

22 June 2017

Our Ref: 17-062

The Lakes Hotel,
305 Gardeners Road,
Rosebery, NSW 2018

Dear Sir/ Madam,

RE: HERITAGE IMPACT STATEMENT FOR THE LAKES HOTEL, 305 GARDENERS ROAD, ROSEBERY

This brief Heritage Impact Statement has been prepared in relation to the Planning Proposal to be submitted to Bayside Council to permit the use of both 3 Macquarie Street and 3A Maloney Street, Rosebery as a carpark in association with The Lakes Hotel, located at 305 Gardeners Road, Rosebery. This extension would require demolition of the two residential dwellings at 3 Macquarie and 3A Maloney Street. Neither of these sites is listed as a heritage item under Part 1 of Schedule 5 of the Botany Bay Local Environmental Plan (LEP) 2013. However, The Lakes Hotel is listed as an item of local significance under Part 1 of Schedule 5 of the Botany Bay LEP 2013 (I78).

3 Macquarie Street, one of the subject sites, is also directly opposite another local heritage item at 4 Macquarie Street, Rosebery, listed under Part 1 of Schedule 5 of the Botany Bay LEP 2013 (I150).

Due to the proximity of the subject sites to listed heritage items, this brief Heritage Impact Statement assesses the Planning Proposal in the context of relevant heritage constraints and controls listed in the relevant heritage controls of the Botany Bay LEP 2013 and the Botany Development Control Plan (DCP 2013). The assessment has had regard to the Indicative Concept Plan submitted with the Planning Proposal. The Indicative Concept Plan shows the extension to the car park that is to be facilitated by the Planning Proposal.

A site inspection and relevant photography was recently undertaken by City Plan Heritage (CPH), some of which are included below.

SITE DESCRIPTION AND BRIEF HISTORY

Botany Bay was, for much of the 19th century, with its open space and water, was far enough away from Sydney to permit a high level of industrial development, including tanning, leathering and wool scouring.¹ This was significant to the overall development of Botany Bay, reflected in the following Statement of Significance of the Botany Bay Heritage Study 1996:

*Botany municipality as a whole is of national significance for its evidence of historic, aesthetic, social and archaeological, cultural values. The cultural themes of Landuse, agriculture, patterns of development, occupation prominent residents, development of small lot subdivision patterns, water resources, technology educational and churches from early colonial periods through the 19th and 20th century periods.*²

The subject site is located between Maloney and Macquarie Streets, comprising the Inter-War bungalows at 3 Macquarie Street and 3A Maloney Street, Rosebery. 3 Macquarie Street, Rosebery), is a residential house, representative of the Inter-War Bungalow style. It is part of a row of five similar bungalows, each sharing common features of this architectural style. This row of bungalows can be seen in the below figures. These include a hipped roof, street-facing gable as well as external face brickwork and squat colonettes supporting a small front veranda.³

3A Maloney Street, also of the Inter-War Bungalow style, has a hipped roof, face brickwork with a brick front fence and gable with projecting brickwork decoration. It lacks the colonette supports for the veranda which characterise 3 Macquarie Street, as seen in figure 2 below.



Figure 1: 5 Macquarie Street, Rosebery (left). Part of the row of five similar bungalows, showing similar architectural elements with subject site 3 Macquarie Street (pictured right with view of other bungalows in distance). (Source: City Plan Heritage).

¹ Tropman & Tropman, 'Botany Heritage Study, 1996.' Accessed 30 May 2017, pp. 7-22.

² Tropman & Tropman, 'Botany Heritage Study, 1996.' Accessed 30 May 2017, p. 73.

³ Tropman & Tropman, 'Botany Heritage Study 1996,' Inventory, Item 1.11 '4 Macquarie Street,' p. 46. Accessed 30 May 2017.



Figure 2: Second subject site. 3A Maloney Street, Rosebery (pictured left and right).



Figure 3: Row of similar bungalows along Maloney Street which shares many of the same architectural features of 3A Maloney Street.



Figure 4: Subject site, 3 Macquarie Street, Rosebery. Shows exterior architectural features including brick work, squat colonettes, veranda and brick boundary retaining wall with inbuilt letterbox.

4 Macquarie Street, a local heritage item directly opposite the subject site (I150), is an Inter-War Bungalow with a timber post fence, street facing gable with timber decoration and a hipped roof, and casement window sashes. These architectural features can be seen in the figure below.



Figure 5: 4 Macquarie Street, Rosebery. Listed on Botany Bay LEP 2013 as a local heritage item (I50).

The site is also adjacent to The Lakes Hotel (Lot A, DP 187154; Lot 10, DP 1142723), located at 305 Gardeners Road, Rosebery. It is a heritage item of local significance, listed on the Botany Bay LEP 2013. Built in 1938, it is a representative example of the Inter- War Functionalist style. The exterior is made up of face brickwork with intact upper storey,

including signage, as seen in the figure below.⁴ It has a stepped roof, with a row of six warehouse- style multiple paned windows, emphasising the horizontal style of the building. The ground level façade is more modern, complete with overhanging shopfront awning.

