NBRSARCHITECTURE.
HERITAGE

STATEMENT OF HERITAGE IMPACT

Planning Proposal

Part 62 and 64-66 Pacific Highway Roseville

22 JULY 2019

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This report has been prepared under the guidance of the Expert Witness Code of Conduct in the Uniform Civil Procedure Rules and the provisions relating to expert evidence

ISSUED	REVIEW	ISSUED BY
24 May 2018	Draft for review	Abigail Cohen
14 June 2018	Final	Abigail Cohen
20 July 2018	Revised Final	Abigail Cohen
22 July 2019	Minor amendments to address Council comments	Pam Jeffery

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STATEMENT OF HERITAGE IMPACT FOR CLUB ROSEVILLE

1.0 INTRODUCTION

This Statement of Heritage Impact has been prepared to investigate and assess the potential impacts of a Planning Proposal for an additional floor to the allowable building envelope of future development located on Part 62, 64 and 66 Pacific Highway, Roseville NSW. This Planning Proposal is for the building envelope and does not include building detail. It seeks to increase the height and FSR development standards for the subject site.

The subject site is situated in the vicinity of several places identified as heritage items on Schedule 5 attached to the *Ku-Ring-Gai Local Environmental Plan (LEP) 2015*

1.1 REPORT OBJECTIVES

This report reviews the Planning Proposal and considers the implications of the proposed amendments for the increased FSR of the site from a heritage perspective, in terms of the potential impacts on the significance of the adjacent heritage item.

This report is based on the Preliminary Concept Plans, prepared by PBD Architects for Hyecorp Property Group.

1.2 METHODOLOGY

This Heritage Impact Statement (HIS) 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 AUTHORSHIP

This report was prepared by Abigail Cohen, Heritage Consultant, and reviewed by Samantha Polkinghorne, Director using research and a history written by Léonie Masson, Historian, all of **NBRS**ARCHITECTURE.

1.4 LIMITATIONS

This report is limited to the assessment of potential impacts on the European cultural heritage values of the site and does not include Aboriginal and Archaeological assessment. This report only addresses the relevant planning provisions relating to heritage.

1.5 COPYRIGHT

1.6 SITE LOCATION

The subject site is located at 62 (part), 64 and 66 Pacific Highway Roseville and is identified as Part of Lot 2 in DP 2021148 (part of 62 Pacific Highway), Lot 1 in DP 202148 (64 Pacific Highway) and Lot 2 DP 505371 (66 Pacific Highway).

The subject site is located adjacent to the Roseville Memorial Park, identified as Lot 2 in DP202148, situated on the corner of the Pacific Highway and Maclaurin Parade. At No. 1 Maclaurin Parade (to the western side of the site) is a heritage item of local significance known as "Killiecrankie".

The heritage item has a street entry from McLaurin Parade and a side boundary and rear garage entry from Larkin Lane which runs north off Maclaurin Parade. The area is currently characterised by one, two and three storey residential and commercial development. The site is located within one hundred metres of Roseville Railway Station.

The area to the south is occupied by the Roseville Memorial Park which contains the War Memorial and flagpole.

Figure 1 – Aerial view of Part 62, 64 & 66 Pacific Highway shaded in yellow. The subject site referred to in this Planning Proposal is outlined in red (Source: Six Maps, May 2018, annotated by NBRSARCHITECTURE).

Figure 2 Location of Part 62, 64 and 66 Pacific Highway is shaded in yellow. The subject site referred to in this Planning Proposal is outlined in red (Source: Six Maps, May 2018).

2.0 HERITAGE MANAGEMENT FRAMEWORK

The subject site is not listed as an item of local heritage significance. It is however located adjacent to an item of heritage significance identified on Schedule 5 of the *Ku-ring-gai Local Centres LEP 2012* as I107, "Killicrankie" dwelling house. It is also in the vicinity of a number of heritage items including:

- 83 Pacific Highway, Roseville (Local) – Item No: I109;
- 89 Pacific Highway, Roseville (Local) – Item No: I110;

Other heritage listed items further north of the subject site are visually and physically separated by intervening development and distance, and so do not warrant assessment as part of this report. Views to the heritage items in the vicinity further west will most likely be visible from the upper level additions.

The subject site is also located within the Roseville Local Centre as described in Part 1F, Urban Precincts and Sites, of the *Ku-ring-gai Local Centres DCP 2017.*

Whilst the subject site itself is not a heritage item; the *Ku-ring-gai Local Centres Development Control Plan 2017, Part 14F Roseville Local Centre* has specific objectives for heritage requirements for all development within the Roseville Local Centre, designed to support and enhance the planned future character of the Centre. This is to be done through the Heritage requirements for each Precinct as stipulated in this DCP.

The subject site is zoned as B2 Local Centre in the *Ku-ring-gai Local Centres LEP 2012.* The property adjacent to the subject site further south is zoned as RE1 Public Recreation. The surrounding properties of the Roseville Local Centre are zoned as R4 High Density Residential.

*Figure 3 - Extract from the Ku-ring-gai (Local Centres) Local Environmental Plan 2012, showing the subject site outlined in blue (overlay by **NBRS**Architecture) and the heritage items shaded in brown, (Source: Ku-ring-gai (Local Centres) LEP 2012, HER_015C).*

2.1 HERITAGE SIGNIFICANCE

The following Statement of Significance for 'Killikrankie' has been sourced from the Ku-ring-gai Heritage Study:

> *The 2 storey brick residence at 1 Maclaurin Parade is listed as a heritage item of local significance on Schedule 5 Environmental Heritage of the* Ku-ring-gai Local Environment Plan (LEP) Local Centres 2012*. It is significant as a prominent element within the streetscape. It is a good example of the Inter-war Nautical Moderne style, and a relatively rare one surviving largely intact.*

2.2 CURTILAGE

The curtilage of the heritage item is limited to its lot boundary. There are no changes proposed to this situation.

2.3 ROSEVILLE LOCAL CENTRE

The Precinct specific to the subject site is Precinct R2: Pacific Highway Shops described as:

> *This precinct incorporates the traditional strip retail fronting the Pacific Highway and a Council car park on Larkin Lane. The shops have largely lost their role as local shops and the area has become established as an entertainment precinct with cafes, restaurants, and antique shops. Roseville cinema and the RSL club provide an anchor role for this precinct attracting people from across northern Sydney and beyond.*

iv) This precinct has potential to continue to grow and develop as a boutique entertainment precinct which offers an alternative to what is currently available in larger centres such as Chatswood.
v) The character of this precinct will be preserved and enhanced. Small scale infill development or sympathetic adaptive re-use of existing character buildings will be encouraged.

vi) New low scale residential or commercial development may be located at the rear of the sites facing Larkin Lane.

