

20th March 2020

Attention: North Sydney Council

Re: Revised Planning Proposal – Nos. 27-57 Falcon Street, Crows Nest, Sydney, NSW.

This heritage letter has been prepared in conjunction with a revised Planning Proposal for Nos. 27-57 Falcon Street, Crows Nest, Sydney and should be read in conjunction with our full Heritage Impact Statement, dated August 2019 and submitted to Council with the original Planning Proposal by Ethos Urban and reference design prepared by Allen Jack and Cottier..



Figure 1: The location of the subject site. SIX Maps 2019. The site is outlined in red.

The site is located within the North Sydney Council area. The principal planning instrument for the site is the *North Sydney Local Environmental Plan 2013 (LEP 2013)*. The site is not a heritage item but is in the vicinity of heritage items and adjacent to the Holtermann Estate C Heritage Conservation Area as defined in Schedule 5 Part 2 of the *LEP 2013*. Refer Figure 2.

Holtermann Estate C Heritage Conservation Area

There is no statement of significance for the Holtermann Estate C Heritage Conservation Area on the State Heritage Inventory. The *North Sydney DCP 2013* provides the following Heritage significance statement:

1. *as an important remnant of late 19th century township planning and subdivision for speculative working class housing on the north shore prior to the advent of the motor car.*

2. as a consistent late 19th century, early 20th century residential area with single storey, modest sized cottages in a mixture of late Victorian and early Federation styles, which provide evidence of the working class residential nature of North Sydney during this period.
3. for its unity in built form derived from its regular grid subdivision pattern, relatively level topography and subdivision and development over a contained period of time.¹

Former Church of Christ, No. 69 Falcon Street, Crows Nest

This Statement of Significance for The Former Church of Christ has been provided from State Heritage Register and is relied upon for this report.

Interesting example of an inter-war small church for a minority Christian group. Contrasts the buildings and churches of the mainstream Christian groups and important reminder of the diversity of beliefs present throughout the area's development. Provides evidence of the size, philosophy and activity of the church and its adherents. An interesting example of a two storey brick church in the Inter War Gothic style that has been built on a residential subdivision for a minority church. The interior is also of significance as the main volume of the church is still evident although having been adapted for residential use.²

Former Hall, No. 14 Hayberry Street, Crows Nest.

This Statement of Significance for the Former Hall has been provided from State Heritage Register and is relied upon for this report.

Good example of a Federation Free Classical styled hall, well proportioned and neatly detailed, on an important fringe of the Crows Nest commercial centre. The interior is also of significance.³



Figure 2: Heritage Map 001, North Sydney LEP 2013.

The site is shaded blue.

¹ North Sydney DCP 2013. Area Character Statements-St Leonards/Crows Nest Planning Area. 3.2 Crows Nest Town Centre.

² Former Church of Christ | NSW Environment and Heritage. Environment.nsw.gov.au. Retrieved June 2019, from <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2180028>

³ Former Hall | NSW Environment and Heritage. Environment.nsw.gov.au. Retrieved June 2019, from <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2180028>

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The proposed changes to the Planning Proposal as documented by Allen Jack and Cottier (refer Figures 3-6) include:

- Block A: Minor changes to the southern end at upper levels which will reduce the scale of the proposal to Hayberry Lane.
- Block B: Same as for Block A, Minor changes to the southern end at upper levels which will reduce the scale of the proposal to Hayberry Lane. Falcon Street setback reduced to 0 m. The mid-level common roof terrace on the southern end has been deleted.
- Block C: Falcon Street setback reduced to 2m over the 4 levels of the whole building. The top level is set back 3m from Falcon Street.
- Block D: Hayberry Lane setback reduced to 1.5. The height to this building has been reduced in height to two levels + roof.

Conclusion

An assessment of the proposed modifications suggest the proposed works will further mitigate any impact on the heritage items adjacent to the site and the Holtermann Estate C Heritage Conservation Area for the following reasons:

- The modifications to the Planning Proposal relocates some of the building mass and bulk from Hayberry Lane to Falcon Street, where greater density already exists. This represents a reduced height and bulk along Hayberry Lane and lessens the impact the Heritage Conservation Area and adjoining heritage items.
- The reduced bulk and scale of the proposal to Hayberry Lane increases the sightlines from the dwellings within the Heritage Conservation Area so less of the proposal is viewed from these properties.

