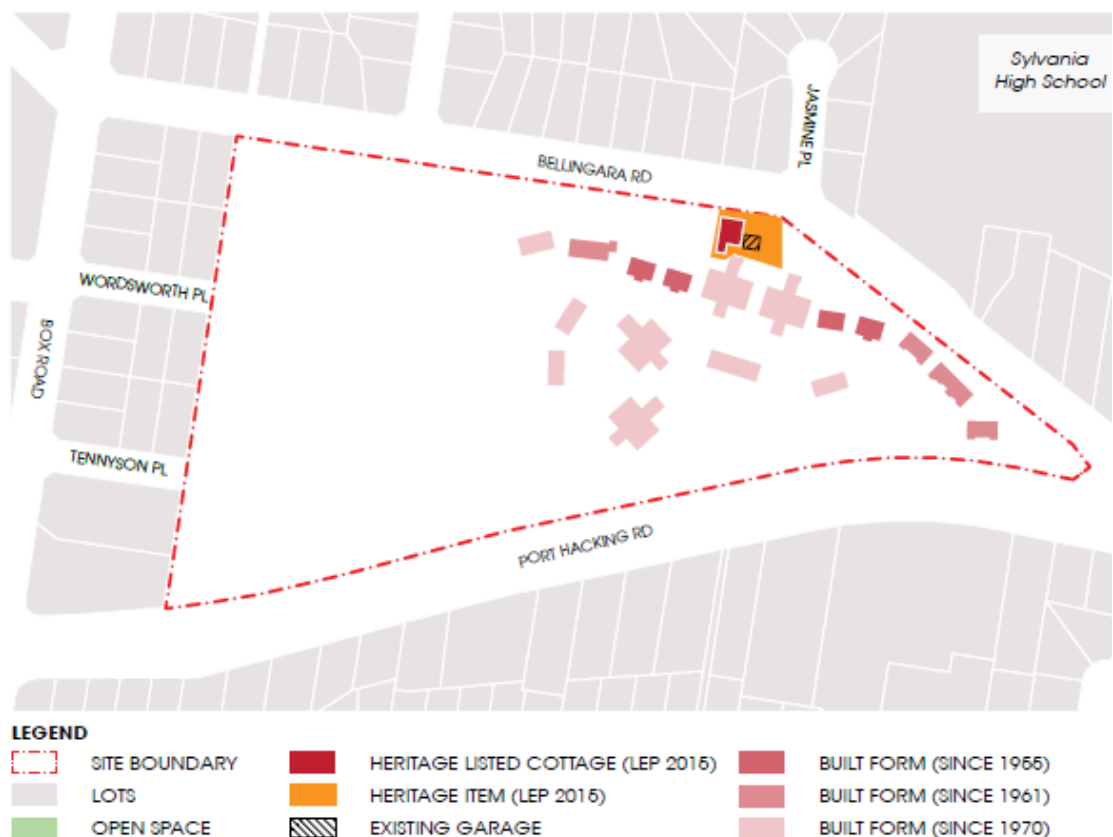


Figure 6: the site development diagram showing the succession of housing construction for aged persons since the Frank Vickery Village was established in the 1940s. (Source: Frank Vickery Village Urban Design Report, dated 23 October 2020 prepared by Group GSA)

2.3 EBENEZER FRANK VICKERY (1880-1970), BENEFACTOR

Ebenezer Frank Vickery, solicitor and philanthropist, was born near Gunnedah in 1880. He was admitted as a solicitor in 1904 and by 1908 he had established his own firm of Vickery Chambers. He was also a share holder (1902-1939) in the public Company, E Vickery & Sons Limited, merchants, colliery proprietors and graziers, which became E Vickery & Sons Pty Limited in 1940.⁶

Like his father and grandfather before him, Ebenezer Frank Vickery was committed to Methodism. For 40 years he was superintendent of the Sunday School at Bondi Wesleyan Church and served on the general and executive committees of the Central Methodist Mission. He was a generous benefactor to the Methodist Church donating "Edina" the family home at Waverley for use as a hospital as well as the land on which the subject site stands. In 1962 the retirement village was re-named, Frank Vickery Village, in his honour.