Precinct R3
This precinct includes a pedestrian walkway from the Pacific Highway to the Roseville rail station. This area contains the former Commonwealth Bank building at No.83 Pacific Highway which is a listed heritage item and is significant because it represents a good example of the Art Deco style. The precinct also features the railway gardens and the listed former station master's residence at 89 Pacific Highway.

vii) This area will become a small mixed use precinct incorporating a new urban square at the western rail station entry. This precinct will provide a "bridge" between the two main commercial precincts.

Figure 4 – The Roseville Urban Precinct Plan includes B2 and B4 zones. The subject site is included in R2 and shaded in green. The heritage items in the vicinity are included in R3 (Source: Ku-ring-gai Local Centres DCP, 1F.1 Local Centre Urban Precincts, p 1-101).

Part 2F.1 Roseville Illustrative Concept Plan

The following vision for the development of the Roseville Local Centre is sourced from the *Ku-ring-gai Local Centres DCP 2017:*

Roseville will develop as a small high density mixed use centre located on the Pacific Highway and Hill Street between Maclaurin Parade and Roseville Avenue.
The key public domain elements planned for Roseville town centre are illustrated on the illustrative concept plan and in summary comprise the following:

- *A lifestyle and evening entertainment precinct along the Pacific Highway including restaurants and cafes associated with Roseville Cinemas.*
- *Increased public parking on Larkin Lane (behind the shops along the highway) to support the development of an entertainment precinct.*
- *A local shopping precinct on Hill Street which will retain its character streetscape along with some of the more significant Federation and early Inter-War commercial buildings.*
- *A small mixed use precinct incorporating a new urban square at the western station entry. This precinct will provide a "bridge" between the two retail core precincts.*
- *A new "Village Green" on Lord Street behind the Hill Street shops.*
- *New pedestrian lane ways or arcades through the shops to improve pedestrian accessibility in the area.*
- *Streetscape improvements including underground power lines, new footpaths and paving materials, street trees and street furniture.*

Comment:
This Planning Proposal proposes retention of the current club use with additional residential accommodation above.

3.0 DOCUMENTARY EVIDENCE

3.1 EUROPEAN ERA HISTORY

The following history of Roseville by Ms Zeny Edwards is reproduced in full from the Dictionary of Sydney, 2008, http://dictionaryofsydney.org/entry/roseville, viewed 18 Jan 2018.

Early landholders
One of the first settlers to arrive in the area was William Henry, who began farming on land beside the Lane Cove River in 1814. In 1821 Michael Fitzgerald was given the first land grant, which covered an area from Boundary Street to the present Rifleway. A second land grant to William Henry linked to his original land. Henry sold his land grant in 1828, but it remained farmland until the 1890s, when two Chinese market gardeners, Why Tiy and Kwong Shing, took over the lease. They established extensive market gardens, which operated until the 1900s.

In 1819, Daniel Dering Mathew, a timber-getter, merchant, architect and magistrate, acquired a grant of 400 acres (160 hectares) and named it Clanville Estate. In 1830, he sold this land to Richard Archbold, who cleared it and established orchards, hiring convicts to work on his property. The orchards were kept running by the family until the death of Archbold's wife, Mary, in 1850. Archbold's cottage, Roseville, gave its name to the suburb. The produce from the orchards was transported via Dick's Road (after Richard Archbold), now Grosvenor Road, down to the Lane Cove River to be ferried to Sydney. The Archbold estate was subdivided into residential blocks with the coming of the railway in the 1890s, when the cottage was demolished.

The Bate family settled in the area in the 1830s. Samuel Bate, surveyor of distilleries and head of the family, built a two-storey wooden house, which was occupied by his son John and his family. In 1842 John Bate reported to the Colonial Secretary that the shores of Middle Harbour were being overrun by 'Malay and Manila' squatters who were illegally logging on Crown land. In 1861 part of the Bate landholdings was sold to Thomas Moore, a coachbuilder, who is commemorated by Moores Creek, which flows under and across Archbold Road. In 1892, the Bate home, Echo Farm, became a home for inebriates run by the temperance societies. Renamed Resthaven, its most famous resident was Henry Lawson in 1898.

Railways and subdivision
In 1890, Roseville railway station was opened and provided the impetus for development. In the next few decades, the main roads were improved and transport systems flourished, leading the way for the sale of subdivisions advertised with enticing names: Dividend Estate (1893), Park View Estate (1910–15) and the Hilltop Estate (1915–20).

In 1924, Middle Harbour Bridge was opened, as were the adjacent Roseville Baths. In 1939, Eastern Valley Way was constructed as a supplementary arterial road to the Pacific Highway. Residential development increased along the eastern section of Babbage Road after World War II and became particularly attractive to returning servicemen. Babbage Road was named after Eden Herschel Babbage, a banker and grandson of the computer pioneer Charles Babbage. He settled in Roseville in 1903 and lived at Rawhiti. He led the Roseville Progress Association to build footpaths along the foreshore of Roseville Chase, north of Babbage Road, which was dedicated as recreational land in 1892. The building of Roseville Bridge in 1966 led to increased traffic on Babbage Road, severing the connections of the suburb with Roseville proper. Today, Roseville Chase is a pocket-sized community surrounded by bush with a village-like atmosphere. It has a very active Bushcare Group devoted to conserving the natural environment and the streetscape.

Suburban development
Twentieth century suburbanisation can be traced through the arrival of services. The first shop in Roseville along the main road was a general store and local newsagent, opened in 1905 by Mrs H McLellan. The existing post office was opened in 1925. In 1929, the Bank of New South Wales opened for business at an agency in Hill Street until the construction of new premises in 1937. In 1908, Roseville College opened on the corner of Archbold Road and Victoria Street. The Methodist Church in Lord Street opened in 1907 and the nearby Presbyterian Church in 1918. The Anglican church on the corner of Hill Street and Bancroft Avenue was opened in 1913. The construction of a Congregational church in Shirley Road (now New Church) started in the same year. There is no Catholic church in the suburb.

Roseville Public School in Archbold Road was opened as an infants school in 1913 and as a primary school in 1923. The Roseville Golf Club on Links Avenue opened in 1923. During World War I the area north-east of the present golf course was designated as a training ground for army engineers. Roseville Memorial RSL Club opened in 1946 at 64 Pacific Highway. East Roseville Bowling Club on Warrane Road opened in 1952.