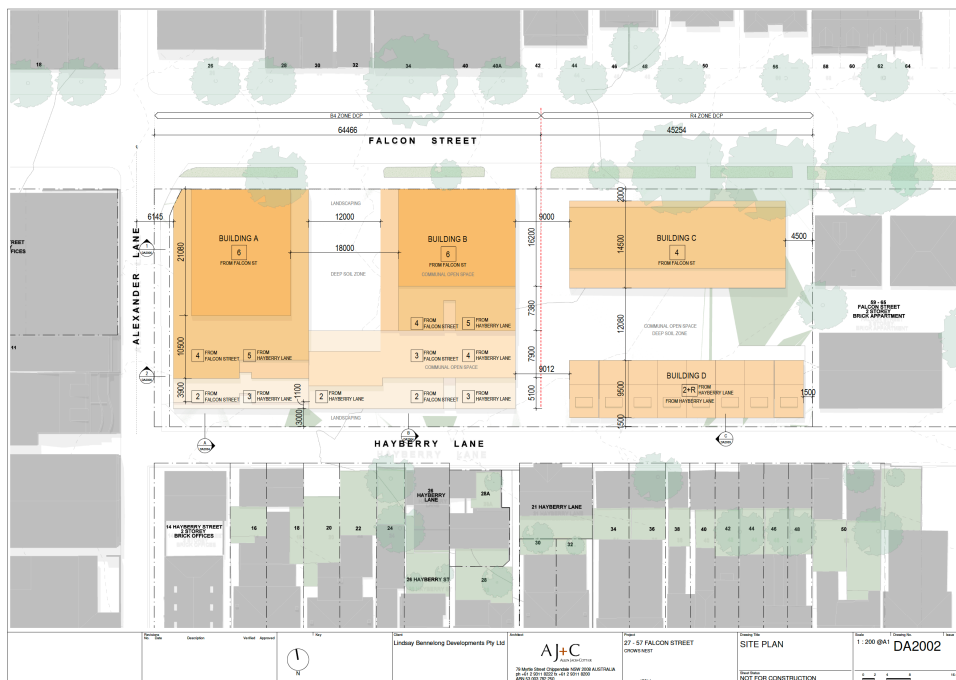




Figure 4: Amended Planning Proposal. Area modified noted in red. Allen Jack and Cottier 2020.

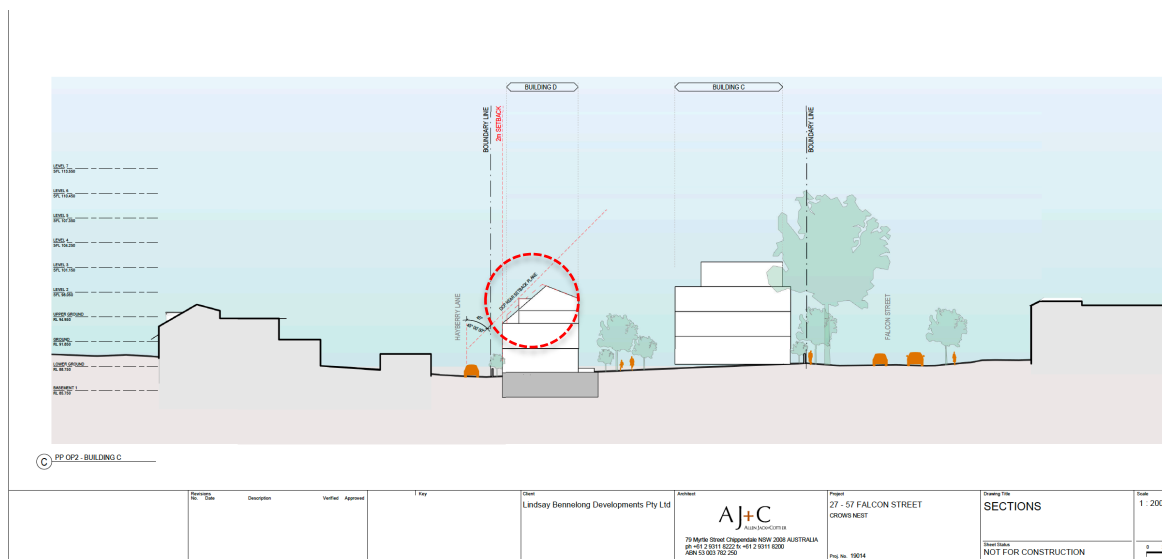


Figure 5: Amended Planning Proposal. Area modified noted in red. Allen Jack and Cottier 2020.