⁶ Australian Dictionary of Biography – <http://www.adb.online.anu.edu.au/biogs/A160543b.htm>

3.0 PHYSICAL EVIDENCE

3.1 SITE CONTEXT

The house is located on the eastern side of Bellingara Road, Miranda, on the crest of a hill on land with sandstone outcrops. Several mature eucalypts grow around the cottage. A steel framed carport is located immediately north of the residence.

One and two-storey detached housing is located opposite the subject site, on the western side of Bellingara Road. Most of these houses have been built since the 1960s. Sylvania High School is located northwest of the subject site. Surrounding the house to the north, east and south are numerous single and two-storey residential units associated with the Frank Vickery Village, an aged-care village. These retirement dwellings show a succession of building projects from the 1940s through to the 1980s.



Figure 8: view from Bellingara Road looking east across the parking space to the north of the subject house, which is seen on the right. There are several early post-war retirement dwellings visible in the middle distance on a lower elevation.



Figure 9: view across the sandstone bedrock of the parking space to the north of the subject house, which is seen on the left. The suburban housing on the opposite side of the street is from the last 60 years.



Figure 10: some of the earlier retirement development on the site from the 1940s.



Figure 11: the chapel and recreation hall at Frank Vickery Village opened in 1964 and designed by Brown & Mowbray Architects.



Figure 12: some of the retirement living dwellings of the 1970s-1980s period also designed by EB Mowbray Architects.

There are several post-war buildings located to the east of the house in very close proximity, though at a lower elevation. The contours generally run north-south across the site and to the east of the cottage, the land falls steeply down towards Port Hacking Road.

3.2 DESCRIPTION OF THE EXTERIOR

The Federation style house is stretcher bond face brick construction with a hipped roof clad with slate and terracotta ridge capping. The house has a near-symmetrical form with a front verandah and another on the northern side, each with a lower pitch roof sometimes called a bell-cast profile. The west elevation (see Figure 10) is the principal elevation and is symmetrical with a centrally located door and triple timber framed casement windows with moulded and painted decorative sills on either side. The verandah has paired square timber posts with simple decorative timber brackets and filigree timber infill between, each with a distant reference to Art Nouveau. The verandah flooring is painted concrete on a brick plinth.

The north verandah has a timber balustrade (not original). Timber-framed French doors open onto this verandah. At the eastern end of the residence a room has been added and walls are lined with asbestos sheeting. A painted roughcast brick chimney is located on the roof. There is a similar chimney on the East Elevation.



Figure 13: the west front elevation of the subject house.



Figure 14: the south side of the subject house.



Figure 15: the east rear side of the subject house, seen from among the post-war house located further down the hill.

3.3 DESCRIPTION OF THE INTERIOR

The ground floor plan involves a central hallway from which the major rooms are accessed. There are smaller service rooms in a service wing that extends east from the southern part of the rear section of the main part of the house under the taller hip roof.

The interior walls are plaster with timber frames to door openings and picture rails. Ceilings have decorative plasterwork (mostly floral) in good to fair condition. Decorative plaster

ceiling patterns appear to date to about 1910. Water penetration has had some detrimental impact on the plasterwork to some ceilings. The floors are timber with carpet laid over.

Federation elements are seen in the fretwork detailing of the centrally located entry hall. The fireplace in the front room has been infilled. The fireplace in the central room is intact. The fireplace comprises cast iron surrounds for coal burning and painted timber mantle.



Figure 16: the entry hall in the subject house retains its original Federation detailing in the timber and plaster work.



Figure 17: the north-east room in the main section of the house.

3.4 MODIFICATIONS AND ALTERATIONS

There have been several minor modifications affecting the interior. The decorative plasterwork of the ceiling indicates that the former kitchen has been subdivided to create a kitchen and bathroom. Timber partitions subdivide the south-western room into two sound booths for Lifeline's purposes. The interior has a high degree of integrity.

3.5 VIEWS

The main view of the house is from Bellingara Road; the northern side view is the second-most prominent façade. The house has short views across Bellingara Road, and more distant views across some of the site in a south-easterly direction.