Roseville Cinema has had an interesting and varied history: originally a hall and community centre, it has been both a Congregational church and a preparatory school. Its transformation into a cinema began when it became Traynor's Picture Palace in 1919, a full-scale cinema in 1936 under the ownership of DB O'Connor, and in 1974 a top-rate suburban cinema under the ownership of Hans van Pinxteren. It was renovated and extended to accommodate two screens in 1995.

3.2 HISTORY OF THE SUBJECT SITE

The subject site is located on three allotments forming part of 40 acres granted to Michael Fitzgerald on 5 April 1821.

3.2.1 66 PACIFIC HIGHWAY

Lot 2 in DP 505371 was formerly Lot 7 in DP 17426, being a subdivision in 1934 of part of Fitzgerald's land grant by two members of the Archbold family. In 1939, Sydney Martin Bull

of Roseville, bootmaker purchased the land from Ophelia McLellan.[1] Bull most likely erected the shop about this date. He subsequently lodged application with Ku-ring-gai Council for brick residence to shop (45/281), brick dwelling (51/910) and brick dwelling (52/583). It is highly likely that the latter application overrides/replaces the previous application less than one year earlier.

A small portion of the property was resumed by the Council for widening Larkin Lane, whereupon the residue was registered on new Certificate of Title Vol 9534 Fol 7 in October 1963 as the present cadastral description.

66 Pacific Highway changed hands in 1965 to Alfred Arthur Shoebridge, Haydon Gilbert Dwyer and Roy Lancaster as joint tenants. The conveyed a lease of the shop and residence to the former owner, Sydney Martin Bull. The Roseville Retired Servicemen's Memorial Club Limited became registered proprietors of the site in 1973.

3.2.2 CLUB ROSEVILLE, 64 PACIFIC HIGHWAY

In 1899, Edward Charles Archbold conveyed Lots 11 to 14 in DP 3326 (part of the Mountain View Estate) to Constance Everitt Gosman.[2] She does not appear to have been on this land as in 1906, the allotments were conveyed to Amelia Jane Ashcroft, wife of James William Ashcroft of Sydney, metallurgist. He is accordingly listed in the Sands Directory commencing in 1908 in a house called "Ben-Atku" (later spelt Ben Aku). Ashcroft advertised "modern cottage, Ben Aku, Gordon Road and Maclaurin Parade" for auction sale in 1919. The property was sold in December to Robert Fowler of Roseville, manufacturer (Robert Fowler Ltd – pottery manufacturers). He renamed the home "Girrahween" and lived here until his death in 1928. The property passed by transmission the following year to his widow, Florence Ann(ie) Fowler. She is listed in electoral rolls thereafter to 1954 at 46 Pacific Highway. The house and grounds are visible in the 1943 aerial survey (Figure 5).

In the intervening period, in 1939, Florence Fowler conveyed 36¾ perches of land, the southernmost portion of lots 11 to 14, to Violet Kathleen Fraser. She and her husband, Farquhar Fraser of Mosman, medical practitioner, promptly erected a house thereon and being the present heritage item at 1 Maclaurin Parade. Simultaneously, Larkin Lane was formed off Maclaurin Parade.

[1] CT Vol 5037 Fol 122, NSW LRS
[2] CT Vol 1275 Fol 74, NSW LRS

Figure 5 – Detail from 1943 aerial survey of Sydney showing the intersection of Maclaurin Parade and Pacific Highway with "Girrahween" and grounds. 64 Pacific Highway is shaded yellow thereon. (Source: NSW LRS, SIX maps)

In 1946, Florence Fowler's property was resumed for the Municipality of Ku-ring-gai for the "purpose of improvement and embellishment of the area" as shown in Figure 6. This land was subdivided into allotments in 1961 as Lots 1 and 2 in DP 202148. In the intervening period, in 1955, Roseville Returned Servicemen's Club lodged an application for alterations at the corner of Pacific Highway and Maclaurin Parade.[3] This suggests that the Club had a lease of the Council's land after the resumption of same from Florence Fowler. What is unclear is whether the former house was adapted for Club purposes or whether it was demolished to make way for a new building.

Simultaneous to the subdivision, the Council conveyed Lot 1 to Alfred Arthur Shoebridge, James Charles Petrie and Haydn Gilbert Dwyer as joint tenants. It is presumed these three men were representatives of the Roseville Returned Servicemens Club. In 1973, the Roseville Returned Servicemen's Memorial Club Limited was the registered proprietor of the subject site.[4] Ku-ring-gai Council retained ownership of Lot 2 which was formed into Roseville Memorial Park. A strip of Lot 2 in DP 202148 fronting Larkin Parade is proposed to be consolidated with Lot 1 in DP 202148 and Lot 2 in DP505371 to form a single allotment, being the subject site referred to in this report.

In 1964, the Roseville Returned Soldiers Memorial Club lodged an application to the Council for additions to the club.[5]

[3] BA 55/219, Ku-ring-gai Council Building Register
[4] CT Vol 9013 Fol 230, NSW LRS
[5] BA 64/164, Kur-ring-gai Council Building Register