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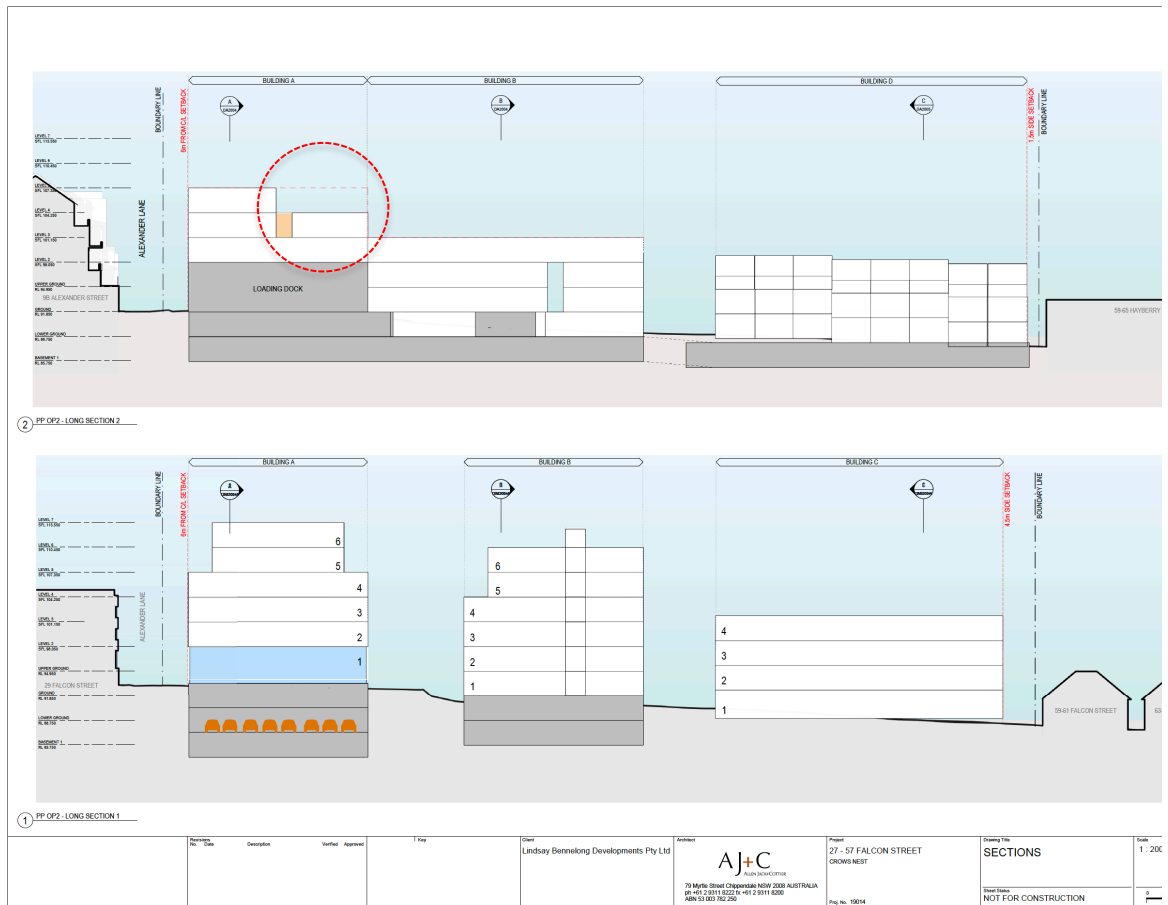


Figure 6: Amended Planning Proposal. Area modified noted in red. Allen Jack and Cottier 2020.

Yours faithfully,

James Phillips | Director