4.0 ESTABLISHED HERITAGE SIGNIFICANCE

4.1 HERITAGE STATUS

The subject house is listed as an item of local heritage significance on Schedule 5 of the *Sutherland Local Environmental Plan (LEP) 2015* as heritage item number 3707. It is not close to a conservation area or another heritage item.



Figure 18: Excerpt from the Sutherland LEP 2015 heritage map. The subject site is circled blue. (Source: Sutherland LEP 2015, Heritage Map HER_006A)

4.2 BASIS OF CULTURAL HERITAGE ASSESSMENT

This assessment of heritage is based on the methodology and guidelines set down by the NSW Heritage Office and considers the standard values or criteria which arise from the history, construction and use of the building and its site as well as any levels of esteem by recognised groups for the site.

Evaluation Criteria

Heritage significance, cultural significance and cultural value are all terms used to describe an item's value or importance to our own society. This value may be contained in the fabric of an item, its setting and its relationship to other items, the response that the item stimulates to those who value it now and in the historical record that allow us to understand it in its own context

The historical analysis provides the context for assessing significance, which is made by applying standard evaluation criteria to the development and associations of an item. The NSW Heritage Manual has produced standard evaluation criteria that are compatible those included in The Burra Charter.

4.2.1 CRITERION (A) HISTORICAL EVOLUTION

An item is important in the course, or pattern of the Local area's cultural or natural history.

16 Bellingara Road, Miranda has historic associations with being a portion of vast tracts of land acquired by Thomas Holt in the Holt Sutherland Estate. The house was built c1910, prior to 1928 when the land was purchased from the Holt Estate. Between 1928 and 1941 the estate, comprising Lots 4, 5 and 6, was purchased by E Vickery & Sons Ltd and donated to the Methodist Church. From the 1940s to the present the land has been used by the Church for community services.

4.2.2 CRITERION (B) HISTORICAL ASSOCIATIONS

An item has strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of the Local area

16 Bellingara Road, Miranda has strong associations with Ebenezer Frank Vickery, a shareholder in the public company, E Vickery & Sons Ltd. The land was purchased by the company in 1928 following a default by the mortgagee. Vickery was a philanthropist and dedicated member of the Methodist (now Uniting) Church who donated the land to the Church. The subject site and surrounding land were later developed as a retirement village and later named in his honour.

4.2.3 CRITERION (C) AESTHETIC VALUES

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the Local area.

16 Bellingara Road, Miranda, built c1910s, is a good example in the local area of a Federation Arts and Crafts style house. The materials used in the construction of the building are representative Federation period – face brickwork, slate roof with terracotta ridge capping, timber framed casement windows, decorative timber ornaments, roughcast chimneys, fireplaces and decorative plasterwork.

4.2.4 CRITERION (D) SOCIAL VALUE

An item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons.

The house fulfils this criterion at local level for its association with the early phase of LifeLine.

4.2.5 CRITERION (E) TECHNICAL / RESEARCH VALUE

An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history.

The subject site does not fulfil this criterion because the house is conventional construction for the period and such houses are quite common in New South Wales.

4.2.6 CRITERION (F) RARITY

An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history.

The subject site does not fulfil this criterion.

4.2.7 CRITERION (G) REPRESENTATIVENESS

An item is important in demonstrating the principal characteristics of a class of NSW's

- *Cultural or natural places*
- *Cultural or natural environments*

The building is a representative instance of a Federation house within Sutherland.

4.3 STATEMENT OF CULTURAL HERITAGE SIGNIFICANCE

The State Heritage Inventory does not have an entry for the subject house. NBRSArchitecture recommends the following statement.

The single storey brick house at 16 Bellingara Road, within the Frank Vickery Village, has historic significance at local level for its association with the Holt Sutherland Estate, Frank Vickery and the Methodist (now Uniting) Church. The house was built c1910. From the 1940s to the present the house has been used by the church for community services, including the early phase of LifeLine.