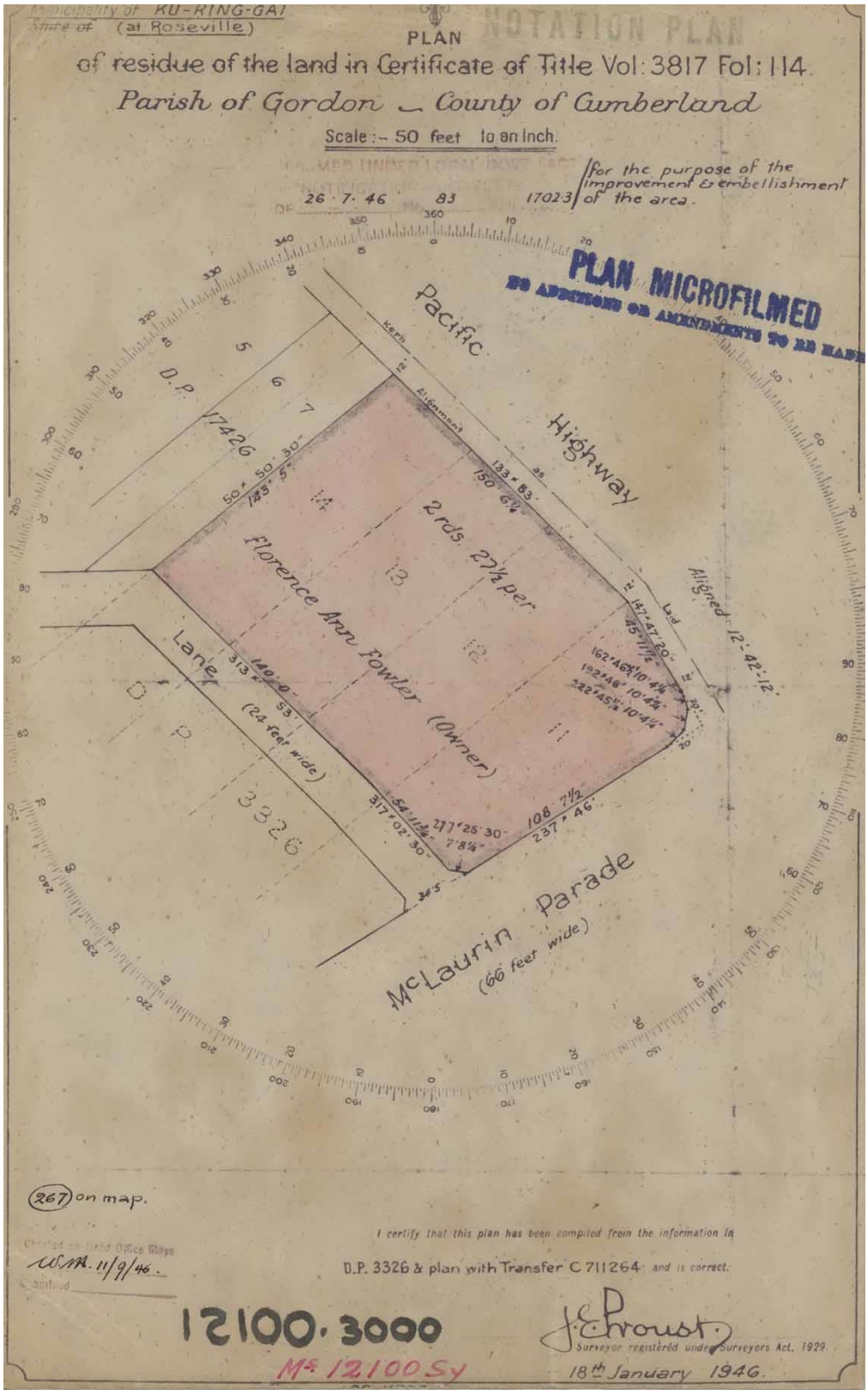

Figure 6 – Plan of residue of land in Certificate of Title Vol 3817 Fol 114 Parish of Gordon County of Cumberland, surveyed 18 January 1946. (Source: NSW LRS, Crown Plan 12000.3000)

4.0 PHYSICAL EVIDENCE

4.1 CONTEXT

The subject site is currently operating as a Registered Club. It is in a prominent position on the southern side of the Pacific Highway opposite the North Shore railway line to the north of the Pacific Highway.

Adjacent to the subject site on the southern side is the Roseville Memorial Park. It is a level site of lawns, concrete pathways and mixed species of trees and shrubs throughout the parklands. Within the park near the Pacific Highway is the Roseville RSL War Memorial, consisting of a sandstone slab affixed to a concrete base, with an arch of stones from Anzac Cove mounted on its' surface. Next to this is a granite slab with a bronze wreath and a flag pole with the Australian flag. The whole is surrounded by box hedging. Located in close proximity to the Roseville War Memorial

Located in the centre of the park is the Roseville War Memorial, consisting of a bronze plaque set on a large local, natural sandstone rock mounted on a single sandstone step. The monument is flanked on each side by a flagpole and a smaller sandstone rock. Names are embossed in white onto the plaque.

At the rear (western side) of the subject site is the adjacent heritage item 'Killiecrankie" with a street address of 1 Maclaurin Parade and a side and rear frontage to Larkin Lane. It was built during the interwar period and is a significant element on the corner site at the top of a steep hill falling down to a natural valley through which flows Bluegum Creek. The heritage item is a two-storey pale brick structure built in the *Nautical Moderne* style. The original stone wall along Maclaurin Parade and corner entry through the iron gate have been retained.

Figure 7 -The subjects site is located on the corner of the Pacific Highway and McLaurin Parade. It is shown indicated with a red arrow.

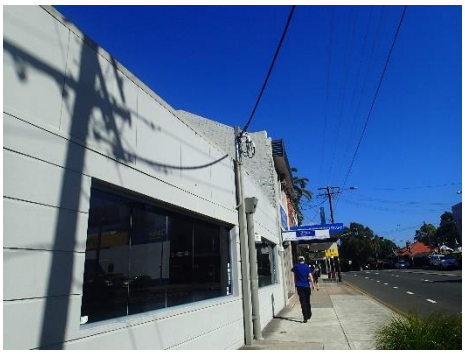

Figure 8 - The existing building on the subject site is a single storey concrete building with glazed street frontage.

Figure 9 - The main entrance to the existing building is on the south eastern corner of the site through a curved frontage with a glazed curved awning

Figure 10 - The subject site is to the north of the adjacent Memorial Park located on the corner of the Pacific Highway and McLaurin Parade. Additional height is proposed along the western side of the Pacific Highway with opportunity to increase the height above

Figure 11 - The rear western frontage of the subject site addressing Larkin Lane.

4.2 VIEWS

Primary views of the subject site are along the Pacific Highway to the north of the site and McLaurin Parade to the east of the site. Memorial Park which is adjacent to the site on the sites south eastern boundary provides a flat grassy shaded area which is also adjacent to the heritage item. The park has street frontages to the Pacific Highway along its north eastern boundary, McLaurin Parade along its south western boundary and Larkin Lane along its north western boundary. The location of the park between the subject site, the highway, and the heritage item allows for significant view corridors between the structures in the vicinity, however the large trees in the park and on the site of the heritage item conceal much of the overall appreciation of the heritage item from the subject site.

Views from the heritage item are to the south and west across the valley and to the east across to the Roseville Memorial Park. The hedges along the eastern boundary of the heritage item provide privacy to the ground floor of the heritage item and the two-storey garage at the rear (northern boundary) of the site provide privacy to the rear yard. The garage on the site of the heritage item creates some overshadowing to the house structure and open space throughout the year.

Figure 12 - The view south along the Pacific Highway from the shops to the north of the subject site to the existing building on the site and the vegetation on the verge adjacent to the Memorial Park.