ESTABLISHED HERITAGE SIGNIFICANCE

The Lakes Hotel (Lot A, DP 187154; Lot 10, DP 1142723), located at 305 Gardeners Road, Rosebery, is a heritage item of local significance listed on the Botany Bay LEP 2013. It is a representative example of the Inter- War Functionalist style. Important aesthetic architectural elements include the exterior face brickwork with intact upper storey, including signage, as seen in the figure below.⁵ It has a stepped roof, with a row of six warehouse- style multiple paned windows, emphasising the horizontal style of the building. Beyond its aesthetic significance, the property is also of historical and social heritage significance, due to its original purpose and ongoing function as a pub. This is reflected both in the more modern ground level façade complete with overhanging shopfront awning, as well as in the Schedule 1 Clause 13 Additional Permitted Uses, stated below.

Schedule 1, Clause 13: Use of certain land at 303–305 Gardeners Road, Rosebery

(1) This clause applies to land at 303–305 Gardeners Road, Rosebery, being Lot 10, DP 1142723 and Lot A, DP 187154, known as The Lakes Hotel and identified as “13” on the Additional Permitted Uses Map.

(2) Development for the purposes of a pub is permitted with development consent.

The adjacent heritage item at 4 Macquarie Street, Rosebery (I150, Lot B, DP 151267), is a residential house, representative of the Inter-War Bungalow style. It exhibits common features of this architectural style including a hipped roof, street-facing gable, timber post fence, and casement window sashes.⁶



Figure 6: The Lakes Hotel, 305 Gardeners Road, Rosebery (left and right). Shows exterior brick façade, shopfront awning and intact upper storey with signage.

⁴ Tropman & Tropman, 'Botany Heritage Study 1996,' Inventory, Item 1.120 'The Lakes Hotel,' pp. 111-112.

⁵ Tropman & Tropman, 'Botany Heritage Study 1996,' Inventory, Item 1.120 'The Lakes Hotel,' pp. 111-112.

⁶ Tropman & Tropman, 'Botany Heritage Study 1996,' Inventory, Item 1.11 '4 Macquarie Street,' p. 46. Accessed 30 May 2017.



Figure 7: Excerpt from the Heritage Map showing The Lakes Hotel (I78) and opposite residential dwelling at 4 Macquarie Street, Rosebery (I150). Both are indicated within the red circle. (Source: Heritage Map 4 from Botany Bay LEP 2013).

SCOPE OF WORK

The aim of the Planning Proposal is to facilitate the redevelopment of the sites of 3 Macquarie Street and 3A Maloney Street, Rosebery, as an extension of the existing carpark for The Lakes Hotel. The existing carpark was permitted for development under Schedule 1, Clause 17 of the Botany Bay LEP 2013.⁷

Schedule 1, Clause 17: Use of certain land at 1 Macquarie Street and 3 Maloney Street, Rosebery

(1) This clause applies to land at 1 Macquarie Street and 3 Maloney Street, Rosebery, being Lot 6, DP 18556 and Lot 11, DP 1142723 and identified as "17" on the Additional Permitted Uses Map.

(2) Development for the purposes of a car park in association with the use of the hotel at 305 Gardeners Road, Rosebery, known as The Lakes Hotel, is permitted with development consent.

The Planning Proposal involves the insertion of a similar clause in Schedule 1 of Botany LEP 2013 to the above to permit the use of the site as a carpark.

⁷ Botany Bay City Council, 'Botany Bay LEP 2013,' Schedule 1 Clause 17. Accessed 30 May 2017, retrieved from <http://www.legislation.nsw.gov.au/#/view/EPI/2013/313/sch1>.



Figure 8: Additional Permitted Uses Map. Existing carpark identified as '17.' Adjacent to '13' The Lakes Hotel permitted for development for use as a pub. (Source: Botany Bay LEP 2013).