The house at 16 Bellingara Road, Miranda has aesthetic significance at local level as a relatively intact example of a Federation style house. The near symmetrical front form is uncommon for this style and period, but not significantly rare. The service spaces have been renovated, but the habitable rooms are largely intact. The building detail demonstrates middle-class taste in the Federation period. The plaster work features Australian native flowers and others that reference Scotland and England. Characteristic elements of the Federation period include face brickwork with slate roof with terracotta ridge capping, timber framed casement windows, decorative timber ornaments, roughcast chimneys, fireplaces and decorative plasterwork.

5.0 THE PROPOSAL

The proposed development, designed by Group GSA, includes the following:

- Demolition of all the buildings on the Frank Vickery Village site apart from the subject heritage item;
- Excavation for the proposed buildings and services;
- Construction of 14 buildings for housing aged persons. The new buildings vary in height from 4 to 8 levels;
- Retention and conservation of the house that is a heritage item at 16 Bellingara Road, Sylvania. The existing use of the house as a base for community services will continue.

The planning proposal is to provide a clear residential scaled block pattern with massing that minimises overshadowing and maximises residential amenity and building separation. The indicative envelopes show redevelopment that maintains or exceeds the requirements of SEPP 65 and the Apartment Design Guidelines. The massing responds to the public domain with well-defined street edges that extend from the surrounding street grid. The design allows for a central connecting spine road, controlled overshadowing, and maximised outlook for the largest number of residents. Separation of all buildings provides opportunity for residential activities and favourable amenity between them. The development enables Bellingara House to remain prominent on the highest part of the site. The development uses the fall of the site to increase the amount of accommodation on site without diminishing the visibility of the heritage item.

A community hub is planned along a central pedestrian corridor within the site at the Heritage precinct. This space would also link Bellingara Road and Port Hacking Road. The community facilities will be located on the ground floor of the independent living units that bound this central hub, facing into the site. This includes a community pavilion with a roof-top terrace on the east side of the heritage item, Bellingara House. The roof-top terrace will be close to the floor level of the house, so only an area of plain common brickwork would be concealed.

The heritage item will continue to support the counselling and other community services of the Uniting Church. The heritage item will become a site entry marker for the village and a focal point for passers-by. The landscape on the northern and southern sides of the heritage item would be enhanced in this planning proposal.

The built form in the Heritage Heart provides a generous setback to Bellingara House, which sets up the alignment for the through site link. The nearest building rising above the floor level of the heritage item would be more than 20m away.