Figure 13 - View north from the Roseville Memorial Park to the subjects site.

Figure 14 - View to the south along Larkin Lane. The Roseville Memorial Park is on the left and the heritage item is on the right

Figure 15 - View east up Maclaurin Parade. The heritage item "Killiecrankie" is located at the top of the hill on the left.

4.3 EXTERIOR DESCRIPTION

The heritage item is a two-storey blond brick house constructed in the Nautical Moderne style, a late type of Art Deco architecture that emerged in the 1930s. Its architectural style emphasized curving forms, long horizontal lines, and sometimes nautical element.

The house is largely physically intact with some later additions at the rear including a two-storey brick garage with entry from Larkin Lane. Many original features have been retained including brickwork, window framing, glass block double height window in the stairwell, roofing, guttering and the sandstone street wall and flagstone paving and the metal entry gate from McLaurin Parade.

There is some dilapidation of the roofing, guttering, brickwork, timber joinery, and window glazing.

Figure 16 - The street entry to "Killiecrankie" from the corner of Maclaurin Parade and Larkin Lane.

Figure 17 - The south western corner of Killiecrankie viewed from Maclaurin Parade.

Figure 18 - The north eastern façade of Killiecrankie viewed from Larkin Lane.

Figure 19 - The rear and east side elevations of the two-storey garage structure of Killikrankie viewed from Larkin Lane.

Figure 20 - Rear elevation of the two-storey garage structure viewed from Larkin Lane with the subject site seen in the distance, identified by the red arrow.

5.0 THE PROPOSAL

5.1 BACKGROUND

PBD Architects has been engaged by Hyecorp Property Group to develop an urban design concept to support a Planning Proposal for the site. The analysis looks at the impact of the proposal across the wider Roseville Local Centre.

The following statement has been provided by PBD Architects:

The broad objective of this proposal is to indicate how residential uplift can be achieved for the subject site at Part of 62, 64-66 Pacific Highway, Roseville, in accordance with Council's Local Centres DCP, resulting in increased FSR and maximum building height.

The Urban Design report identifies the desirable built form outcomes for the Centre having regard to relevant strategic planning documents including the Ku-ring-gai Town Centres LEP, the District Plan and future LEPs). The Planning Proposal is not seeking this uplift to the remainder of the Centre, however, notes that there is potential for it to be uplifted should Council wish to respond to this opportunity.

This Planning Proposal seeks to increase the height and FSR development standards for the subject site, to allow for a future DA to be submitted for an additional level above the residential units.

The Planning Proposal is a site-specific amendment to the *Ku-ring-gai Local Environmental Plan (Local Centres) 2012 for* the following:

- *Increase in height to include an additional storey with the site to have an FSR of 3.2:1;*
- *Increase in height to include an additional storey along the eastern side of the Pacific Highway, similar to what is being proposed along the western side of the Pacific Highway. This includes a similar increase in FSR;*

There are no changes proposed to zoning on the western side of Larkin Lane.

This Planning Proposal seeks to:

Investigate the site's development potential for a new build mixed-use scheme.

The report prepared by PBD Architects provides a recommendation for a building envelope based on an analysis of opportunities and constraints of the potential scheme under pending planning controls, ADG driven setbacks and proposed envelope.

Opportunities and Constraints of the subject site identified in the Urban Design report include the following:

- *Council supports the growth of the area with commercial frontage;*
- *Three frontages along Pacific Highway, Larkin Lane and Roseville Memorial Park, maximising residential and commercial amenities;*
- *Accelerate the introduction of planned future character for the R2 Precinct;*
- *Appeal to the prominence of the site, the opportunity to provide a sound architecture solution for this highly accessible development opportunity.*

Future LEP changes recommended for consideration by Council as part of the Urban Design report prepared by PBD Architects include the following:

- *Increase in height for the neighbouring dwelling buildings to the south of the site at 68-96 Pacific Highway, Roseville, with a modification to the FSR from 1.0:1 up to 1.8:1;*

- *Council should consider an increase in height above the heritage building immediately to the south of the station. (I109 – 83 Pacific Highway, Roseville, & I110 – 89 Pacific Highway, Roseville).*

The Urban Design Report prepared by PBD Architects assesses the visual impact of the proposal for an increase in height.

Drawing name	Figure	Issue	Date
Indicative Pacific Highway Cross-Sections	5.11 – 5.12	A	14.06.18
Indicative Floor Plans (Basement Level 1-3)	6.1 - 6.4	A	14.06.18
Indicative Floor Plans (Level 1-5)	6.5 - 6.8	A	14.06.18
Indicative Floor Plans (Level 6, 7 & Roof Plan)	6.9 - 6.11	A	14.06.18
Indicative Building Section	6.12	A	14.06.18
Built Form Concept in Existing & Future Context	7.1 – 7.6	A	14.06.18
Perspective Views – Existing Context	9.1 – 9.2	A	14.06.18
Perspective Views – Future Context	9.3 – 9.4	A	14.06.18
Perspective Views – Future Context	9.5 – 9.6	A	14.06.18

Figure 21 – The existing Roseville Local Centre and its context is included with the current permissible height controls shaded in yellow (Source: PBD Architects, June 2018).

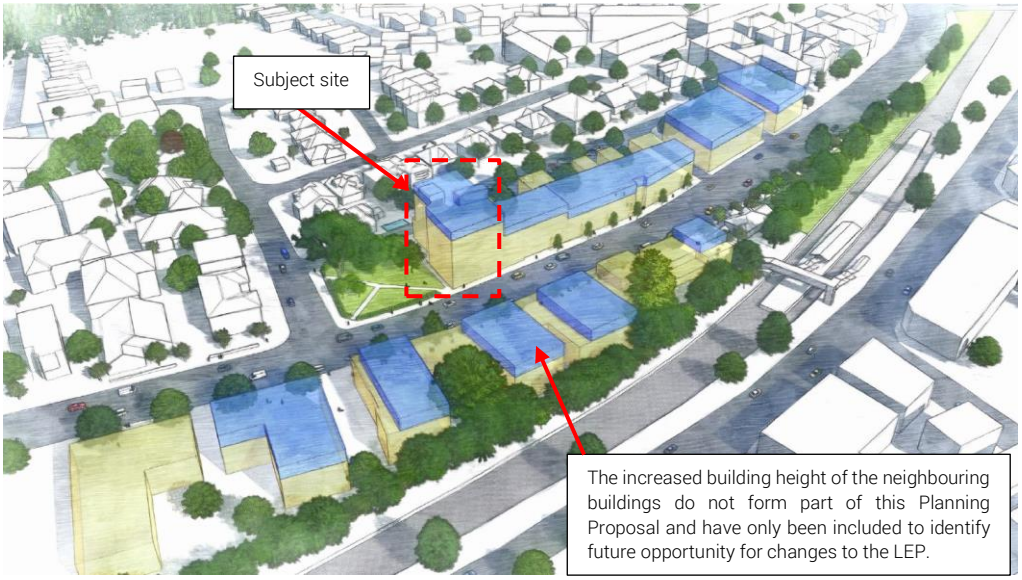

Figure 22 – The proposed building height subject of this Planning Proposal is shaded in blue, with the existing height controls of the LEP shaded in yellow (Source: PBD Architects, June 2018).