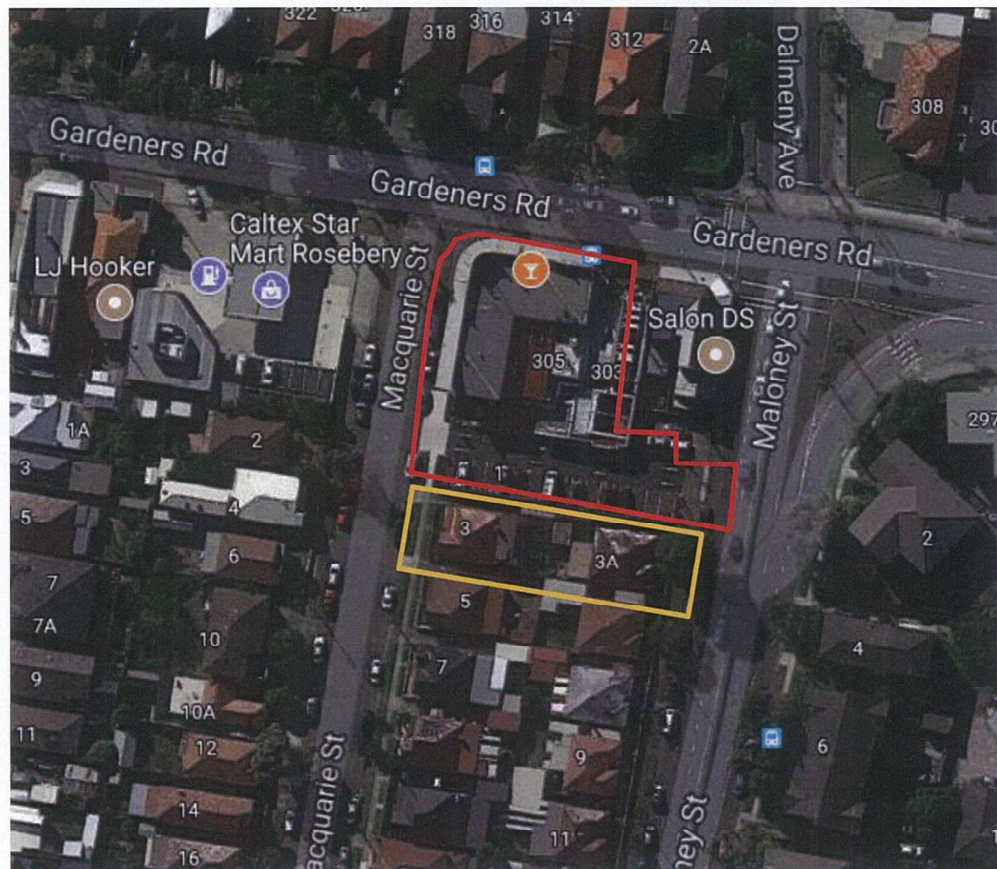


Figure 9: Land the subject of the Planning Proposal- 3 Macquarie Street and 3A Maloney Street, Roseberry (outlined in yellow). Outlined in red is The Lakes Hotel and existing carpark. (Source: Google Maps).



Figure 10: Site photo of existing carpark with view of subject site of 3 Macquarie Street, Rosebery for extension (pictured left and right). (Source: City Plan Heritage).

HERITAGE IMPACT ASSESSMENT

The heritage impact of the Planning Proposal is assessed according to *Clause 5.10 Heritage Conservation*, of the Botany Bay LEP 2013. The Planning Proposal relates particularly to objective *Clause 1(b)*, which aims

- *to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views.*

In the redevelopment of 3 Macquarie Street and 3a Maloney Street as an extension of the existing carpark, the heritage significance of The Lakes Hotel will be minimally impacted as it will contribute to the ongoing function, and thereby reinforce the historical and social significance of the item.

The demolition of the 3 Macquarie Street will have no adverse impact to the views and settings of 4 Macquarie Street, particularly when one considers the existing carpark and the four other similar and more intact Inter-War bungalows next to the subject site. This is similar to 3a Maloney Street, which is also part of a group of Inter-War bungalows. In both cases, there are better representative examples of Inter-War bungalows within the local area and Heritage Conservation Areas. Consequently, the demolition of these two residential dwellings would be an acceptable compromise from a heritage perspective within the area.

The Planning Proposal is also assessed according to *Part 3B Heritage* of the Botany Bay DCP 2013, specifically, *Section 3B.7 Development in the Vicinity of Heritage Items or Heritage Conservation Areas*.⁸ The development, which would be facilitated by the Planning Proposal, would meet the objectives outlined here relating to maintenance of consistent setbacks, scale, context and character of the neighbouring listed heritage items. This is because the development would be an extension of the existing carpark and so, would be compatible in form, function, scale and setback to the already existing development. Provision of additional car parking spaces would also aid to the function and operational requirements of the Hotel and would improve its feasibility as well as enjoyment by its

⁸ Botany Bay Council, 'Botany Bay Development Control Plan 2013 (Amendment 7) Enforced 25/10/2016.' Accessed 30 May 2017.

Botany Bay Council, 'Botany Bay Development Control Plan 2013. 3B.7 Development in the Vicinity of Heritage Items or Heritage Conservation Areas, pp. 54-59. Accessed 30 May 2017.

patrons. This would increase appreciation of the Lakes Hotel's heritage significance by wider public.

CONCLUSION AND RECOMMENDATIONS

It is concluded that the Planning Proposal to facilitate the extension of the adjoining carpark serving The Lakes Hotel over both 3 Macquarie Street and 3a Maloney Street, Rosebery, is an acceptable compromise and will have negligible impact on the heritage significance of the neighbouring heritage items.

We trust the above brief Heritage Impact Statement will satisfy the City of Botany's requirements in the assessment of the subject Planning Proposal. Should you have any questions or wish to discuss the matter further please do not hesitate to contact the undersigned on 8270 3500.

Yours Sincerely,



Kerime Danis
Director - Heritage