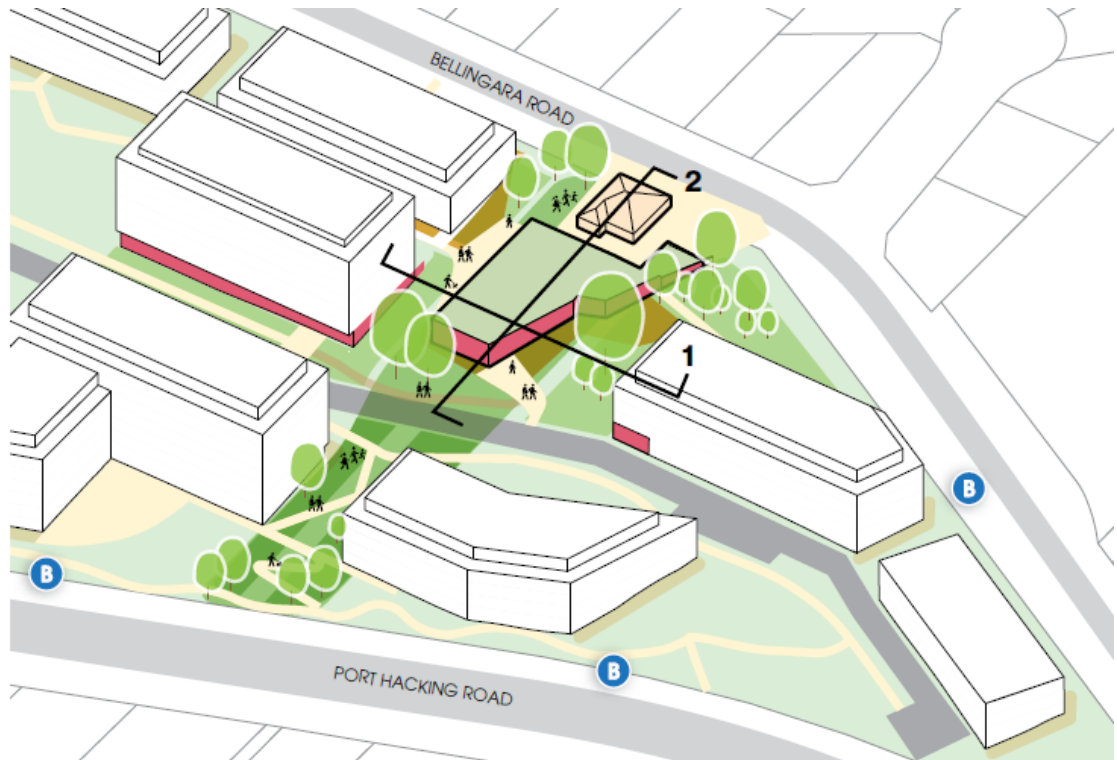


Figure 19: Isometric drawing showing Precinct 2: the Heritage Heart within the Frank Vickery Village redevelopment of the planning proposal. The beige building is the heritage item, the levels coloured red would be community facilities, and the white coloured levels above would be residential. (Source: Group GSA)

5.1 DOCUMENTATION EVALUATED

The Frank Vickery Village Urban Design Report, dated 23 October 2020 and prepared by Group GSA, was reviewed in the preparation of this report.

6.0 ASSESSMENT OF HERITAGE IMPACT

6.1 INTRODUCTION

This Heritage Impact Statement has been prepared in relation to the following impact assessment criteria: the *Sutherland Local Environmental Plan (LEP) 2015*, the Sutherland Development Control Plan (DCP) 2015 and the New South Wales Heritage Office (now NSW Heritage Division) guidelines, *Altering Heritage Assets* and *Statements of Heritage Impact*, contained within the NSW Heritage Manual.

6.2 EVALUATION OF THE GUIDELINES OF THE NSW HERITAGE DIVISION

The following assessment is based on the assessment criteria set out in the NSW Heritage Office (now Heritage Division) publication 'Statements of Heritage Impact', contained within the NSW Heritage Manual. The standard format has been adapted to suit the circumstances of this application.

The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:

- The house at 16 Bellingara Road would be retained and conserved for continuing administrative uses supporting the charitable work of the Uniting Church.

The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:

- The planning proposal would lead to large buildings than currently exist on the Frank Vickery Village site that surrounds the subject heritage item to the east and south. The planning proposal demonstrates design sensitivity to the setting of the subject house by increasing the distance between the heritage item and newer buildings. A deliberate open zone is planned around the heritage item so that its setting as a building with landscape seen in the round would be enhanced.

6.2.1 DEMOLITION OF A BUILDING OR STRUCTURE

Comment:

The early post-war buildings on the site do not have sufficient heritage significance to cross the threshold for a local heritage item in the *Sutherland LEP2015*. The removal of the unlisted buildings on the Frank Vickery Village site is acceptable.

6.2.2 CHANGE OF USE

Comment:

There would be no change of use of the heritage item or the wider Frank Vickery Village under this planning proposal.

6.2.3 NEW DEVELOPMENT ADJACENT TO A HERITAGE ITEM (INCLUDING ADDITIONAL BUILDINGS AND DUAL OCCUPANCIES)

- *How is the impact of the new development of the heritage significance of the item or area to be minimised?*
- *Why is the new development required to be adjacent to heritage item?*
- *How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?*
- *How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?*

- *Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?*
- *Is the new development sympathetic to the heritage item? In what way (eg form, siting, proportions, design)?*
- *Will the additions visually dominate the heritage item? How has this been minimised?*
- *Will the public, and users of the item, still be able to view and appreciate its significance?*

Comment:

The Heritage Heart is the central community place. It places the historic building at the centre of an important through-site link and meeting place. The planning proposal increases the space around the house above floor level. The removal of the carport north of the house will have a positive impact on its setting. The removal of the post-war dwellings near the heritage item will have a small positive impact.