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 *Ku-ring-gai (Local Centres) LEP 2012,* the *Ku-ring-gai (Local Centres) DCP 2017* 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. The following includes an assessment of the potential impacts on the adjacent heritage item that may be impacted by the increased height contemplated in the Planning Proposal.

The future objectives of the Roseville Local Centre 1F.1 have been considered in this discussion:

1. *To create distinct commercial precincts that provide a range of services, facilities and experiences*
2. *To create vibrant commercial areas with distinctive and memorable characters*
3. *To improve the vitality of the precincts by encouraging a mix of uses and activities as well as housing.*
4. *To retain and enhance the distinctive scale and character of Hill Street.*
5. *To support and enhance the lifestyle and evening entertainment precinct along the Pacific Highway.*
6. *To establish a small mixed-use precinct incorporating a new urban square at the western rail station entry.*
7. *To create a new "Village Green" on Lord Street behind the Hill Street shops.*

6.2 POTENTIAL IMPACT ON HERITAGE ITEMS IN THE VICINITY

The subject site is located in the vicinity of the following heritage items listed in Schedule 5 of the *Ku-ring-gai (Local Centres) LEP 2012.*

- Item I107 — 1 Maclaurin Parade, Roseville
  Local — "Killicrankie" Dwelling House
- Item 109 — 83 Pacific Highway, Roseville
  Local — Former Commonwealth Bank Building;
- Item 110 — 89 Pacific Highway, Roseville
  Local — Former Station Master's Residence
- Item 111 — Roseville Cinema
  Local — 112-116 Pacific Highway

The subject site adjoins the Roseville Memorial Park containing the War Memorial which is included on the NSW War Memorials Register.

"Killicrankie" Dwelling House, 1 Maclaurin Parade, Roseville
There are no Statements of Significance for 1 Maclaurin Parade, Roseville
Potential Impact The proposed building envelope would not alter how 'Killikrankie' is appreciated. The main approach to the heritage item is from Maclaurin Parade with views of the house being from across the park. The subject site is set back from these views.

The additional storey will alter the wider visual setting of the house, however will have an acceptable heritage impact.

Views from the Pacific Highway looking south towards the heritage item are not available due to existing setbacks, development and vegetation.

Former Commonwealth Bank Building, 83 Pacific Highway, Roseville

There are no Statements of Significance available for 83 Pacific Highway, Roseville.

Potential Impact

The location of the former bank building is immediately across from the subject site. The increase in height proposed will have an acceptable impact on this heritage item for the following reasons:

- The former bank building is visually and physically separated from the site by the four lanes of the Pacific Highway;
- No views of the heritage item are obscured or altered by the proposal; and
- There are no changes to the streetscape setting of the former bank building.

Former Station Master's Residence, 89 Pacific Highway, Roseville

There are no Statements of Significance available for 89 Pacific Highway, Roseville.

Potential Impact

The location of the former Station Master's residence is opposite the subject site, and it is read together with the former bank building, only being separated by the laneway leading to the railway station access bridge. It should also be noted that this heritage item has been modified a number of times to facilitate a range of alternative commercial uses.

The increase in height proposed will have an acceptable impact on this heritage item for the following reasons:

- The former Station master's Residence is visually and physically separated from the site by the four lanes of the Pacific Highway;
- No views of the item are obscured or altered by the proposal;
- There is no change to the relationship between this and the adjacent heritage item, namely the former bank building; and
- There are no changes to the streetscape setting of the former Station Master's Residence.

Roseville Cinema, 112-116 Pacific Highway, Roseville
There are no Statements of Significance available for 112-116 Pacific Highway, Roseville.
Potential Impact Roseville Cinema is situated to the northwest of the subject site and is separated from the subject site by over twenty buildings and two streets. Given the subject site and the cinema are separated by over two hundred lineal metres and a row of commercial buildings, the proposed additional floor would have negligible impact on views to and from the Roseville Cinema. The increase in height proposed will have an acceptable impact on this heritage item for the following reasons: • Roseville Cinema is located some distance from the subject site; • No views of the item would be obscured or altered by the proposal; • The additional floor to the Roseville Memorial Club development would not alter the significant of the building or its use as a cinema, namely the former bank building; and • The additional floor would not result in changes to the presentation of Roseville Cinema within the Pacific Highway streetscape generally.

Roseville War Memorial, 112-116 Pacific Highway, Roseville
A bronze plaque set on a sandstone rock over a single sandstone step. The monument is flanked on each side by a flagpole and smaller sandstone rock. There are approx. 7 memorials / plaques in the park with the majority being adjacent to the northern pathway / RSL property boundary and the sandstone monument, bronze plaque and flagpoles are identified on the NSW Register of War Memorials.
Potential Impact The proposal would not alter, remove or obscure any of the plaques, gardens or War Memorial located within the Roseville Memorial Park. The additional floor would not alter the backdrop to the park, however the place will still be viewed from the public domain from three sides, maintaining the existing situation, and will retain its open park character. There will be no change to the built components of the park. This is an acceptable heritage impact. The existing building currently overshadows the park from the north west, as do the existing trees in the park. The proposed building, whilst higher, is unlikely to increase the amount of shadowing of the memorials and memorial plantings in the park. This is an acceptable heritage impact.

6.3 COMPLIANCE WITH THE *KU-RING-GAI LOCAL ENVIRONMENTAL PLAN (LOCAL CENTRES) 2012*

Statutory Control	This Proposal Relates to these Controls as follows:
5.10 Heritage Conservation *(1) Objectives* *The objectives of this clause are as follows* *i) to conserve the environmental heritage of Ku-ring-gai,* *ii) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,* *(5) Heritage assessment* *The consent authority may, before granting consent to any development:* *a) on land on which a heritage item is located, or* *b) on land that is within a heritage conservation area, or* *c) on land that is within the vicinity of land referred to in paragraph (a) or (b),* *require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.*	The environmental heritage of Ku-ring-gai will be preserved The heritage item adjacent to the subject site will remain intact with no changes to the fabric or setting. Views from the heritage item are primarily to the south west towards the valley and to the Roseville Memorial Park across Larkin Lane The subject site is in the vicinity of a heritage item, and this assessment has been prepared to assist the consent authority to assess the proposal in heritage terms.

6.4 COMPLIANCE WITH THE *KU-RING-GAI LOCAL CENTRES DEVELOPMENT CONTROL PLAN (PART 14F ROSEVILLE LOCAL CENTRE)*

Statutory Control	This Proposal Relates to these Controls as follows:
Part 14 Urban Precincts and Sites *14.F Roseville Local Centre* *14F.9 Precinct R2 Pacific Highway Shops* *Planned Future Character* *This precinct incorporates the traditional strip retail fronting the Pacific Highway and a Council car park on Larkin Lane. The shops have largely lost their role as local shops and the area has become established as an entertainment precinct with cafes, restaurants, and antique shops. Roseville cinema and the RSL club provide an anchor role for this precinct attracting people from across northern Sydney and beyond.* *1. Development is to be designed to support and enhance the planned future character for the precinct, as following:*	The proposed additional storey contemplated in this Planning Proposal would be consistent with use of the subject site as an active entertainment precinct. This will be through an increase in users, residents and visitors to the area.

Statutory Control	This Proposal Relates to these Controls as follows:
• *This precinct has potential to continue to grow and develop as a boutique entertainment precinct which offers an alternative to what is currently available in larger centres such as Chatswood.* • *The character of this precinct will be preserved and enhanced. Small scale infill development or sympathetic adaptive re-use of existing character buildings will be encouraged.* • *New low scale residential or commercial development may be located at the rear of the sites facing Larkin Lane.*	
14F.9 Precinct R2 Pacific Highway Shops *Proposed Community Infrastructure* *The following development as indicated in Figure 14F.9-3, is to be* *included to support and compliment the provision of Key Community* *Infrastructure through the Ku-ring-gai Contributions Plan 2010,* *Voluntary Planning Agreement (VPA), or other delivery mechanism* *8. Embellishment of Roseville Memorial Park to urban park standard.*	This planning proposal has taken into consideration the location of heritage items in the immediate area to minimise adverse impacts. The planning proposal would maintain existing views to the Roseville Memorial Park, and continue to allow visitors to appreciate the Memorial located in the Park. This planning proposal would not prevent the embellishment of the park to meet desired urban park standards.
Part 19 Heritage Items and Conservation Areas *Introduction* *Part 19 applies to any development associated with a Heritage Item or within a Heritage Conservation Area (HCA) identified on the KLEP (Local Centres) 2012 Heritage Map. The controls in this Part are additional to those in Section A and C, and relevant Parts of Section B in this DCP. The heritage controls in this Part of the Ku-ring-gai DCP aim to:* *i) retain, conserve and enhance the Heritage Items, HCAs and their associated settings;* *ii) ensure the heritage significance, streetscape and landscape character of HCAs are maintained;* *iii) ensure alterations and additions to Heritage Items and within HCAs respect those buildings and do not compromise the significance and character of the individual Heritage Items or the HCAs;* *iv) ensure new development in the vicinity of Heritage Items and HCAs respects the heritage context and is sympathetic in terms of form, scale, character, bulk, orientation, setback, colours and textures and does not mimic or adversely affect the*	The heritage items and their settings will be retained and conserved. This planning proposal is limited to an additional storey to the subject site, and would not alter the main pedestrian views to heritage items in the immediate area. Part of the site of 62 Pacific Highway, would be consolidated with 64 and 66 Pacific Highway to form the subject site. The affected part of 62 Pacific Highway, adjacent to Larkin Lane, is currently occupied by an open car-park

Statutory Control	This Proposal Relates to these Controls as follows:
significance of Heritage Items or HCAs and their settings.	and a tree. Consolidation of this section of Lot 2 of DP 202148 would not alter the setting of the Memorial, landscape of existing views within the Roseville Memorial Park. This planning proposal would continue to allow visitors to appreciate the Park, and other heritage items within the immediate area.

7.0 POTENTIAL HERITAGE IMPACTS

7.1 INTRODUCTION

The heritage aspects of this planning proposal have been assessed against the guidelines issued by the NSW Heritage Division of the Office of Environment & Heritage).[6] The standard format has been adapted to suit the circumstances of this application.

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

- The heritage item adjacent to the subject site would be retained and its setting as an architectural feature within Maclaurin Parade would not be adversely affected.
- The heritage items located on the northern side of the Pacific Highway are physically separated from the subject site. The proposal does not alter the immediate setting of these buildings nor does it alter how they are appreciated and understood.

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

- The increased height of the planning proposal may affect the privacy and increased overshadowing of the adjacent heritage item. Potential adverse heritage impacts would be addressed as part of a future detailed design.

7.2 PLANNING PROPOSAL (AN ADDITIONAL STOREY) ADJACENT TO A HERITAGE ITEM

How is the impact of the planning proposal on the heritage significance of the item or area to be minimised?

- The elevations of the proposal would, in keeping with Ku-ring-gai Council policies, include a range of materials to assist in reducing adverse visual impacts on views from the Roseville Memorial Park and views from Larkin Lane and the Pacific Highway. Mature trees on the Roseville Memorial Park would be retained and where possible additional shrubs and trees would be planted to enhance the garden character of the park and maintain the partial screening of the landscaped area. The planning proposal would retain club facilities at ground level to activate the street level of the building and provide passive surveillance of the immediate area. This planning proposal would consolidate three parcels of land to form a single site. Development within the subject site would be located to minimise overshadowing of the Roseville Memorial Park and the area to the west of Larkin Lane to facilitate continued year-round access to northern light.
- Final selection and detailing of materials would be based on durability and appearance commensurate with the quality of other projects prominently located adjacent to the Roseville Memorial Park and adjacent to the retain precinct in the Pacific Highway.

Why is the planning proposal required to be adjacent to heritage item?

- The subject site is located on a site adjacent to the heritage item. The owners of the subject site intend to develop and consolidate facilities on land comprising Part 62, 64 and 66 Pacific Highway given its proximity to public transport and to maintain its association with the War Memorial currently located within Roseville Memorial Park.
- The subject site is located within the Roseville Local Area. The Ku-ring-gai Local Areas DCO Part F Roseville allows for the planned future character of the precinct to continue to grow and develop as a boutique entertainment precinct.