The new community pavilion built up to the east side of the heritage item would be up to the floor level of the heritage item so it would not impact on views to the heritage item from the upper levels of the site. This new building would affect views towards the plinth of the service wing, which is not a major heritage concern. All the walls and the roof of the heritage item would be visible in this planning proposal, and the rear of the building would become more visible to public view. The community pavilion would not dominate the heritage item due to the low rise of the new building. The planning proposal represents a better curtilage for the heritage item because the community pavilion would be less prominent in the curtilage of the heritage item than present circumstances.

The exterior and interior of the heritage item which is relatively intact would be retained and conserved. There would be no adverse impact on the public views to the heritage item.

6.2.4 NEW LANDSCAPE WORKS AND FEATURES (INCLUDING CARPARKS AND FENCES)

- *How has the impact of the new work on the heritage significance of the existing landscape been minimised?*
- *Has evidence (archival and physical) of previous landscape work been investigated? Are previous works being reinstated?*
- *Has the advice of a consultant skilled in the conservation of heritage landscapes been sought? If so, have their recommendations been implemented?*
- *Are any known or potential archaeological deposits affected by the landscape works? If so, what alternatives have been considered?*
- *How does the work impact on views to, and from, adjacent heritage items?*

Comment:

The planning proposal indicates that the trees near the heritage item would be retained. This includes remnant sclerophyll trees. Weeds would be removed. The planning proposal indicates that further planting would ensure that there is a garden setting on the northern and southern side of the heritage item, which would complement its early use as a farmhouse, likely in an orchard.

6.3 HERITAGE OBJECTIVES OF THE SUTHERLAND LEP 2015

The proposed development deserves to be accepted from a heritage perspective for the following reasons:

- Retains views to and from the heritage item at 16 Bellingara Road.
- The heritage item Bellingara House will be retained and conserved for its ongoing community uses.
- There is good opportunity to provide some heritage interpretation as part of the development.

The proposal is therefore consistent with the relevant heritage objectives of the Sutherland LEP 2015, which are:

5.10 Heritage conservation

(1) Objectives

The objectives of this clause are as follows:

- (a) to conserve the environmental heritage of Sutherland,*
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*

6.4 HERITAGE GUIDELINES OF THE SUTHERLAND DCP 2015

The Sutherland DCP 2015 supports the *Sutherland LEP 2015* by providing additional objectives for heritage items.

6.4.1 GENERAL HERITAGE PROVISIONS

For proposals that involve work on a heritage item, then a Statement of Heritage Impact report needs to be included. *The report must address:*

- *Historical development of the site;*
- *Description of the item and its setting (eg. garden, fences, ancillary buildings, etc);*
- *Contribution to the streetscape: height, scale, mass, setback, fenestration, architectural style and period;*
- *Heritage significance;*
- *Effect of proposal on the heritage significance of the building and its setting;*
- *Design options and rationale for the preferred option; and*
- *Conservation principles in accordance with [ICOMOS Burra Charter](#).*

Comment

This Heritage Impact Statement is presented to Sutherland Council for the purpose of satisfying this DCP control.

7.0 CONCLUSION

The planning proposal for redevelopment of the Frank Vickery Village would retain and conserve the heritage item within the village at 16 Bellingara Road, Sylvania. The planning proposal will have a positive impact on the heritage significance of the heritage item by removing the intrusive carport nearby and removing other nearby buildings. The viewing curtilage around the heritage item would be expanded and enhanced by wider distances to buildings rising above the floor level of the heritage item, and larger areas of landscaping around the house.

The size and location of new buildings for independent living units and residential aged care are kept to heights and distances away from the heritage item that it will continue to be seen as a house in the round, within its landscape streetscape setting.

The proposed minor alterations are consistent with the heritage objectives of the *Sutherland LEP 2015* and the *Sutherland DCP 2015*. In our view, Sutherland Shire Council should be comfortable that this planning proposal will have no adverse heritage impact on the heritage item and indeed will have some heritage benefit by enlarging the viewing curtilage around the heritage item.

NBRSARCHITECTURE.



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