[6] Statements of heritage Impact, 2002, published by the NSW Heritage Council.

How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?

- There are no changes proposed to the legal curtilage of 'Killikrankie', or other heritage items in the vicinity as part of this application.
- The building setbacks recommended in the Roseville Local Centre section of the Ku Ring Gai (Local Centres) DCP 2017 would not be affected by the proposed additional floor level.

How would the planning proposal affect views to, and from, the heritage item? What has been done to minimise negative effects?

- The primary views to and from the heritage item are to the south and west along Maclaurin Parade and down to the valley to the west of the heritage item; these views are not altered by the proposed additional storey.
- Significant views of 'Killikrankie' are from Maclaurin Parade, and Larkin Lane. These views would not be altered by an additional floor level, which would be located to the east of the heritage item, forming part of its wider setting.

Is the subject sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?

- There are no known archaeological deposits within the boundary of the subject site.

Is the new development sympathetic to the heritage item? In what way (eg form, siting, proportions, design)?

- The proposed additional level is acceptable in heritage terms as it would be read in the context of contemporary development. The proposed additional floor level would not alter the existing pedestrian views within the immediate area. The current Roseville Memorial building is not of a notable design, and any future detailed development application would address issues of form, scale, materiality and articulation in detail.

Will the additions visually dominate the heritage item? How has this been minimised?

- No, the additional floor contemplated in the Planning Proposal would not alter how the adjacent and nearby heritage buildings are appreciated or understood.
- The increased height would be understood in the context of development along the Pacific Highway.

Will the public, and users of the item, still be able to view and appreciate its significance?

- The public and users of 'Killikrankie' will still be able to appreciate the significance of the item from its dominant position at the top of the hill on Maclaurin Parade as well as from its existing views.
- The two heritage items, namely the former Bank Building and former Station master's residence, would continue to be appreciated from the Pacific Highway. Proximity to the railway line doesn't allow any notable views of these buildings from the north.
- Roseville Cinema is located some distance from the subject site, and the height difference would be acceptable within the general streetscape presentation of the main façade of Roseville Cinema within the Pacific Highway streetscape.

7.3 HERITAGE OBJECTIVES OF THE *KU-RING-GAI (LOCAL CENTRES) LEP 2012*

The planning proposal is considered to be acceptable, from a heritage perspective, for the following reasons:

- 'Killikrankie' and its setting would be retained as a significant architectural feature within Maclaurin Parade would not be adversely affected.
- The heritage listed former Bank Building and former Station Master's Residence, located on the northern side of the Pacific Highway are physically separated from the subject site. The proposed additional floor would not alter the setting of these buildings nor does it alter how they are appreciated and understood.
- The Roseville Cinema would be located over 200 metres north of the subject site and views to the cinema building would not be further impacted by the additional floor level.
- The increased height would be understood in the wider context of development along the Pacific Highway.

The proposal is, therefore, considered to be consistent with the relevant heritage objectives of the *Ku-ring-gai (Local Centres) LEP 2012,* which are:

> *5.10 Heritage conservation*
> *(1) Objectives*
> *The objectives of this clause are as follows:*
> *(a) to conserve the environmental heritage of the Ku-ring-gai,*
> *(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views.*

7.4 HERITAGE GUIDELINES OF THE *KU-RING-GAI (LOCAL CENTRES) DCP 2017*

The *Ku-ring-gai (Local Centres) DCP 2017* supports the *Ku-ring-gai (Local Centres) LEP 2012* by providing additional objectives and development standards for properties within the vicinity of heritage items or conservation areas.

7.4.1 GENERAL HERITAGE PROVISIONS

This planning proposal for an additional floor level to the building envelope has taken into considerations the objectives of the *Ku-ring-gai (Local Centres) DCP 2017* that relate to heritage and are set out in the following DCP Section:

- 19F Development in the Vicinity of Heritage Items or Heritage Conservation Areas (HCA's).

7.4.2 ROSEVILLE LOCAL CENTRE

The controls for future development within the Roseville Local Centre contain the following and have been considered as part of this Planning Proposal:

- 1F.1 Local Centre Urban Precincts;
- 14F9 Precinct R2: Pacific Highway Shops;
- 2F Roseville Public Domain Plan.

8.0 CONCLUSION

The proposal is consistent with the heritage objectives of the *Ku-ring-gai (Local Centres) LEP 2012*, and has taken into consideration the recommendations contained in the *Ku-ring-gai (Local Centres) DCP 2017.* In our view, Ku-ring-gai Council should have no hesitation in supporting the heritage aspects of this Planning Proposal for the following reasons:

a) The additional floor would be associated with development of the site located at Part 62, 64 and 66 Pacific Highway Roseville.
b) The additional height would not alter existing views along the Pacific Highway, Maclaurin Parade or Larkin Street.
c) The planning proposal would have an acceptable impact on Killicrankie as the two sites are separated by the width of Larkin Lane.
d) Future development to Part 62, 64 and 66 Pacific Highway would take into consideration the relevant Development Control Plan to minimise potential adverse impacts on heritage items in the vicinity including the Roseville Memorial Park and Killicrankie.
e) The proposed additional floor would be visible in some views from the Roseville Memorial Park, however the impacts would be mitigated by the architectural treatment of the south elevation of any proposed development on Part 62, 64-66 Pacific Highway and additional planting to enhance the established setting of the War Memorial. Any development of the Roseville Memorial Club would maintain and enhance the visual and pedestrian connection between it and the War Memorial to continue the association between the organisation and the War Memorial.
f) Further strategies could be developed to mitigate potential adverse heritage impacts arising from the additional floor level during detailed design documentation for development of the site.
g) The building setbacks recommended in the Roseville Local Centre section of the *Ku-Ring-Gai (Local Centres) DCP 2017* would not be affected by the proposed additional floor level.

We further recommend the following works are undertaken in the event a major development is undertaken at 62, 64 and 66 Pacific Highway, Roseville that may potentially impact the Roseville Memorial Park:

i. Significant elements, including memorials, plaques, gardens, paving and edging are identified, photographically recorded and their condition assessed prior to any works commencing.
ii. Protective measures for each memorial be included in the construction management plan for the site.
iii. An arborist is to assess the condition of the memorial plantings, and that any recommendations for their care are to be incorporated into the construction management plan.

NBRSARCHITECTURE

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